

### NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 2 THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- ω PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.

3.69.90°78

10, SIDE SELBACK

76)

)27,778 SF 0.638 AC

241.94

- 20' ACCESS EASEMENT

79.79r

PROPOSED

ASH - D

10' SIDE SETBACK

49.4

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23.0'

N59°44'43"W

32.2'

3 CAR - LEFT

CRAWL

- 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- 'n THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- 6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT
- <u></u>∞ SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

EASEMENT (TYP)

15.0'.

16.0 DΜ

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35' FRONT 1'

29.7'

3̂5.5'

30.1

18.3

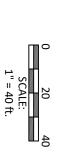
9. ZONING: RA-30

10. BUILDER/DEVELOPER: DAVIDSON HOMES 1903 NORTH HARRISON AVE CARY, NC 27513

> 50' PUBLIC R/W & UTILITY EASEMENT PRIMING WAY

N28°28'30"E

100.01



## **VICINITY MAP Bateman Civil Survey Company** 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com Engineers • Surveyors • Planners NCBELS Firm No. C-2378

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#### Ē GEND

(Not to Scale)

- = IRON PIPE FOUND (IPF) = IRON PIPE SET (IPS) = DRILL HOLE FOUND
- = SEWER MANOLE = TELEPHONE PEDESTAL

= AIR CONDITIONER PAD

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES;
THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; AND THAT THIS MAP MEETS THE
REQUIREMENTS OF THE STANDARD OF PRACTICE FOR
LAND SURVEYING IN NORTH CAROLINA. L-4752 PREI MINARY.

and is only intended for the parties and purposes shown. This map not for This map is of an existing parcel of land recordation. No title report provided.

IMPERVIOUS NOTED ON THIS PLOT PLAN **BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL** 

# PRELIMINARY PLOT PLAN

# **DAVIDSON HOMES**

BLACK RIVER TOWNSHIP, HARNETT COUNTY TOBACCO ROAD - PHASE 2 - LOT 76 71 PRIMING WAY, ANGIER, NC

D ATE: 1/21/25 DRAWN BY: MJA CHECKED BY: SPC