

**LOT INFORMATION:**

PIN: 0693-26-0794.000  
REFERENCE: DB 4274 PG. 1748-1752  
TOTAL LOT AREA = 0.58 AC = 25,200 SF  
MAX. IMPERVIOUS = 5,500 SF  
FOUNDATION = 2,125 SF  
EXISTING IMPERVIOUS = 2,125 SF  
PERCENT IMPERVIOUS = 8.43%

## BUILDING SETBACKS

FRONT - 35'  
REAR - 25'  
SIDE - 10'  
SIDE CORNER - 20'



BK2025 PGS. 25-28



**Bateman Civil Survey Company**

Engineers • Surveyors • Planners

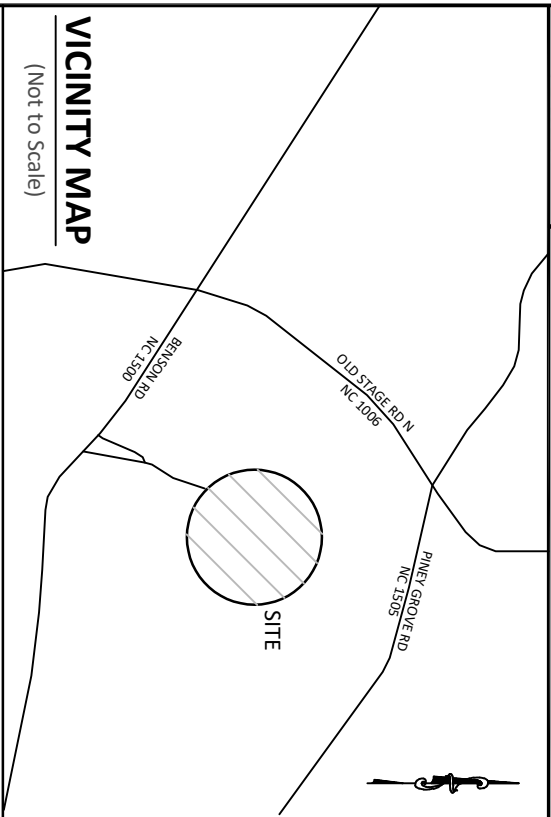
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com) [info@batemancivilsurvey.com](mailto:info@batemancivilsurvey.com)

NCBELS Firm No. C-2378

## VICINITY MAP

(Not to Scale)



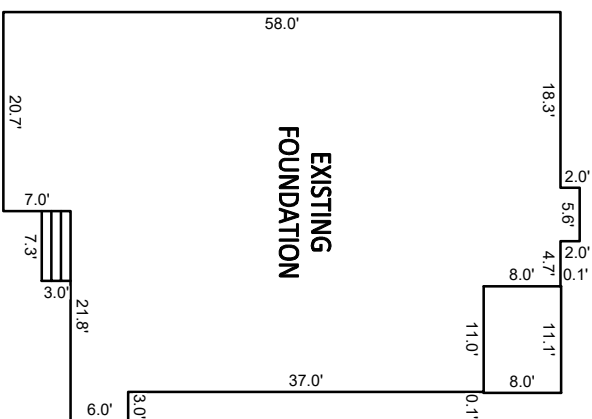
## LEGEND

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

DATED: \_\_\_\_\_

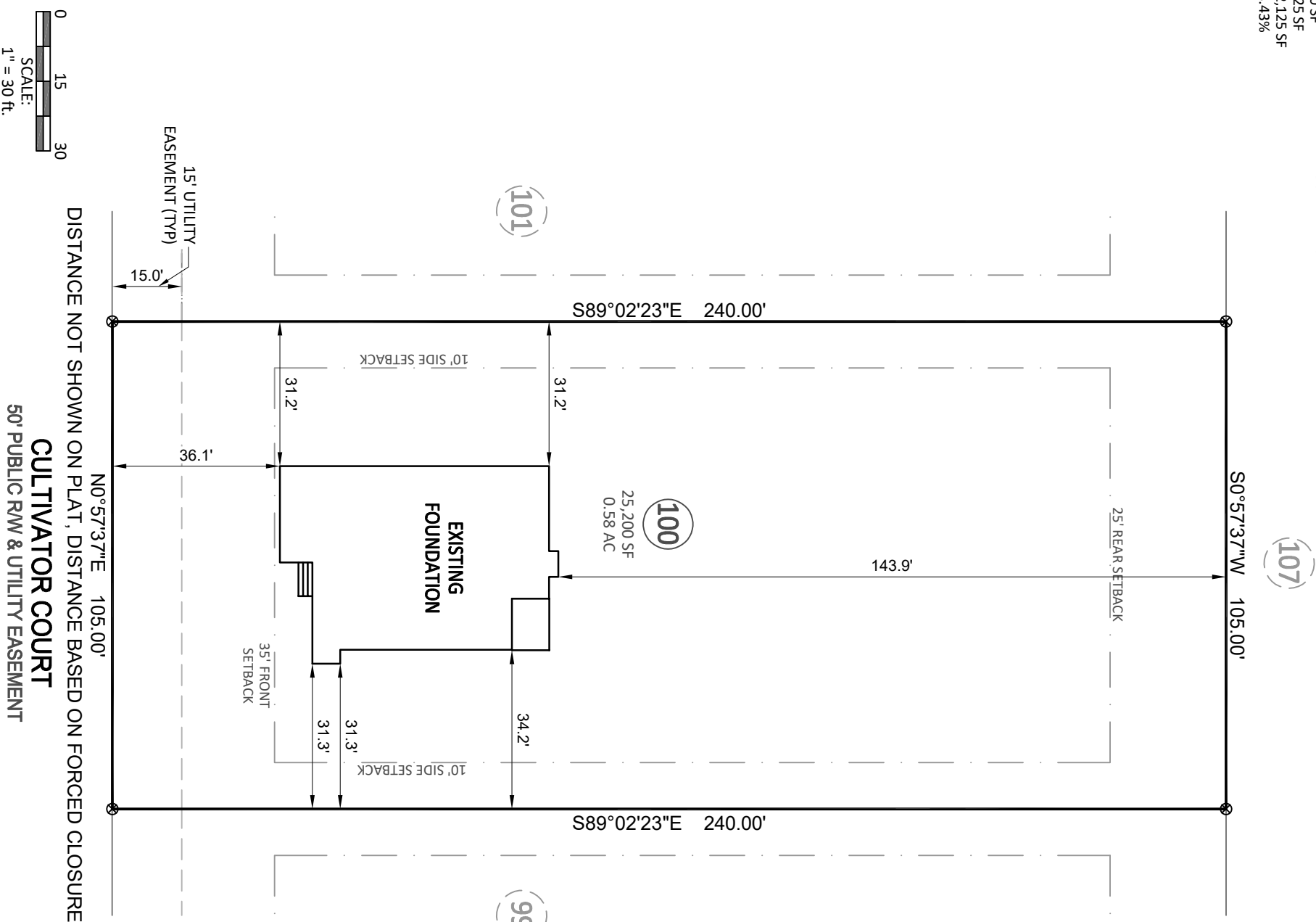
\_\_\_\_\_  
 STEVEN P. CARSON, SURVEYOR

INSET SCALE: 1"=20'



## NOTES:

1. 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.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. 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.
8. 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.
9. ZONING: RA-30
10. BUILDER/DEVELOPER: DAVIDSON HOMES  
1903 NORTH HARRISON AVE  
CARY, NC 27513



# FOUNDATION SURVEY

FOR

# DAVIDSON HOMES

**TOBACCO ROAD - PHASE 2 - LOT 100**  
90 CULTIVATOR COURT, ANGIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/28/25      DRAWN BY: MJA      CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28

BCS# 230746

SCALE: 1" = 30'