

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 HOUSE = 1,957 SF

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

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NCBELS Firm No. C-2378

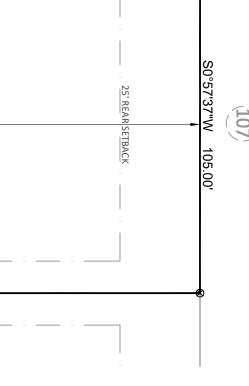
Engineers • Surveyors • Planners

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DRIVEWAY = 588 SF COVERED PORCH = 88 SF STOOP = 9 SF PORCH = 143 SF SIDEWALK = 65 SF

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





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.

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- 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.
- 'n THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- 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.
- ZONING: RA-30

10. BUILDER/DEVELOPER:



- 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
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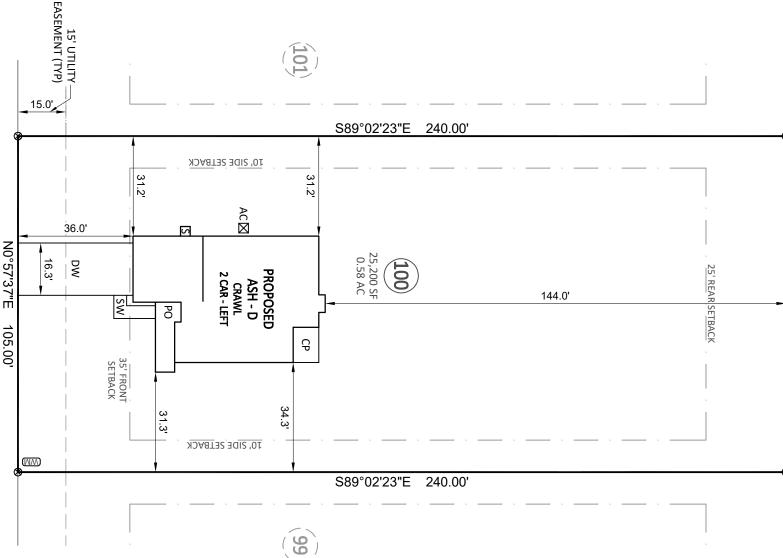
DAVIDSON HOMES 1903 NORTH HARRISON AVE

1'' = 30 ft.

DISTANCE NOT SHOWN ON PLAT, DISTANCE BASED ON FORCED CLOSURE

50' PUBLIC R/W & UTILITY EASEMENT

CULTIVATOR COURT



Ē GEND

VICINITY MAP

(Not to Scale)

PO = PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = COMPUTED POINT
O = IRON PIPE FOUND (IP)
© = IRON PIPE SET (IPS)
O = DRILL HOLE FOUND
MD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER P/
© = CABLE BOX
© = SEWER MANOLE
H = TELEPHONE PEDES
CB = CATCH BASIN
C = LIGHT POLE
H = HAND HOLE
H = FIRE HYDRANT
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER

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

= AIR CONDITIONER PAD

= SEWER MANOLE = TELEPHONE PEDESTAL

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 100 90 CULTIVATOR COURT, ANGIER, NC

ATE: 3/10/25

D DRAWN BY: MJA CHECKED BY: SPC