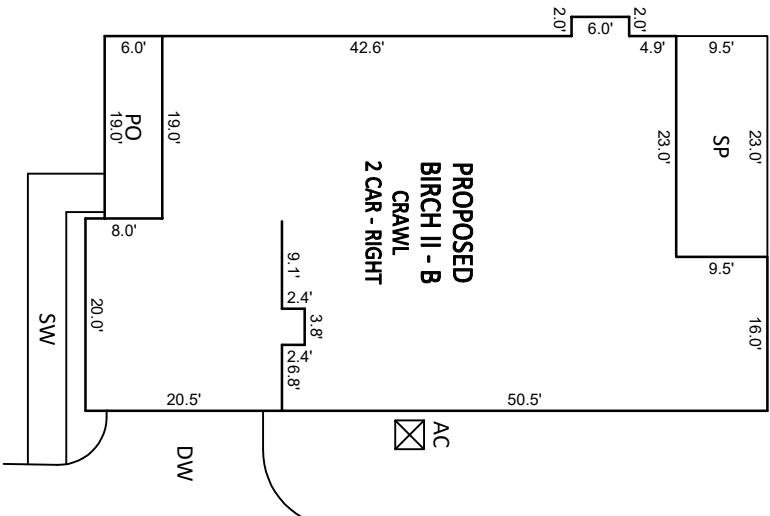


LOT INFORMATION:

PIN: 0693-27-1006.000  
REFERENCE: DB 4274 PG. 1715-1719  
TOTAL LOT AREA = 0.68 AC = 29,540 SF  
MAX. IMPERVIOUS = 5,500 SF  
HOUSE = 2,411 SF  
PORCH = 114 SF  
SIDEWALK = 137 SF  
DRIVEWAY = 1,017 SF  
SCREENED PORCH = 219 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 3,907 SF  
PERCENT IMPERVIOUS = 13.23%

BUILDING SETBACKS

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

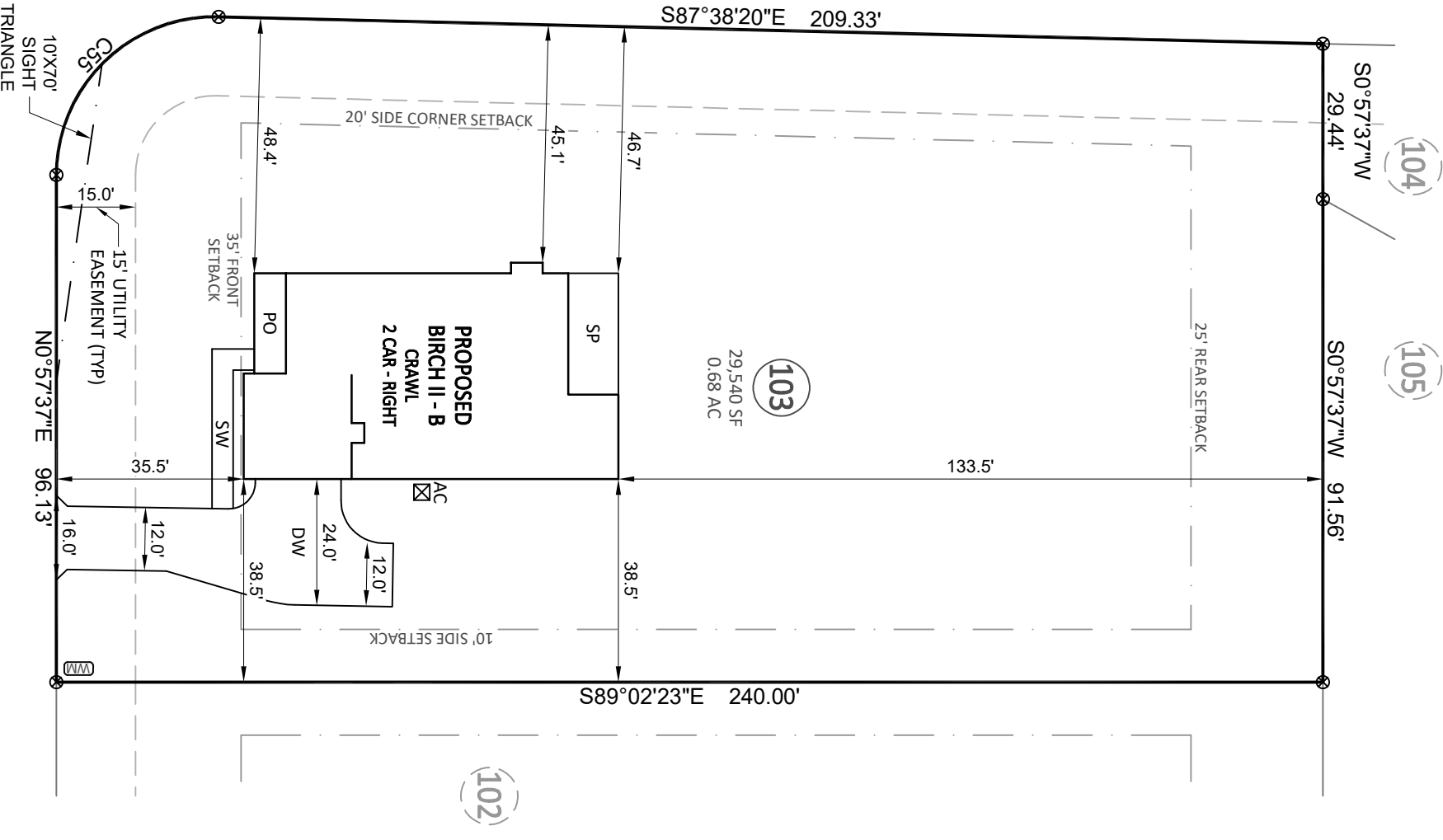


NOTES:

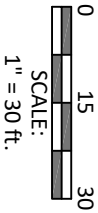
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- 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.
- 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
- BUILDER/DEVELOPER: DAVIDSON HOMES  
1903 NORTH HARRISON AVE  
CARY, NC 27513

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

BULK BARN ROAD  
50' PUBLIC R/W & UTILITY EASEMENT



CULTIVATOR COURT  
50' PUBLIC R/W & UTILITY EASEMENT



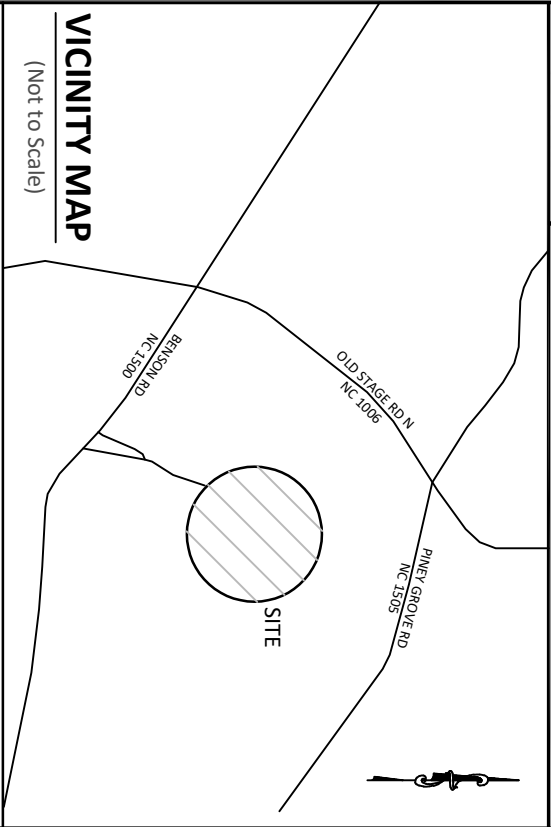
Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
www.batemancivilsurvey.com info@batemancivilsurvey.com  
NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



LEGEND

- PO = COVERED FRONT PORCH  
CP = COVERED PORCH  
SP = SCREENED PORCH  
SW = SIDEWALK  
DW = CONC DRIVEWAY  
SP = SCREENED PORCH  
P = CONCRETE PATIO  
⊗ = COMPUTED POINT  
○ = IRON PIPE FOUND (IPF)  
● = IRON PIPE SET (IPS)  
● = DRILL HOLE FOUND  
Ⓜ = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER PAD  
⊙ = CABLE BOX  
⊙ = SEWER MANHOLE  
□ = TELEPHONE PEDESTAL  
CB = CATCH BASIN  
☼ = LIGHT POLE  
Ⓜ = HAND HOLE  
Ⓜ = ELECTRIC BOX  
Ⓜ = FIRE HYDRANT  
YI = YARD INLET  
G = GAS METER  
E = ELECTRIC METER
- 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.

PRELIMINARY

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

PRELIMINARY PLOT PLAN  
FOR  
DAVIDSON HOMES

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

DATE: 3/17/25 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28 BCS# 230746 SCALE: 1" = 30'