STEPS FOUNDATION INSET SCALE: 1"=20' **EXISTING** ¹S.7 N59°29'27"W 23.0' 37.5 98 12.0' 12.0 22.0' PIN: 0693-26-2667.000 REFERENCE: DB 4288 PGS. 2484-2486 TOTAL LOT AREA = 0.68 AC = 29,730 SF FOUNDATION = 3,132 SF EXISTING IMPERVIOUS = 3,132 SF PERCENT IMPERVIOUS = 10.53% FRONT - 35' REAR - 25' SIDE - 10' SIDE CORNER - 20' 10. BUILDER/DEVELOPER: BUILDING SETBACKS MAX. IMPERVIOUS = 5,500 SFLOT INFORMATION: 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 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 THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND OTHERWISE SHOWN DEVELOPMENT REGULATIONS. PLAT BEARING INCORRECT, BASED ON FORCED CLOSURE 232.8 233.1 DAVIDSON HOMES 1903 NORTH HARRISON AVE CARY, NC 27513 (99 S28°39'29"W 312.88' 15' UTILITY EASEMENT (TYP.) 725 REAR SETBACK 29,730 SF 0.68 AC (107)50°57'37"W 100 35' FRONT SETBACK 105.00 7.67 STEPS EXISTING FOUNDATION 35.5

50°57'37"W

(101)

E

GEND

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 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

= COVERED FRONT PORCH = COVERED PORCH

VICINITY MAP

(Not to Scale)

Bateman Civil Survey Company

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

NOTES:

Engineers • Surveyors • Planners

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.

37.7

106

178.44

PO = COVERED FRONT POR
CP = COVERED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = IRON PIPE FOUND (IPI
© = IRON PIPE SET (IPS)
TO = DRILL HOLE FOUND
MAD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PACE = CABLE BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CATCH BASIN
CO = CABLE BOX
CO = CABLE

= AIR CONDITIONER PAD

A,

TWP. CPRSON

= SEWER MANOLE = TELEPHONE PEDESTAL

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

NO RESSION OF THE CAROLINA OF

10' SIDE SETBACK

S59°44'38"E

FOUNDATION SURVEY

24

DAVIDSON HOMES

BLACK RIVER TOWNSHIP, HARNETT COUNTY **TOBACCO ROAD - PHASE 2 - LOT 107** PRIMING WAY, ANGIER, NC

DATE: 7/23/25

50' PUBLIC R/W & UTILITY EASEMENT

PRIMING WAY

DRAWN BY: JSD CHECKED BY: SPC