NOTES: 20 6.0' 42.6 PO 19.3' 19.0' G INSET SCALE: 1"=20' PROPOSED BIRCH II - C WS 3 CAR - RIGHT CRAWL 9.5 16.0 N۵ igtimes22.0' FRONT - 35' REAR - 25' SIDE - 10' SIDE CORNER - 20' TOTAL LOT AREA = 0.58 AC = 25,200 SF MAX. IMPERVIOUS = 5,500 SF BUILDING SETBACKS PIN: 0693-26-0894.000 REFERENCE: DB 4274 PG. 1748-1752 PERCENT IMPERVIOUS = 15.82% PROPOSED IMPERVIOUS = 3,986 SF LOT INFORMATION: DRIVEWAY = 910 SF COVERED PORCH = 229 SF AC PAD = 9 SF PORCH = 122 SF SIDEWALK = 41 SF HOUSE = 2,675 SFS89°02'23"E 240.00 S0°57'37"W 132.7 25' REAR SETBACK 25,200 SF 0.58 AC (101)(106) S0°57'37"W BK2025 PGS. 25-28 (107)S89°02'23"E 240.00'

15' UTILITY EASEMENT (TYP) 15.0' 27.5 35' FRONT SETBACK **CULTIVATOR COURT** S0°57'37''W РО MS 36.0 16.0 Š 105.00 28.3 26.2 MW)

≤ (Not to Scale)

CINITY MAP

Bateman Civil Survey Company

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NCBELS Firm No. C-2378

Engineers • Surveyors • Planners

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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 層 GEND

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

= AIR CONDITIONER PAD

= SEWER MANOLE = TELEPHONE PEDESTAL

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 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 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 101 112 CULTIVATOR COURT, ANGIER, NC

D ATE: 4/24/25 DRAWN BY: DOM CHECKED BY: SPC

50' PUBLIC R/W & UTILITY EASEMENT

1'' = 30 ft.

9

10. BUILDER/DEVELOPER:

DAVIDSON HOMES 1903 NORTH HARRISON AVE

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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.

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.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

6.

5

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

4

OTHERWISE SHOWN.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS

ω

PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION

(102)

25.8

-27

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38.2

10, SIDE SETBACK

3 CAR - RIGHT

 \nearrow

10, SIDE SELBACK

CRAWL

BIRCH II - C PROPOSED

SUPPLIED TO THE SURVEYOR BY THE CLIENT.

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.