58.0 18.3 **FOUNDATION EXISTING**

LOT INFORMATION:

BUILDING SETBACKS

BK2025 PGS. 25-28

Bateman Civil Survey Company

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

info@batemancivilsurvey.com

NCBELS Firm No. C-2378

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

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%

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





107

S0°57'37"W 105.00'

25' REAR SETBACK

143.9

VICINITY MAP

(Not to Scale)

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GEND

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

INSET SCALE: 1"=20'

NOTES:

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

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.

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2.

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.

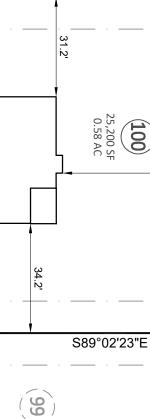
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT

<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.

9. ZONING: RA-30

10. BUILDER/DEVELOPER: DAVIDSON HOMES 1903 NORTH HARRISON AVE

1'' = 30 ft.



S89°02'23"E

240.00'

240.00'

PO = PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = IRON PIPE FOUND (IP
© = IRON PIPE SET (IPS)
© = CATCH BASIN
CO = CLEAN OUT
AC = AIR CONDITIONER P,
© = CABLE BOX
© = SEWER MANOLE
SEWER MAN

= AIR CONDITIONER PAD

= SEWER MANOLE = TELEPHONE PEDESTAL = CATCH BASIN

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.

= IRON PIPE FOUND (IPF) = IRON PIPE SET (IPS) = DRILL HOLE FOUND

LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

CAROLINA. L-4752

NO SESSION TO A ROUND TO A ROUND

1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR

15' UTILITY-EASEMENT (TYP) 101 15.0 10, SIDE SETBACK 31.2¹ 36.1 N0°57'37"E 105.00' **FOUNDATION EXISTING** 35' FRONT SETBACK 31 32 31 32 10, SIDE SETBACK

DISTANCE NOT SHOWN ON PLAT, DISTANCE BASED ON FORCED CLOSURE

CULTIVATOR COURT

50' PUBLIC R/W & UTILITY EASEMENT

FOUNDATION SURVEY

DAVIDSON HOMES

TOBACCO ROAD - PHASE 2 - LOT 100

90 CULTIVATOR COURT, ANGIER, NC

BLACK RIVER TOWNSHIP, HARNETT COUNTY

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

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