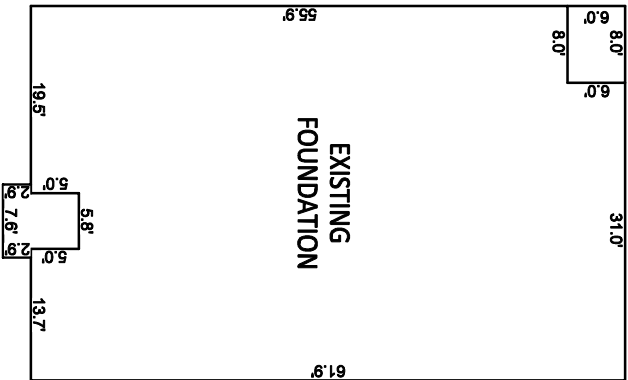


LOT INFORMATION:

PIN: 0680-09-2815.000
REFERENCE: DB 4301 PG 293
TOTAL LOT AREA = 0.289 AC = 12,600 SF
FOUNDATION = 2,436 SF
EXISTING IMPERVIOUS = 2,436 SF
PERCENT IMPERVIOUS = 19.33%
MAX IMPERVIOUS ALLOWED = 4,500 SF

BUILDING SETBACKS (PER REC. PLAT)
FRONT - 25'
REAR - 20'
SIDE - 10'
CORNER SIDE - 20'



INSET SCALE: 1"=20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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



FELLOW DRIVE

50' PUBLIC RW

VARIABLE WIDTH
PUBLIC UTILITY
EASEMENT

5.0'

N1°04'26"E 70.00'

PROPOSED
LIGHT POLE

RBF

PROPOSED
SIDEWALK

(44)

(45)

(46)

RBF

N1°04'26"E 70.00'

RBF

(55)

S88°55'34"E 180.00'

S88°55'34"E 180.00'

(53)

EXISTING
FOUNDATION

10' SIDE SETBACK

10' SIDE SETBACK

15.5'

15.5'

25' FRONT
SETBACK

26.1'

20' REAR SETBACK

89.1'

(54)

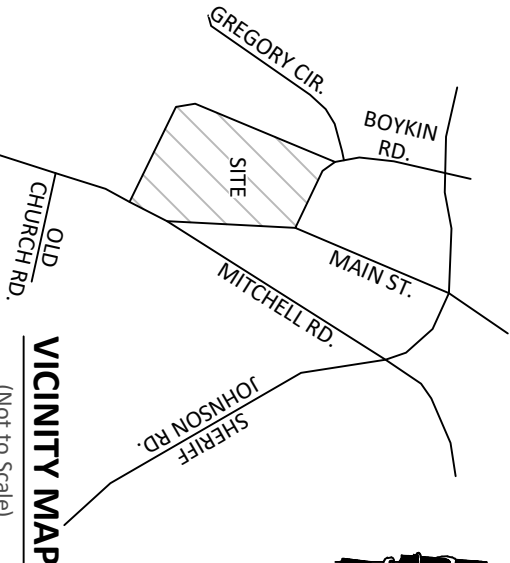
12,600 SF
0.289 AC



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

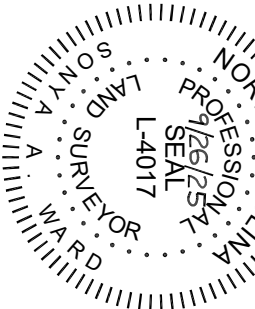


VICINITY MAP

(Not to Scale)

LEGEND

PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
X = COMPUTED POINT
● = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
● = REBAR FOUND (RBF)
◻ = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⊙ = CABLE PEDESTAL
⊙ = SEWER MANHOLE
⊙ = TELEPHONE PEDESTAL
⊙ = CATCH BASIN/CURB INLET
⊙ = LIGHT POLE
⊙ = HAND HOLE/UTILITY VAULT
⊙ = ELECTRIC BOX/TRANSFORMER
⊙ = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER
P/L = RIGHT OF WAY
P/L = PROPERTY LINE



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

RETREAT AT NORTH MAIN - LOT 54

43 FELLOW DRIVE, LILLINGTON, NC

NELLS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 9/26/25 DRAWN BY: AMG CHECKED BY: SAW

REFERENCE: BM 2025 PG. 485-488

BCS# 250999

SCALE: 1" = 20'