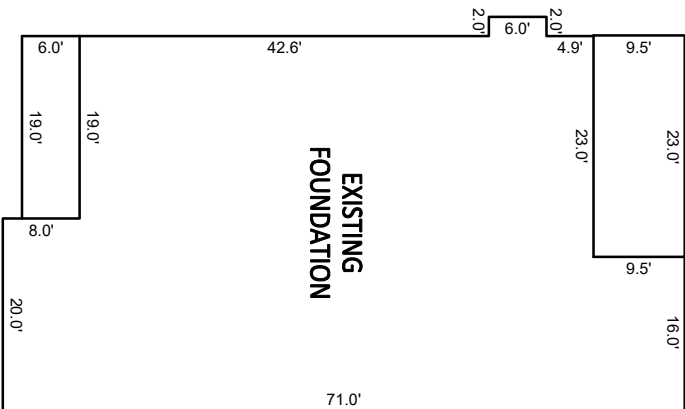


LOT INFORMATION:

PIN: 0693-27-1006,000
REFERENCE: DB, 4284, PG. 427
TOTAL LOT AREA = 0.68 AC = 29,540 SF
MAX. IMPERVIOUS = 5,500 SF
FOUNDATION = 2,525 SF
EXISTING IMPERVIOUS = 2,525 SF
PERCENT IMPERVIOUS = 8.55%

BUILDING SETBACKS

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

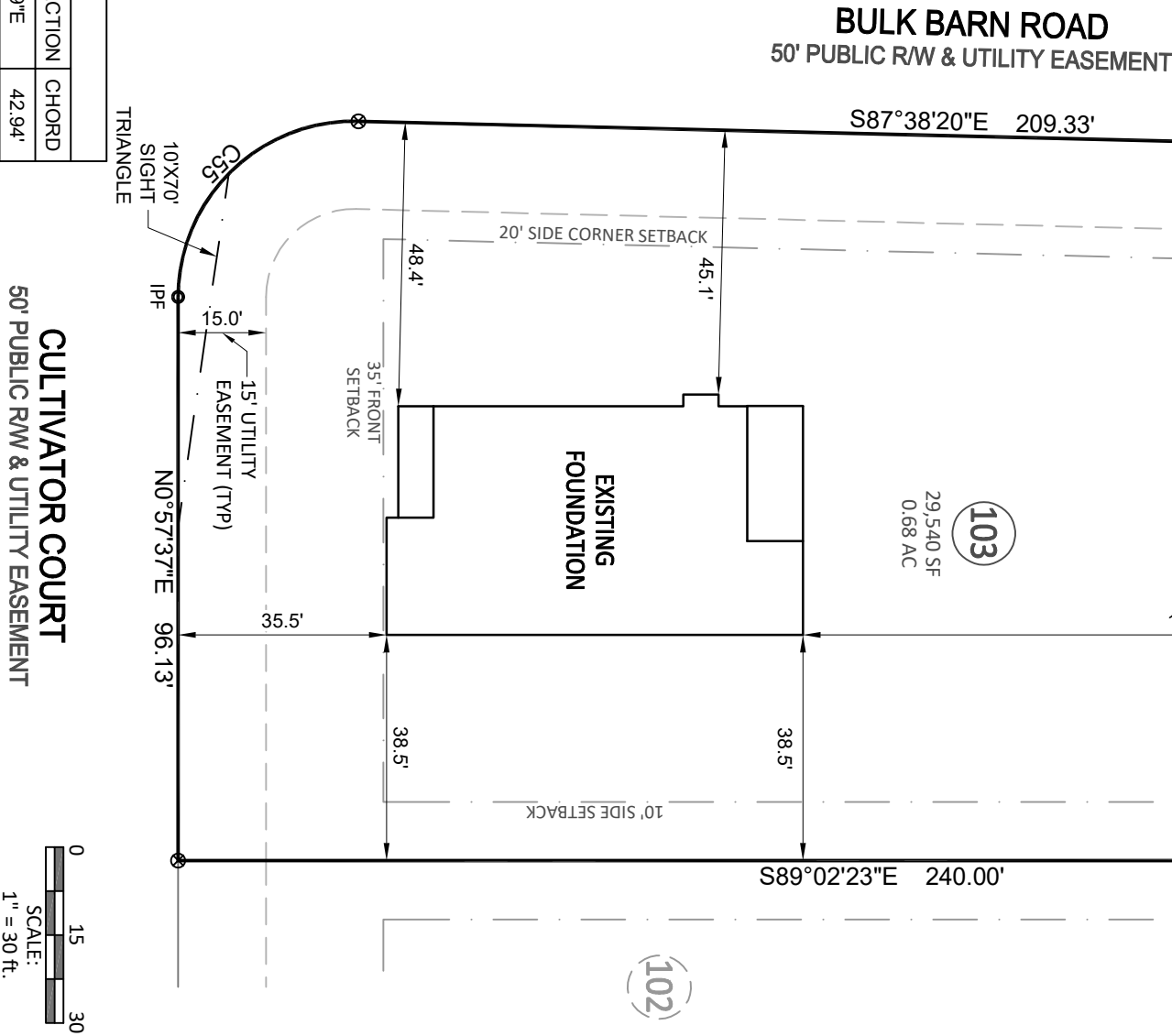


INSET SCALE: 1"=20'

NOTES:

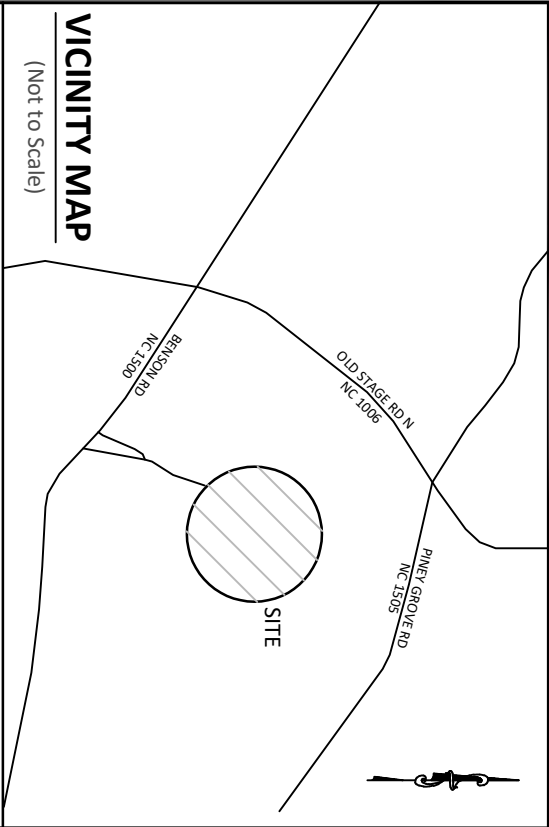
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C55	30.00'	47.86'	N46°39'39"E	42.94'



VICINITY MAP

(Not to Scale)



LEGEND

LEGEND

PO = COVERED FRONT PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
⊗ = COMPUTED POINT
DATED:

- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- WATER = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ☉ = CABLE BOX
- ☉ = SEWER MANHOLE
- ☐ = TELEPHONE PEDESTAL

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

FOUNDATION SURVEY
FOR
DAVIDSON HOMES

TOBACCO ROAD - PHASE 2 - LOT 103
152 CULTIVATOR COURT, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 5/13/25 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28 BCS# 230746

SCALE: 1" = 30'



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