

LOT INFORMATION:

PIN: 0693-16-8919.000
REFERENCE: DB. 4292, PG. 634
TOTAL LOT AREA = 0.59 AC = 25,618 SF
FOUNDATION = 3,466 SF
EXISTING IMPERVIOUS = 3,466 SF
PERCENT IMPERVIOUS = 13.53%
MAX. IMPERVIOUS = 5,500 SF

BUILDING SETBACKS

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

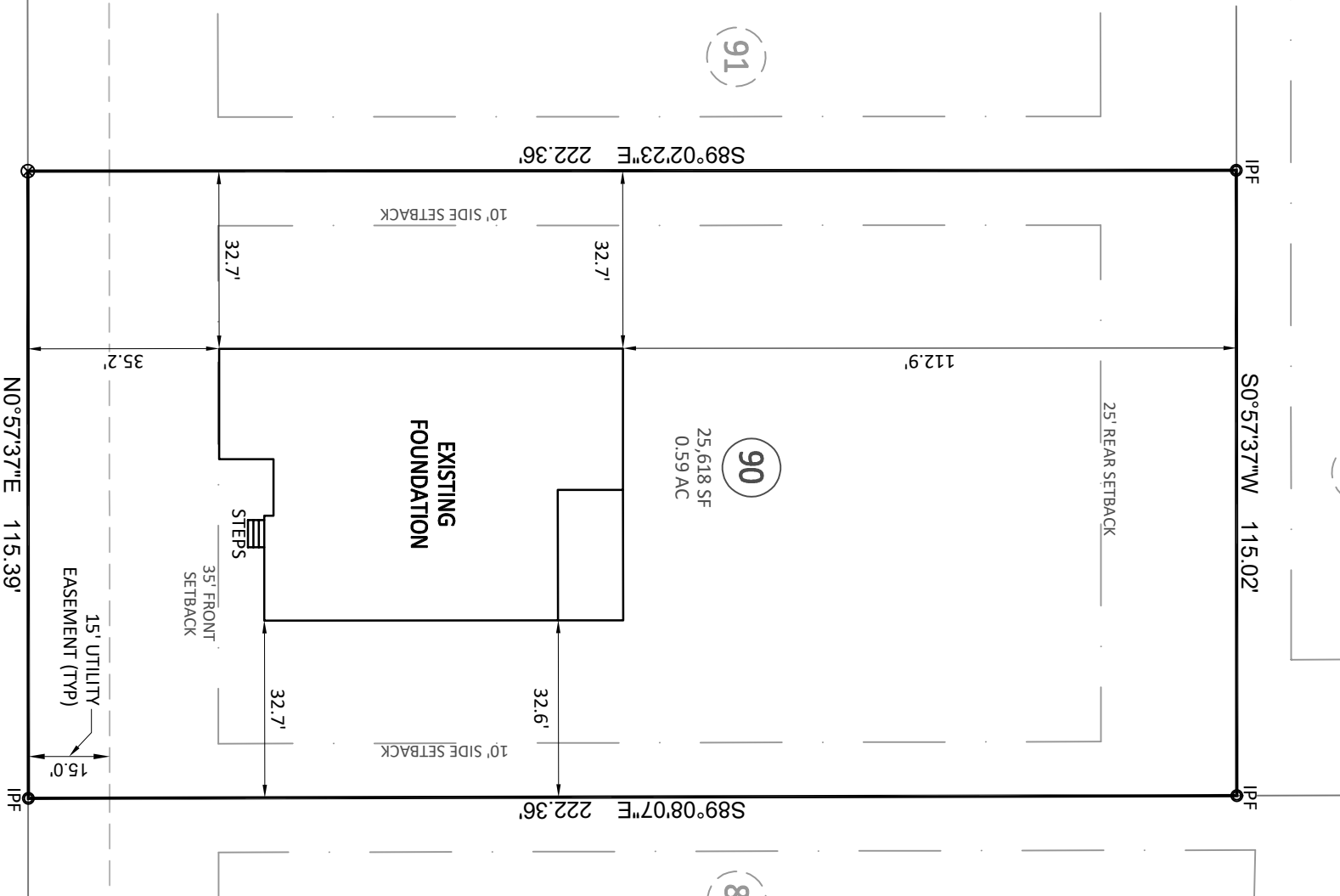


INSET SCALE: 1"=20'



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
1903 NORTH HARRISON AVE
CARY, NC 27513



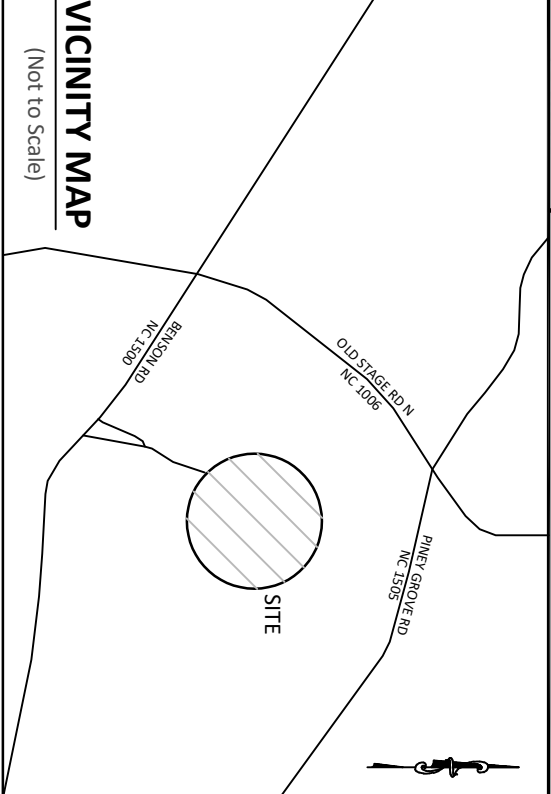
CULTIVATOR COURT
50' PUBLIC RW & UTILITY EASEMENT



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

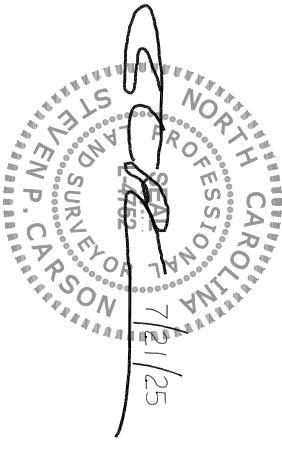


VICINITY MAP

(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
Ⓜ = PROPOSED 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 90
137 CULTIVATOR COURT, ANGLIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/21/25 DRAWN BY: SLA CHECKED BY: SPC

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