

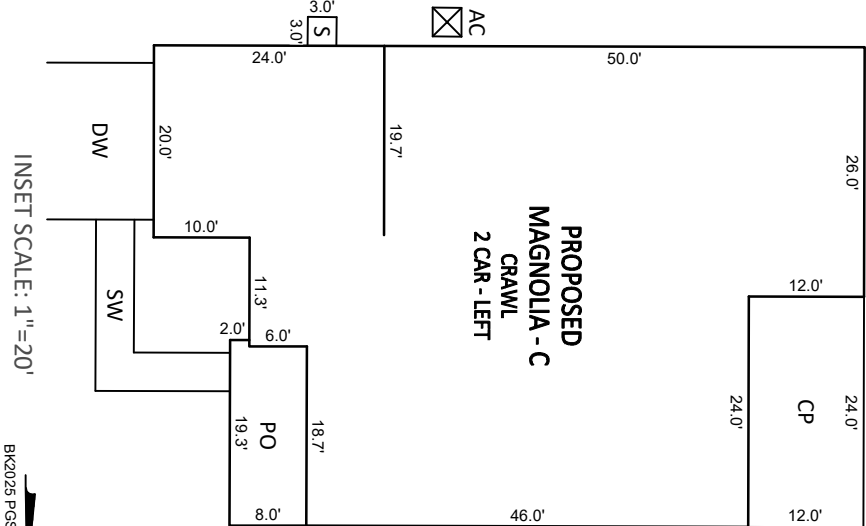
LOT INFORMATION:

PIN: 0693-16-8919.000  
REFERENCE: DB 4216 PG. 2256  
TOTAL LOT AREA = 0.59 AC = 25,618 SF  
MAX. IMPERVIOUS = 5,500 SF  
HOUSE = 3,000 SF

PORCH = 151 SF  
SIDEWALK = 111 SF  
DRIVEWAY = 580 SF  
COVERED PORCH = 288 SF  
STOOP = 9 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 4,148 SF  
PERCENT IMPERVIOUS = 16.19%

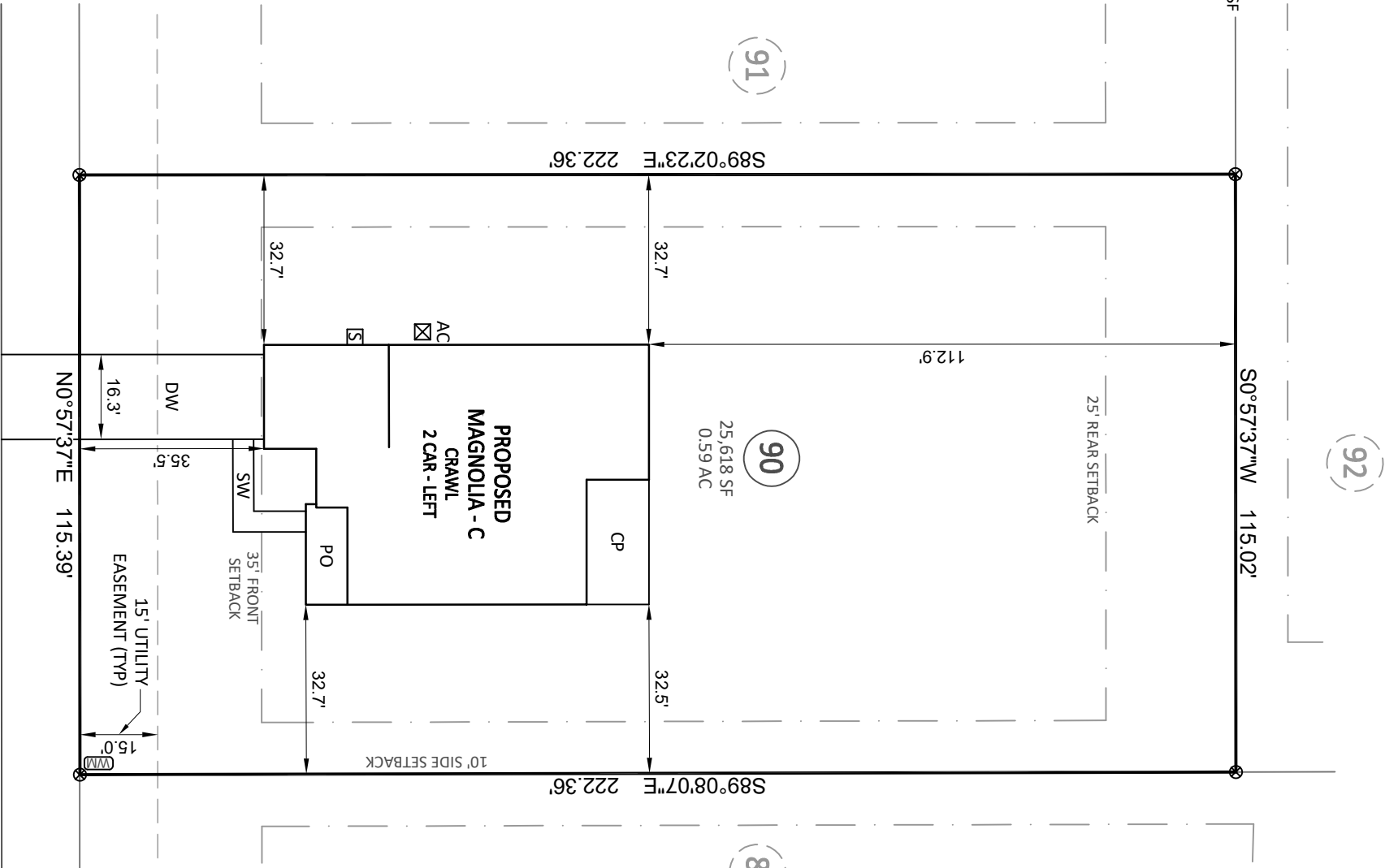
BUILDING SETBACKS

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



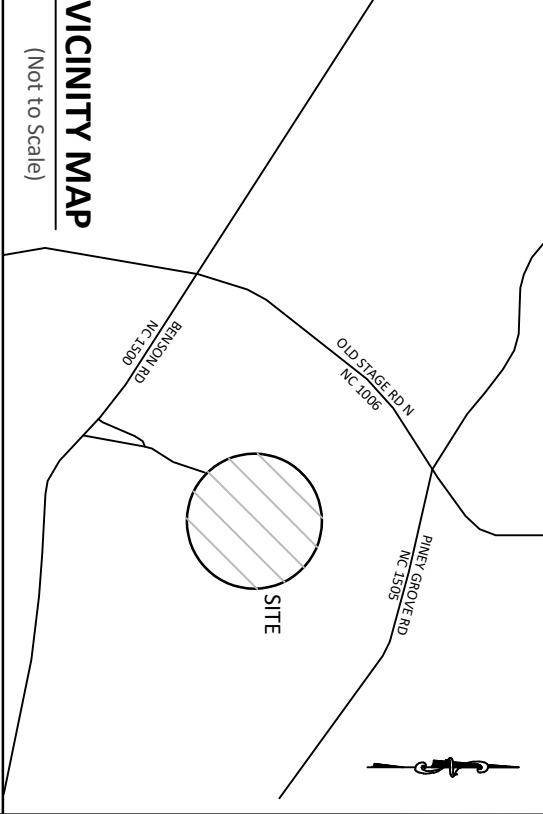
Bateman Civil Survey Company

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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  
⊗ = CLEAN OUT  
AC = AIR CONDITIONER PAD  
⊗ = CABLE BOX  
⊗ = SEWER MANHOLE  
⊗ = TELEPHONE PEDESTAL  
⊗ = CATCH BASIN  
⊗ = LIGHT POLE  
⊗ = HAND HOLE  
⊗ = ELECTRIC BOX  
⊗ = PROPOSED FIRE HYDRANT  
YI = YARD INLET  
G = GAS METER  
E = ELECTRIC METER

PRELIMINARY

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.

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 90  
137 CULTIVATOR COURT, ANGLIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/30/25 DRAWN BY: MJA CHECKED BY: SPC

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