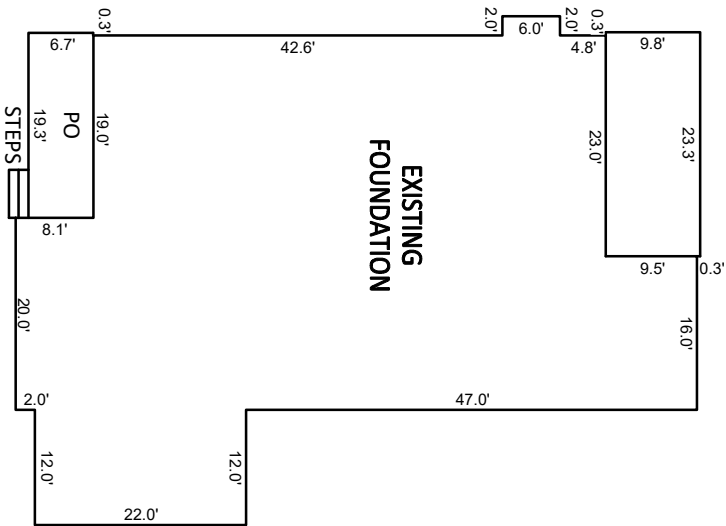


LOT INFORMATION:

PIN: 0693-26-0894.000
REFERENCE: DB 4288 PGS. 2484-2486
TOTAL LOT AREA = 0.58 AC = 25,200 SF
MAX. IMPERVIOUS = 5,500 SF
FOUNDATION = 3,040 SF
EXISTING IMPERVIOUS = 3,040 SF
PERCENT IMPERVIOUS = 12.06%

BUILDING SETBACKS

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



INSET SCALE: 1"=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



106

107

61.43' IPF
S0°57'37"W 105.00' (TOTAL)
43.57' IPF

S89°02'23"E 240.00'

S89°02'23"E 240.00'

101

25,200 SF
0.58 AC

102

100

EXISTING
FOUNDATION

15' UTILITY
EASEMENT (TYP)

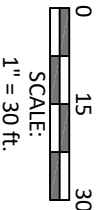
27.5'
35' FRONT
SETBACK

10' SIDE SETBACK

10' SIDE SETBACK

S0°57'37"W 105.00'

CULTIVATOR COURT
50' PUBLIC ROW & UTILITY EASEMENT



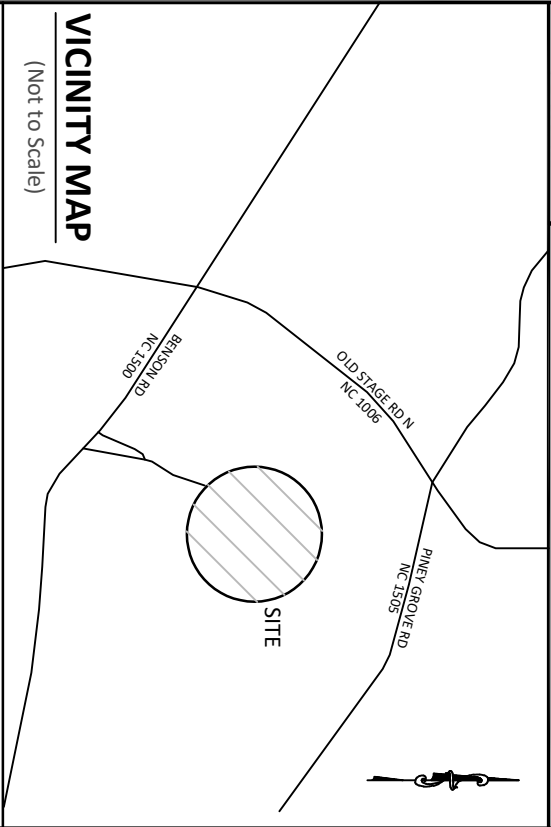
Bateman Civil Survey Company

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

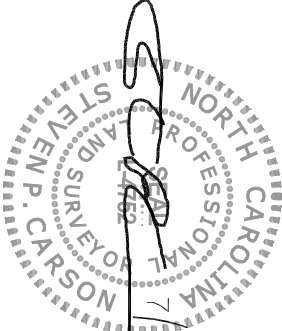
(Not to Scale)



LEGEND

- PO = 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.



FOUNDATION SURVEY

FOR

DAVIDSON HOMES

TOBACCO ROAD - PHASE 2 - LOT 101

112 CULTIVATOR COURT, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/15/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28

BCS# 230746

SCALE: 1" = 30'