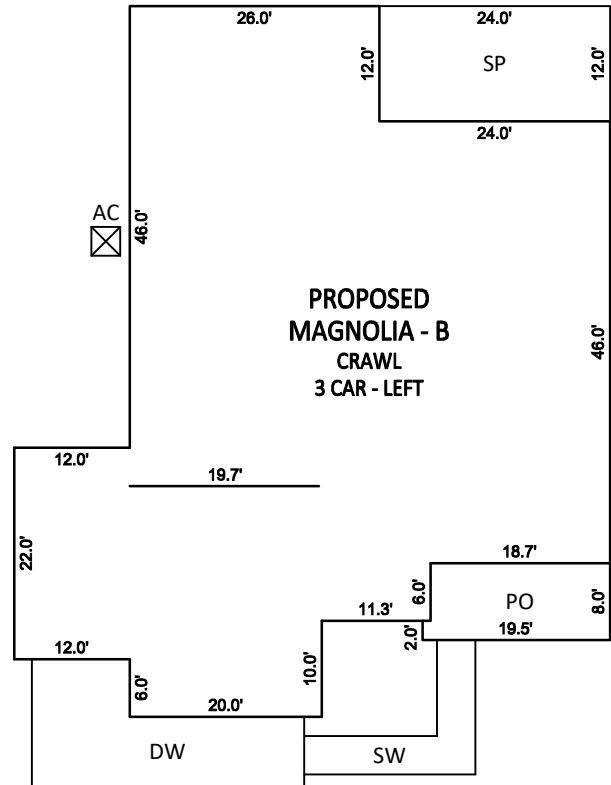


P:\2023 Projects\230746 Tobacco Road\MLSDwg\230746 Tobacco Road Ph 1.dwg, 10/23/2025 1:27:16 PM, Foxit Reader PDF Printer



INSET SCALE: 1"=20'

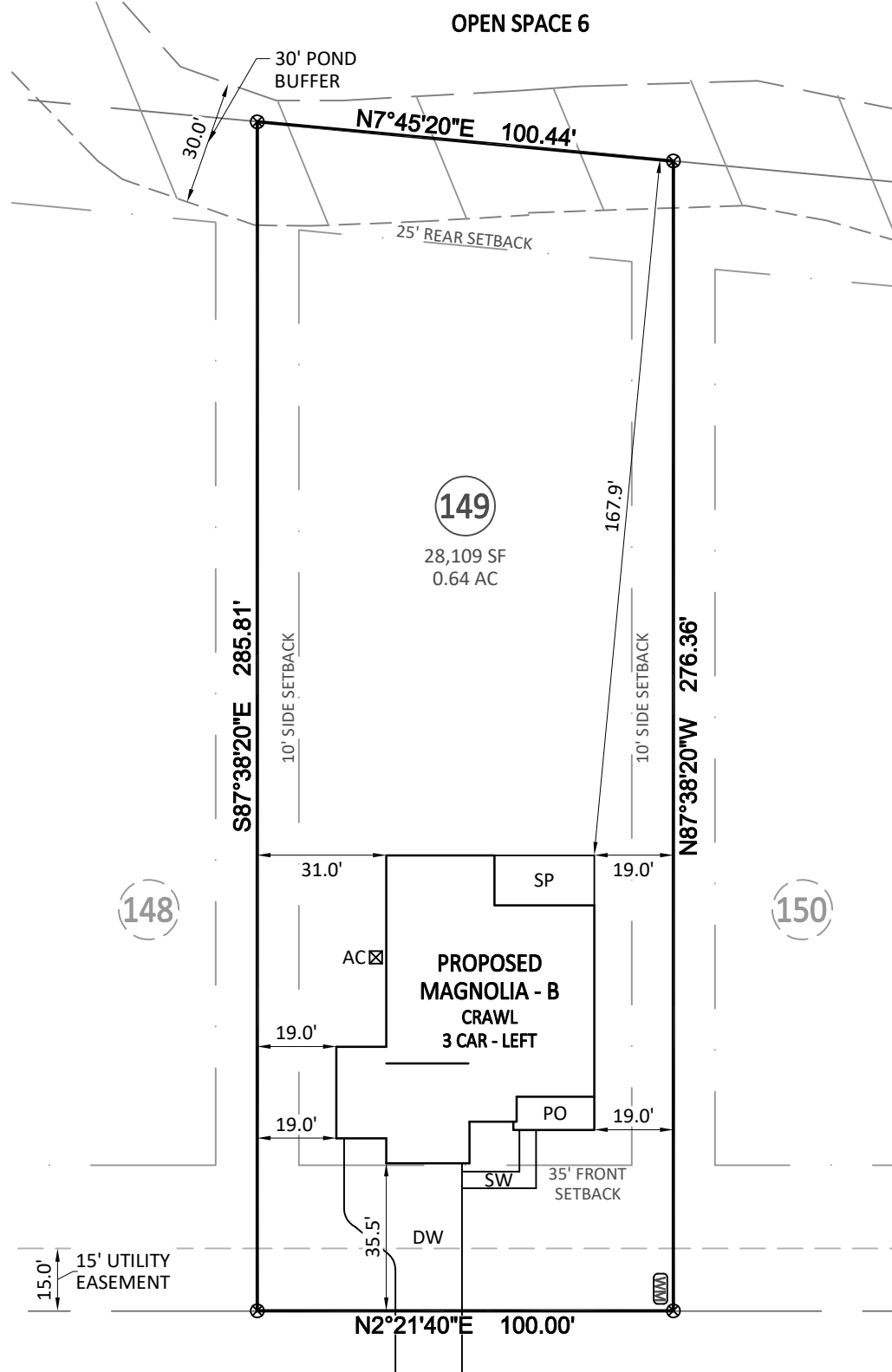
### LOT INFORMATION:

PIN: 0693-16-2518.000  
REFERENCE: DB. 4216, PG. 2256  
TOTAL LOT AREA = 0.64 AC = 28,109 SF  
HOUSE = 3,264 SF  
PORCH = 151 SF  
SIDEWALK = 111 SF  
DRIVEWAY (TO P/L) = 853 SF  
SCREENED PORCH = 288 SF  
AC PAD = 9 SF  
EXISTING IMPERVIOUS = 4,676 SF  
PERCENT IMPERVIOUS = 16.64%  
MAX. IMPERVIOUS = 5,500 SF

### BUILDING SETBACKS

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

BK2025 PGS. 25-28

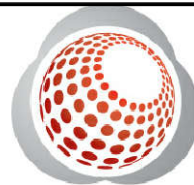


### NOTES:

- 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 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

CROP ROAD  
50' PUBLIC RW & UTILITY EASEMENT

0 20 40  
SCALE:  
1" = 40 ft.



## Bateman Civil Survey Company

Engineers • Surveyors • Planners

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

### 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  
WM = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER PAD  
⊙ = CABLE BOX  
⊙ = SEWER MANOLE  
⊙ = TELEPHONE PEDESTAL  
CB = CATCH BASIN/CURB INLET  
⊙ = LIGHT POLE  
HH = HAND HOLE  
EB = ELECTRIC BOX  
YH = FIRE HYDRANT  
YI = YARD INLET  
G = GAS METER  
E = ELECTRIC METER  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE

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 DATED:

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 149  
42 CROP ROAD, ANGIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 10/23/25 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK.2025, PGS. 25-28

BCS# 230746

SCALE: 1" = 40'