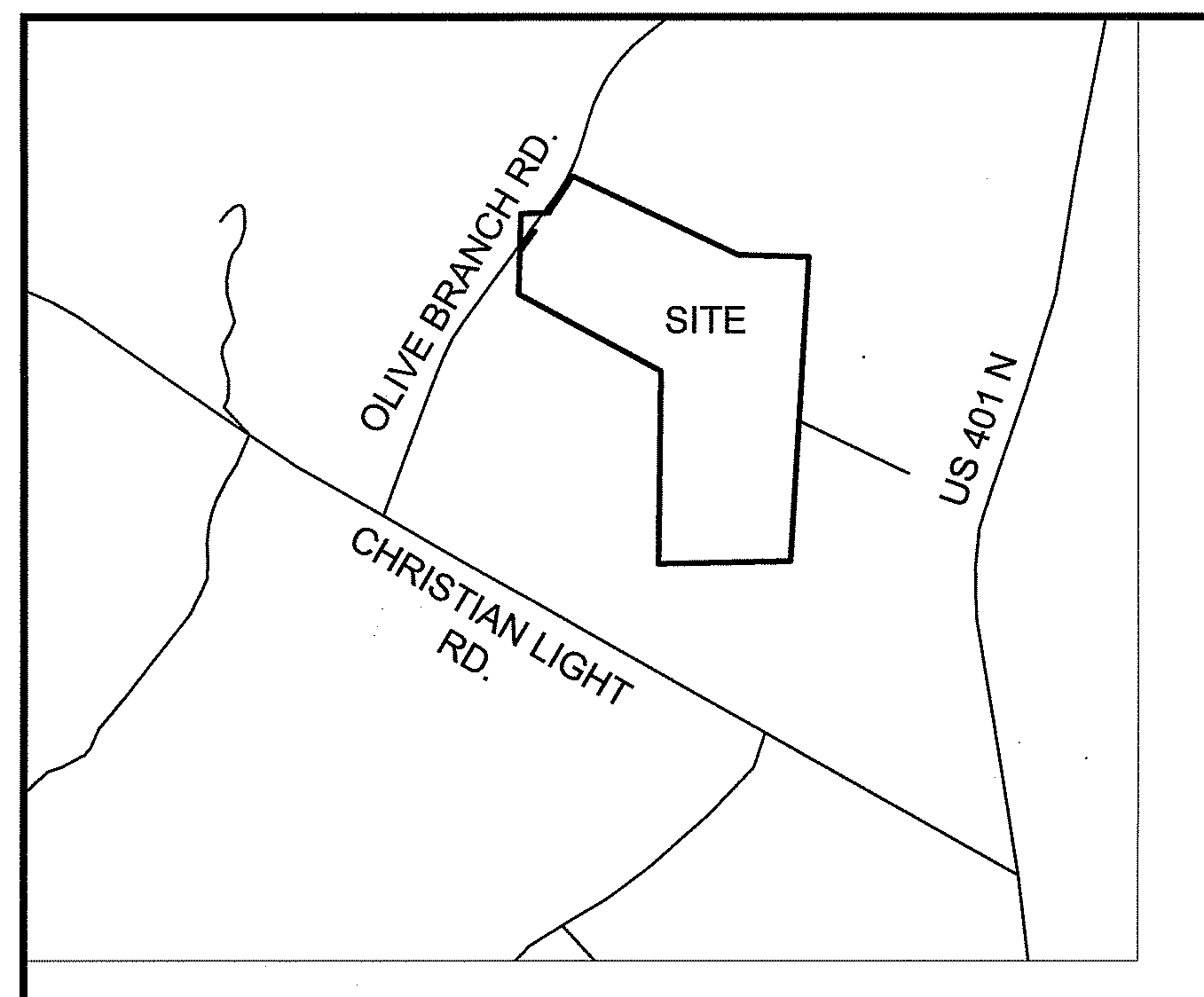

OLIVE BRANCH RD.
SITE
US 401 N
CHRISTIAN LIGHT RD.

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A 3-SHEET PLAT OF 48 LOTS IN PHASE 1 OF THE BIRCHWOOD TRAILS SUBDIVISION.
2. BOUNDARY INFORMATION IS BASED ON ALTA/NSPS LAND TITLE SURVEY BY STEVEN P. CARSON, PLS, OF BATEMAN CIVIL SURVEY COMPANY, ENTITLED "ALTA/NSPS LAND TITLE SURVEY EXCLUSIVELY FOR: KB HOME CAROLINAS", DATED JUNE 23, 2022, LAST REVISED JUNE 30, 2022, AND BEARING JOB NUMBER 220423.
3. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES, UNLESS OTHERWISE NOTED.
4. NO NGS MONUMENTS FOUND WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.
5. AREA BY COORDINATE GEOMETRY.
6. ADJOINERS INFORMATION OBTAINED FROM HARNETT COUNTY GIS ON APRIL 1, 2025, AT 5:00 PM.
7. SITE ADDRESS: OLIVE BRANCH ROAD, FUQUAY-VARINA, HARNETT COUNTY, NORTH CAROLINA 27516
8. THIS SITE IS NOT SUBJECT TO ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
   FIRM PANEL: 3720064200J
   EFFECTIVE DATE: 10/03/2006
9. REFERENCES: DB 4184, PG 2546; DB 4116, PG 665; BM 2017, PG 369; BM 2008, PG 966; BM 2006, PG 752; OF THE HARNETT COUNTY REGISTRY.
10. WETLANDS SHOWN HEREON DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA ON SEPTEMBER 21, 2021, AND DATED SEPTEMBER 24, 2021, AND DOCUMENTED BY BALLENTINE ASSOCIATES, PA ON JUNE 15, 2022.
11. ALL PRIVATE EASEMENTS, DRAINAGE EASEMENTS, BUFFERS AND OPEN SPACES ARE TO BE MAINTAINED BY THE BIRCHWOOD GROVE HOMEOWNER ASSOCIATION.
12. REFERENCE IS HEREBY MADE TO THE BIRCHWOOD GROVE HOMEOWNER ASSOCIATION AS RECORDED IN DEED BOOK ____ PAGE ____ IN THE HARNETT COUNTY DEED REGISTRY.
13. SEPTIC SOIL DETERMINATION BY AGRI-WASTE TECHNOLOGY, INC.
14. THE LAND USE CLASSIFICATION IS MEDIUM DENSITY RESIDENTIAL.
15. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
16. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IS RESPONSIBLE FOR THE STORM DRAINAGE LOCATED WITHIN NCDOT RIGHT OF WAY AND WITHIN PUBLIC STORM EASEMENTS UNLESS SPECIFICALLY STATED THAT EASEMENT BE MAINTAINED BY THE HOA.
17. ALL STREET LIGHTING WILL MEET THE UNIFIED DEVELOPMENT ORDINANCE REGULATION OF ONE STREET LIGHT EVERY 300 FEET.
18. ALL FIRE HYDRANTS WILL MEET THE UNIFIED DEVELOPMENT ORDINANCE REGULATION OF ONE HYDRANT EVERY 500 FEET.
19. EACH LOT HAS A MAXIMUM IMPERVIOUS AREA OF 5,000 SF.

THIS SITE IS WITHIN 1 MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT.

THE ENTIRETY OF THIS SITE IS WITHIN THE CAPE FEAR RIVER WATERSHED, WS-IV-P.

LEGEND

- ◉ EXISTING IRON PIPE (EIP)
- ○ IRON PIPE SET
- ⊕ TEMPORARY BENCHMARK
- UTILITY POLE
- GUY WIRE
- ☼ LIGHT POLE
- © CLEANOUT
- (WM) WATER METER
- WV ⋈ WATER VALVE
- ▲ CALCULATED POINT
- FIRE HYDRANT
- LIGHT POLE (NEW)

- SUBDIVISION BOUNDARY LINE
- LOT PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- ADJOINER LINE
- R/W RIGHT OF WAY
- TOP OF EMBANKMENT
- OHE OVERHEAD ELECTRIC LINE
- EDGE OF GRAVEL
- X X FENCE
- NEW EASEMENT
- SETBACKS (SEE SHEET 1)
- PHASE LINE

R/W RIGHT OF WAY

NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

- ▨ PUBLIC LANDSCAPE EASEMENT
- ▤ PUBLIC STORM DRAINAGE EASEMENT
- ▩ UTILITY EASEMENT

INDEX:

SHEET 1 TITLE PAGE/SITE MAP
SHEET 2&3 SUBDIVISION PLAT DETAIL SHEETS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon, which is located in a subdivision jurisdiction of Harnett County, North Carolina and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted hereon. Furthermore, I hereby dedicate all sanitary sewer and water lines to the County of Harnett.

OWNER(S) DATE 7-7-25

PUBLIC PLAT DECLARATION

All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of Birchwood Trails HOA. It shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina State Highway System. If the district engineer has not recommended that the N.C. Department of Transportation accept maintenance responsibility for the required public road improvements by the time that the county has issued building permits for seventy-five percent (75%) of the lots shown on the record plat, the county shall not issue any more building permits until the district engineer makes such a recommendation and formally notifies the subdivision administrator.

NAME R. Scott Johnson DATE 7-21-25

CERTIFICATE OF IMPROVEMENTS MAINTENANCE

I hereby certify that I assume all financial and legal responsibilities for the maintenance and upkeep of all streets and other required improvements in Birchwood Trails Phase 1 Subdivision until such time that they are accepted for maintenance by North Carolina Department of Transportation or other appropriate public or private entities.

NAME R. Scott Johnson DATE 7-21-25

STORMWATER CERTIFICATION

I certify that the stormwater management facilities are constructed and installed in conformance with the ordinances, rules, regulations, drainage design standards of Harnett County, The State of North Carolina, and the approved stormwater permit and erosion control plan.

NAME R. Scott Johnson DATE 7-21-25

DEVELOPMENT REVIEW BOARD

I hereby certify that the development hereon has been granted final approval by the Harnett County Development Review Board pursuant to the regulations set forth by E-911 addressing, Environmental Health, Fire Marshal, Planning, and Public Utilities of Harnett County, N.C., subject to recordation in the Harnett County Office of Register of Deeds within thirty days of the date below.

Development Review Board Chairman DATE 7/21/25

ENGINEERING CERTIFICATION

I hereby certify that roads, storm water, water ~~and sewer~~ were constructed according to the approved plans and in compliance with NCDOT and Harnett County Required Specification.

Design Engineer:

P.E. 042542 DATE 7/7/2025

STATE OF NORTH CAROLINA
HARNETT COUNTY:

THIS PLAT/MAP WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE AT MAP NUMBER 2025 437-439 THIS 21st DAY OF July, AT 12:14 O'CLOCK, P.M.

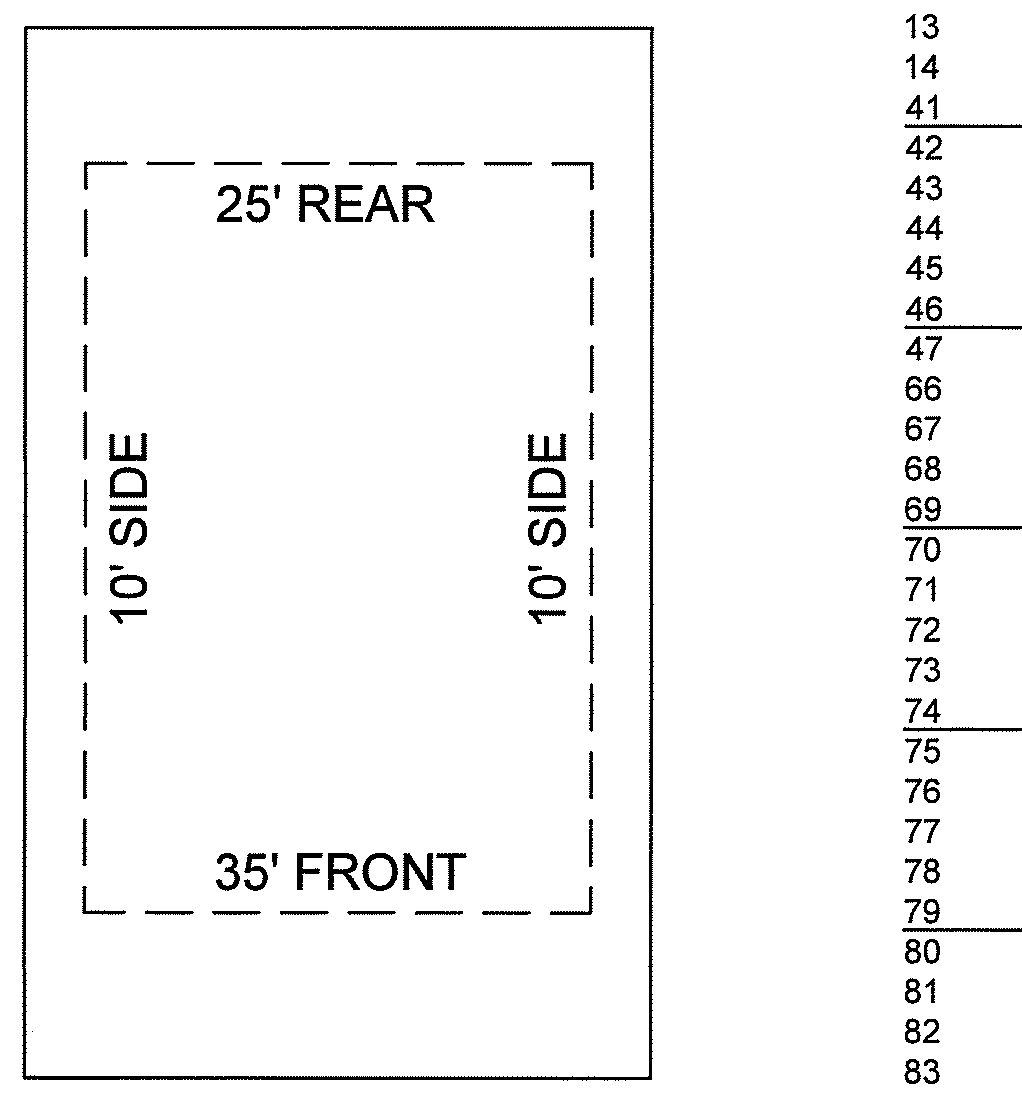
MATTHEW S. WILLIS
REGISTER OF DEEDS

BY: ~~ASSISTANT~~/DEPUTY REGISTER OF DEEDS DATE 7/21/25

STATE OF NORTH CAROLINA
HARNETT COUNTY:

I, Kayla Robinson, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Kayla Robinson
REVIEW OFFICER DATE 07-21-2025


25' REAR
10' SIDE
10' SIDE
35' FRONT

BUILDING SETBACKS

SITE DATA TABLE

LOT #	AREA (SQ FT)	AREA (ACRES)
1	20,995	0.482
2	21,819	0.501
3	23,221	0.533
4	29,343	0.674
5	27,476	0.631
6	23,421	0.538
7	21,000	0.482
8	21,000	0.482
9	21,000	0.482
10	21,000	0.482
11	21,000	0.482
12	21,000	0.482
13	21,000	0.482
14	21,000	0.482
41	21,000	0.482
42	21,384	0.491
43	21,025	0.483
44	21,000	0.482
45	21,135	0.485
46	21,000	0.482
47	21,000	0.482
66	21,000	0.482
67	21,000	0.482
68	27,150	0.623
69	23,307	0.535
70	25,071	0.576
71	24,310	0.558
72	24,483	0.562
73	27,324	0.627
74	25,319	0.581
75	24,614	0.565
76	26,725	0.614
77	26,285	0.603
78	21,008	0.482
79	21,017	0.482
80	21,006	0.482
81	37,436	0.859
82	21,000	0.482
83	21,000	0.482
84	21,000	0.482
85	23,555	0.541
86	23,383	0.537
87	21,000	0.482
88	21,000	0.482
89	21,376	0.491
90	25,636	0.589
91	21,000	0.482
92	21,718	0.499
LOT TOTAL	1,100,542	25.26
NEW PUBLIC RIGHT OF WAY DEDICATION		
	215,907	4.96
OPEN SPACE DEDICATIONS		
O.S. 1	145,348	3.34
O.S. 2	508,552	11.67
O.S. 3	33,792	0.78
O.S. 4	336,104	7.72
O.S. TOTAL	1,023,796	23.50

SUBDIVISION DATA TABLE

TOTAL AREA	3,532,940 SF / 81.11 AC
AREA ACROSS OLIVE BRANCH ROAD	11,201 SF / 0.26 AC
AREA IN OLIVE BRANCH ROAD	17,484 SF / 0.40 AC
NET PROJECT AREA	3,532,941 SF / 81.11 AC
TOTAL LOT AREA	1,100,542 SF / 25.26 AC
NEW PUBLIC R/W	215,907 SF / 4.96 AC
OPEN SPACE AREA	1,023,799 SF / 23.50 AC
AREA IN PHASE I	2,340,248 SF / 53.72 AC
FUTURE DEVELOPMENT	1,192,692 SF / 27.38 AC

NEW STREET DEDICATION TABLE

ROCKHAVEN DRIVE	2,856.05 LF
ROBERT HOWE DRIVE	1,047.63 LF
THUNDERBIRD LANE	601.56 LF
SPY GLASS DRIVE	1,753.95 LF
TOTAL	6,259.19 LF

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS APPROVED FOR RECORDATION

BY Lee R. Hines Jr, P.E. CS DATE 7-8-25

Instrument #:2025013482
Recorded: 07/21/2025 12:14:08 PM
Fee Amt: $63.00 Page 1 of 3
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2025 PG 437 - 439 (3)

I, DAVID E. BOWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 4184, PG 2546; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.01'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	MAY 25 - JUNE 15, 2022
DATUM/EPOCH:	NAD83(2011)
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOID MODEL:	2018
COMBINED GRID FACTOR(S):	0.99986549
UNITS:	US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 2ND DAY OF JULY, 2025.

DAVID E. BOWERS PLS L-4966

SEAL L-4966 DAVID E. BOWERS

7/2/2025

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
PL1	N 31°01'50" E	47.24'
PL2	N 35°49'59" E	52.33'
PL3	N 35°12'03" E	53.78'
PL4	N 33°54'19" E	53.71'
PL5	N 31°56'44" E	52.76'
PL6	N 29°42'53" E	54.42'
PL7	N 30°00'20" E	13.96'
PL8	S 64°39'47" E	121.44'
PL9	N 01°57'13" E	106.53'
PL10	N 01°57'13" E	177.41'
PL11	N 88°28'12" E	126.61'
PL12	N 88°28'12" E	76.03'
PL13	N 88°28'12" E	5.36'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
PH1	S 00°34'20" W	32.84'
PH2	S 89°06'14" E	50.00'
PH3	S 00°34'20" W	7.94'
PH4	S 89°05'21" E	50.00'
PH5	S 00°34'01" W	100.01'
PH6	S 89°25'40" E	104.73'

ADJOINER DATA TABLE

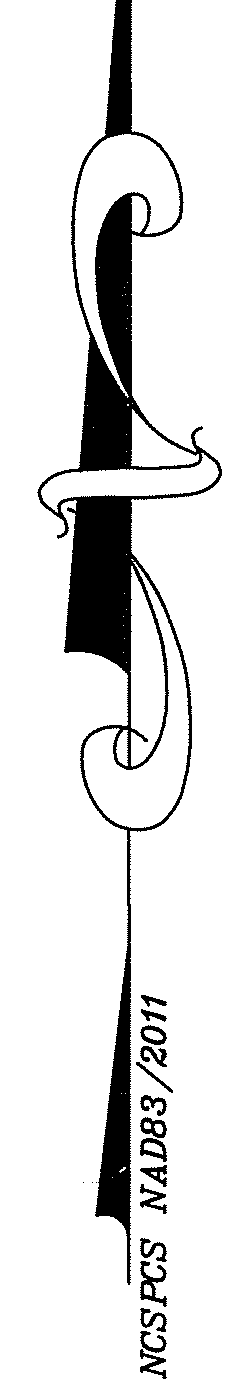
LOT #	OWNER INFORMATION PIN# PID# REFERENCES
1	N/F RARANGOL, NATHAN G. & RARANGOL, EMILY J. PIN# 0642-85-8040 PID# 080652 0004 79 DB 4237, PG 392 BM 2023, PG 373 ZONING: RA-40 USE: MEDIUM DENSITY RESIDENTIAL
2	N/F NEIRA, CARLOS & NEIRA, JENNIFER PIN# 0642-95-0063 PID# 080652 0004 80 DB 4243, PG 2130 BM 2023, PG 373 ZONING: RA-40 USE: MEDIUM DENSITY RESIDENTIAL

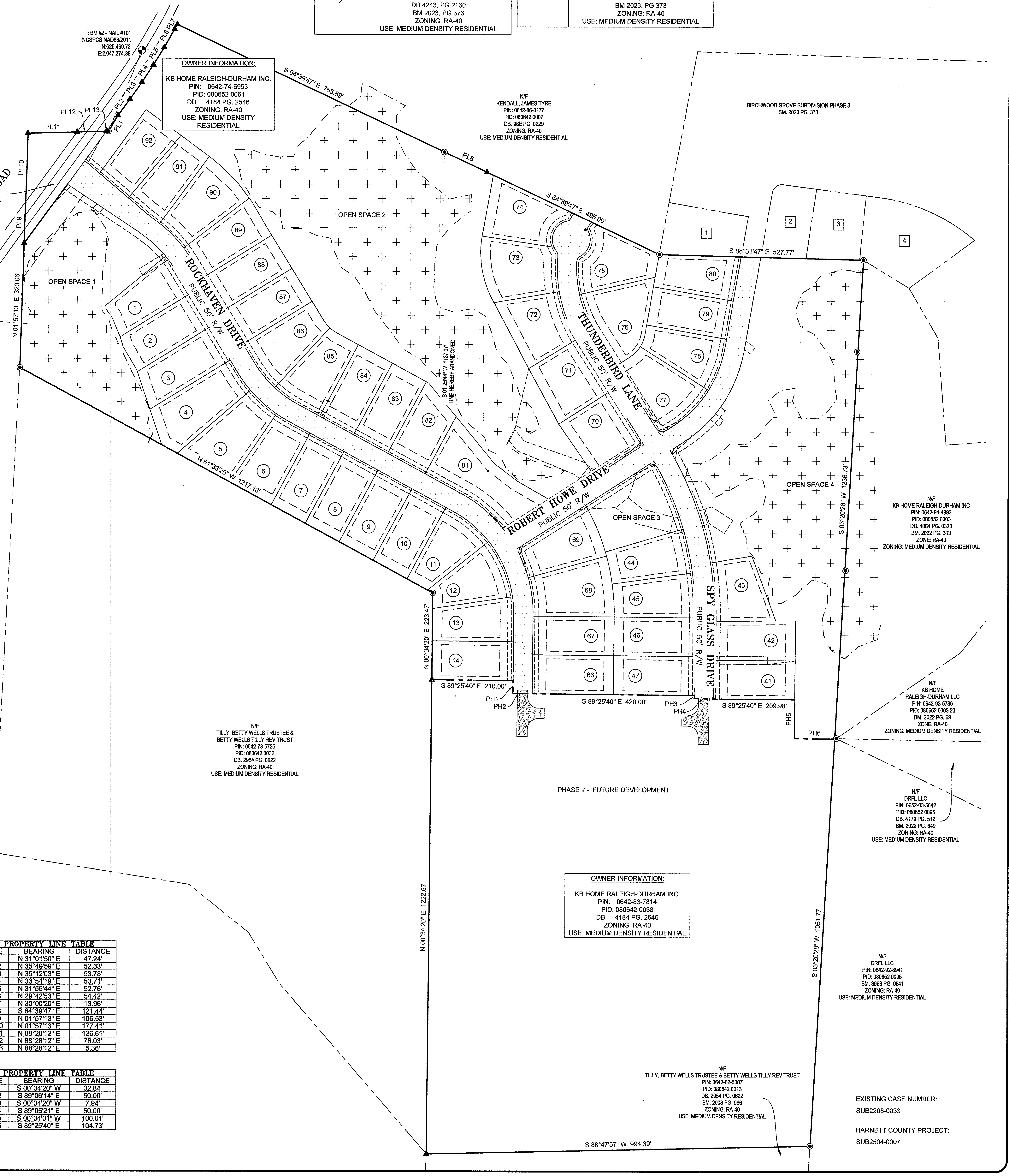
ADJOINER DATA TABLE

LOT #	OWNER INFORMATION PIN# PID# REFERENCES
3	N/F WISHART, LINDA PIN# 0642-95-1082 PID# 080652 0004 81 DB 4224, PG 560 BM 2023, PG 373 ZONING: RA-40 USE: MEDIUM DENSITY RESIDENTIAL
4	N/F EIVAZI, FREIDA PIN# 0642-94-3968 PID# 080652 0004 82 DB 4250, PG 2224 BM 2023, PG 373 ZONING: RA-40 USE: MEDIUM DENSITY RESIDENTIAL

SITE MAP
SCALE: 1"=150'

GRAPHIC SCALE
150 0 75 150 300
1 inch = 150 ft.


NCSPCS NAD83/2011


OLIVE BRANCH ROAD
PUBLIC 60' R/W
TBM #2 - NAIL #101
NCSPCS NAD83/2011
N:625,469.72
E:2,047,374.38
PL1
PL2
PL3
PL4
PL5
PL6
PL7
PL8
PL9
PL10
PL11
PL12
PL13
OWNER INFORMATION:
KB HOME RALEIGH-DURHAM INC.
PIN: 0642-74-6953
PID: 080652 0061
DB. 4184 PG. 2546
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
S 64°39'47" E 765.89'
S 64°39'47" E 495.00'
N/F
KENDALL, JAMES TYRE
PIN: 0642-86-3177
PID: 080642 0007
DB. 98E PG. 0229
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
BIRCHWOOD GROVE SUBDIVISION PHASE 3
BM. 2023 PG. 373
1
2
3
4
S 88°31'47" E 527.77'
N 01°57'13" E 320.06'
N 61°33'20" W 1217.13'
S 61°29'44" W 1137.07'
LINE HEREBY ABANDONED
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
OPEN SPACE 4
ROCKHAVEN DRIVE
PUBLIC 60' R/W
THUNDERBIRD LANE
PUBLIC 50' R/W
ROBERT HOWE DRIVE
PUBLIC 50' R/W
SPY GLASS DRIVE
PUBLIC 50' R/W
1
2
3
4
5
6
7
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85
86
87
88
89
90
91
92
N 00°34'20" W 223.47'
S 89°25'40" E 210.00'
S 89°25'40" E 420.00'
S 89°25'40" E 209.98'
PH1
PH2
PH3
PH4
PH5
PH6
S 03°20'28" W 1236.73'
S 03°20'28" W 1051.77'
N 00°34'20" E 1222.87'
S 88°47'57" W 994.39'
N/F
KB HOME RALEIGH-DURHAM INC
PIN: 0642-94-4393
PID: 080652 0003
DB. 4084 PG. 0320
BM. 2022 PG. 313
ZONE: RA-40
ZONING: MEDIUM DENSITY RESIDENTIAL
N/F
KB HOME
RALEIGH-DURHAM LLC
PIN: 0642-93-5736
PID: 080652 0003 23
BM. 2022 PG. 69
ZONE: RA-40
ZONING: MEDIUM DENSITY RESIDENTIAL
N/F
DRFL LLC
PIN: 0652-03-5642
PID: 080652 0096
DB. 4179 PG. 512
BM. 2022 PG. 649
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
N/F
DRFL LLC
PIN: 0642-92-8941
PID: 080652 0095
BM. 3968 PG. 0541
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
N/F
TILLY, BETTY WELLS TRUSTEE &
BETTY WELLS TILLY REV TRUST
PIN: 0642-73-5725
PID: 080642 0032
DB. 2964 PG. 0622
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
PHASE 2 - FUTURE DEVELOPMENT
OWNER INFORMATION:
KB HOME RALEIGH-DURHAM INC.
PIN: 0642-83-7814
PID: 080642 0038
DB. 4184 PG. 2546
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
N/F
TILLY, BETTY WELLS TRUSTEE & BETTY WELLS TILLY REV TRUST
PIN: 0642-82-5087
PID: 080642 0013
DB. 2964 PG. 0622
BM. 2008 PG. 966
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL

EXISTING CASE NUMBER:
SUB2208-0033

HARNETT COUNTY PROJECT:
SUB2504-0007

Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NUM	REVISIONS	DATE
1	PER COUNTY COMMENTS	21 MAY 25
2		
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
KB HOMES
1800 PERIMETER PARK DRIVE
SUITE 120, OFFICE A
MORRISVILLE, NC 27560
OWNER REPRESENTATIVE
KB HOMES
R. SCOTT JOHNSON
P: 919.422.8606
E: rsjohnson@kbhome.com

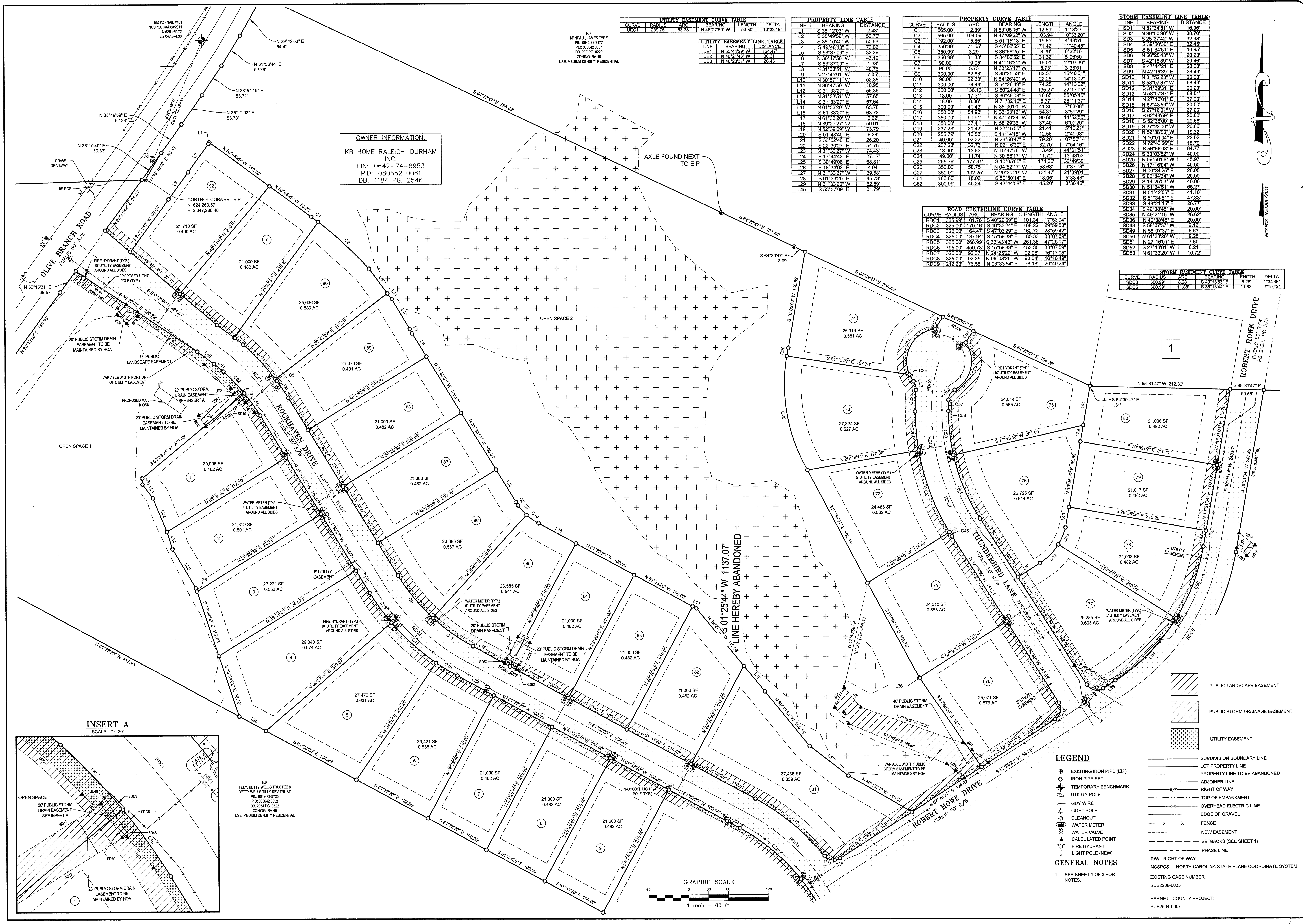
ISSUED	DATE
TO CLIENT	02 APR 25
TO CLIENT	21 MAY 25

SURVEY FOR:
KB HOME
BIRCHWOOD TRAILS SUBDIVISION– PHASE 1
OLIVE BRANCH RD, FUQUAY–VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SUBDIVISION PLAT

JOB NUMBER:	121010.06
DATE:	XX APR 25
SCALE:	1" = 150'
DRAWN BY:	EAS
REVIEWED BY:	EJS

SHEET
1 OF 3


OLIVE BRANCH ROAD
PUBLIC 60' R/W
ROCKHAVEN DRIVE
PUBLIC 50' R/W
THUNDERBIRD LANE
PUBLIC 50' R/W
ROBERT HOWE DRIVE
PUBLIC 50' R/W
PB 2023, PG 373
TBM #2 - NAIL #101
NCSPCS NAD83/2011
N:625,469.72
E:2,047,374.38
CONTROL CORNER - EIP
N: 624,260.57
E: 2,047,288.48
GRAVEL DRIVEWAY
15" RCP
FIRE HYDRANT (TYP.)
10' UTILITY EASEMENT
AROUND ALL SIDES
PROPOSED LIGHT POLE (TYP.)
20' PUBLIC STORM DRAIN EASEMENT TO BE MAINTAINED BY HOA
15' PUBLIC LANDSCAPE EASEMENT
VARIABLE WIDTH PORTION OF UTILITY EASEMENT
PROPOSED MAIL KIOSK
20' PUBLIC STORM DRAIN EASEMENT SEE INSERT A
WATER METER (TYP.)
5' UTILITY EASEMENT
AROUND ALL SIDES
5' UTILITY EASEMENT
20' PUBLIC STORM DRAIN EASEMENT
40' PUBLIC STORM DRAIN EASEMENT
VARIABLE WIDTH PUBLIC STORM EASEMENT TO BE MAINTAINED BY HOA
AXLE FOUND NEXT TO EIP
S 64°39'47" E 765.80'
S 64°39'47" E 121.44'
S 64°39'47" E 18.09'
S 01°25'44" W 1137.07'
LINE HEREBY ABANDONED
N 61°33'20" W 417.94'
OPEN SPACE 1
OPEN SPACE 2
N/F
KENDALL JAMES TYRE
PIN: 0642-86-3177
PID: 080642 0007
DB. 98E PG. 0229
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
OWNER INFORMATION:
KB HOME RALEIGH-DURHAM INC.
PIN: 0642-74-6953
PID: 080652 0061
DB. 4184 PG. 2546
N/F
TILLY, BETTY WELLS TRUSTEE &
BETTY WELLS TILLY REV TRUST
PIN: 0642-73-5725
PID: 080642 0032
DB. 2954 PG. 0622
ZONING: RA-40
USE: MEDIUM DENSITY RESIDENTIAL
1
92 21,718 SF 0.499 AC
91 21,000 SF 0.482 AC
90 25,636 SF 0.589 AC
89 21,376 SF 0.491 AC
88 21,000 SF 0.482 AC
87 21,000 SF 0.482 AC
86 23,383 SF 0.537 AC
85 23,555 SF 0.541 AC
84 21,000 SF 0.482 AC
83 21,000 SF 0.482 AC
82 21,000 SF 0.482 AC
81 37,436 SF 0.859 AC
1 20,995 SF 0.482 AC
2 21,819 SF 0.501 AC
3 23,221 SF 0.533 AC
4 29,343 SF 0.674 AC
5 27,476 SF 0.631 AC
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74 25,319 SF 0.581 AC
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72 24,483 SF 0.562 AC
71 24,310 SF 0.558 AC
70 25,071 SF 0.576 AC
75 24,614 SF 0.565 AC
76 26,725 SF 0.614 AC
77 26,285 SF 0.603 AC
78 21,008 SF 0.482 AC
79 21,017 SF 0.482 AC
80 21,006 SF 0.482 AC
INSERT A
SCALE: 1" = 20'
GRAPHIC SCALE
1 inch = 60 ft.
NCSPCS NAD83/2011

UTILITY EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
UEC1	289.75'	53.38'	N 48°27'50" W	53.30'	10°33'18"

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
UE1	N 53°44'29" W	124.47'
UE2	N 46°21'43" W	30.61'
UE3	N 40°28'31" W	20.45'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°12'03" W	2.43'
L2	S 35°49'59" W	52.75'
L3	S 36°10'40" W	50.56'
L4	S 49°48'18" E	73.02'
L5	S 53°37'09" E	32.29'
L6	N 36°47'50" W	46.19'
L7	S 53°37'09" E	1.33'
L8	N 31°33'51" W	40.76'
L9	N 27°45'01" W	7.85'
L10	N 30°57'11" W	52.38'
L11	N 36°47'50" W	10.95'
L12	S 31°33'27" E	56.35'
L13	N 31°33'51" W	57.65'
L14	S 31°33'27" E	57.64'
L15	N 61°33'20" W	63.78'
L16	S 61°33'20" E	63.78'
L17	N 61°33'20" W	6.62'
L18	N 39°27'27" W	50.01'
L19	N 52°39'09" W	73.79'
L20	S 01°48'40" E	9.28'
L21	S 36°52'46" E	26.20'
L22	S 22°30'27" E	54.75'
L23	N 31°33'27" W	74.43'
L24	S 17°44'43" E	27.17'
L25	S 30°49'06" E	68.81'
L26	S 18°34'02" E	4.94'
L27	N 31°33'27" W	39.58'
L28	S 61°33'20" E	45.73'
L29	N 61°33'20" W	62.59'
L45	S 53°37'09" E	31.79'

PROPERTY CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C1	565.00'	12.89'	N 53°05'16" W	12.89'	1°18'27"
C2	565.00'	104.09'	N 47°09'22" W	103.94'	10°33'20"
C3	192.00'	15.85'	S 51°15'13" E	15.85'	4°43'51"
C4	350.99'	71.55'	S 43°02'55" E	71.42'	11°40'45"
C5	350.99'	3.29'	S 36°56'25" E	3.29'	0°32'16"
C6	350.99'	31.33'	S 34°06'52" E	31.32'	5°06'50"
C7	90.00'	19.05'	N 41°16'31" W	19.01'	12°07'36"
C8	90.00'	5.73'	N 33°23'17" W	5.73'	3°38'51"
C9	300.00'	82.63'	S 39°26'53" E	82.37'	15°46'51"
C10	90.00'	22.33'	N 54°26'49" W	22.28'	14°13'02"
C11	300.00'	74.44'	S 54°26'49" E	74.25'	14°13'02"
C12	350.00'	136.13'	S 50°24'48" E	135.27'	22°17'05"
C13	18.00'	17.31'	S 66°49'08" E	16.65'	55°05'46"
C14	18.00'	8.86'	N 71°32'10" E	8.77'	28°11'37"
C15	300.99'	41.43'	N 35°30'01" W	41.39'	7°53'08"
C16	350.00'	54.93'	N 36°03'12" W	54.87'	8°59'29"
C17	350.00'	90.91'	N 47°59'24" W	90.65'	14°52'55"
C18	350.00'	37.41'	N 58°29'36" W	37.40'	6°07'29"
C19	237.23'	21.42'	N 32°15'55" E	21.41'	5°10'21"
C20	255.79'	12.58'	S 11°14'18" W	12.58'	2°49'08"
C21	49.00'	92.22'	N 29°50'47" E	79.20'	107°50'14"
C22	237.23'	32.73'	N 02°16'30" E	32.70'	7°54'16"
C23	18.00'	13.83'	N 15°47'18" W	13.49'	44°01'51"
C24	49.00'	11.74'	N 30°56'17" W	11.72'	13°43'53"
C25	255.79'	177.81'	S 10°05'05" E	174.25'	39°49'39"
C26	350.00'	58.75'	N 04°52'17" W	58.68'	9°37'03"
C27	350.00'	132.25'	N 20°30'20" W	131.47'	21°39'01"
C61	186.00'	18.06'	S 50°50'14" E	18.05'	5°33'48"
C62	300.99'	45.24'	S 43°44'58" E	45.20'	8°36'45"

ROAD CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
RDC1	325.99'	101.76'	S 40°29'59" E	101.34'	17°53'04"
RDC2	325.00'	170.16'	S 46°33'24" E	168.22'	29°59'53"
RDC3	325.00'	164.47'	S 47°03'29" E	162.72'	28°59'42"
RDC4	325.00'	187.94'	S 15°59'39" E	185.33'	33°07'59"
RDC5	325.00'	268.99'	S 33°43'43" W	261.38'	47°25'17"
RDC6	795.00'	459.73'	S 15°59'39" E	453.35'	33°07'59"
RDC7	325.00'	92.37'	N 24°25'22" W	92.06'	16°17'05"
RDC8	325.00'	92.35'	N 08°08'25" W	92.04'	16°16'49"
RDC9	212.23'	76.58'	N 08°33'54" E	76.16'	20°40'24"

STORM EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD1	N 51°34'51" W	16.95'
SD2	N 39°50'30" W	38.70'
SD3	S 25°37'42" W	32.98'
SD4	S 39°50'30" E	32.45'
SD5	S 51°34'51" E	16.95'
SD6	N 56°20'43" W	20.23'
SD7	S 42°15'39" W	20.46'
SD8	S 47°44'21" E	20.00'
SD9	N 42°15'39" E	23.49'
SD10	N 31°52'23" W	20.00'
SD11	S 58°07'37" W	68.43'
SD12	S 31°39'31" E	20.00'
SD13	N 58°07'37" E	68.51'
SD14	N 27°16'01" E	37.00'
SD15	N 62°43'59" W	20.00'
SD16	S 27°16'01" W	37.00'
SD17	S 62°43'59" E	20.00'
SD18	S 52°38'00" E	29.66'
SD19	S 37°22'00" W	20.00'
SD20	N 52°38'00" W	19.32'
SD21	N 10°01'04" E	22.52'
SD22	N 72°43'56" E	18.79'
SD23	S 56°56'08" E	64.77'
SD24	S 33°03'52" W	40.00'
SD25	N 56°56'08" W	45.97'
SD26	N 17°16'04" W	40.00'
SD27	N 00°34'25" E	20.00'
SD28	S 00°34'34" W	20.00'
SD29	S 14°25'03" W	40.00'
SD30	N 51°34'51" W	65.27'
SD31	N 51°42'06" E	41.10'
SD32	S 51°34'51" E	47.33'
SD33	S 49°21'15" E	26.77'
SD34	S 40°38'45" W	20.00'
SD35	N 49°21'15" W	26.62'
SD36	N 40°38'45" E	20.00'
SD48	S 58°07'37" W	9.16'
SD49	N 58°07'37" E	6.63'
SD50	N 61°33'20" W	9.28'
SD51	N 27°16'01" E	7.80'
SD52	S 27°16'01" W	8.21'
SD53	N 61°33'20" W	10.72'

STORM EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
SDC3	300.99'	8.28'	S 40°13'53" E	8.28'	1°34'36"
SDC5	300.99'	11.88'	S 38°18'44" E	11.88'	2°15'42"

▨	PUBLIC LANDSCAPE EASEMENT
▨	PUBLIC STORM DRAINAGE EASEMENT
⁘	UTILITY EASEMENT

LEGEND

◉	EXISTING IRON PIPE (EIP)
○	IRON PIPE SET
⊕	TEMPORARY BENCHMARK
	UTILITY POLE
	GUY WIRE
☼	LIGHT POLE
©	CLEANOUT
WM	WATER METER
WV ⋈	WATER VALVE
▲	CALCULATED POINT
	FIRE HYDRANT
	LIGHT POLE (NEW)

━━━━	SUBDIVISION BOUNDARY LINE
────	LOT PROPERTY LINE
┈┈┈┈	PROPERTY LINE TO BE ABANDONED
── ─ ─ ──	ADJOINER LINE
──R/W──	RIGHT OF WAY
─ · · ─ · · ─	TOP OF EMBANKMENT
──OHE──	OVERHEAD ELECTRIC LINE
────	EDGE OF GRAVEL
──X──X──	FENCE
- - - - - -	NEW EASEMENT
— — — —	SETBACKS (SEE SHEET 1)
━━ ▬ ▬ ━━	PHASE LINE

R/W RIGHT OF WAY

NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

EXISTING CASE NUMBER:
SUB2208-0033

HARNETT COUNTY PROJECT:
SUB2504-0007

GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR NOTES.

Ballentine Associates, PA

221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

CORPORATE SEAL C328

SEAL L-4966
DAVID E. BOWERS

7/15/25

NUM	REVISIONS	DATE
1	PER COUNTY COMMENTS	21 MAY 25
2		
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
KB HOMES
1800 PERIMETER PARK DRIVE
SUITE 120, OFFICE A
MORRISVILLE, NC 27560

OWNER REPRESENTATIVE
KB HOMES
R. SCOTT JOHNSON
P: 919.422.8606
E: rsjohnson@kbhome.com

ISSUED	DATE
TO CLIENT	02 APR 25
TO CLIENT	21 MAY 25

SURVEY FOR:
KB HOME
BIRCHWOOD TRAILS SUBDIVISION– PHASE 1
OLIVE BRANCH RD, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SUBDIVISION PLAT

JOB NUMBER:	121010.06
DATE:	XX APR 25
SCALE:	1" = 60'
DRAWN BY:	EAS
REVIEWED BY:	EJS

SHEET
2 OF 3

LEGEND

- ◉ EXISTING IRON PIPE (EIP)
- ○ IRON PIPE SET
- ⊕ TEMPORARY BENCHMARK
- UTILITY POLE
- GUY WIRE
- ☼ LIGHT POLE
- © CLEANOUT
- (WM) WATER METER
- WV ⋈ WATER VALVE
- ▲ CALCULATED POINT
- FIRE HYDRANT
- LIGHT POLE (NEW)

- SUBDIVISION BOUNDARY LINE
- LOT PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- ADJOINER LINE
- R/W RIGHT OF WAY
- TOP OF EMBANKMENT
- OHE OVERHEAD ELECTRIC LINE
- EDGE OF GRAVEL
- X X FENCE
- NEW EASEMENT
- SETBACKS (SEE SHEET 1)
- PHASE LINE

R/W RIGHT OF WAY

NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR NOTES.

- ▨ PUBLIC LANDSCAPE EASEMENT
- ▨ PUBLIC STORM DRAINAGE EASEMENT
- ⁘ UTILITY EASEMENT

PROPERTY CURVE TABLE

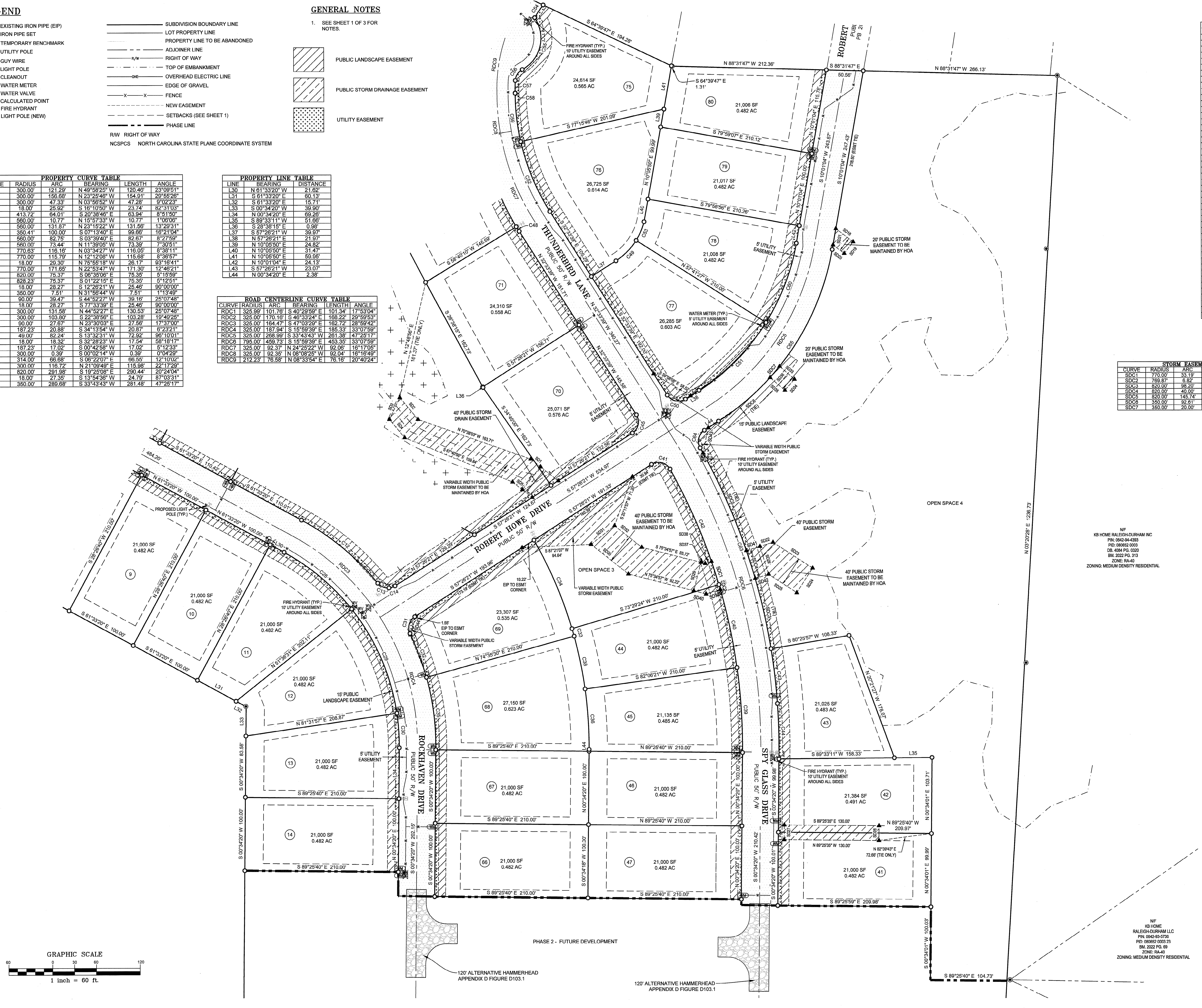
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C28	300.00'	121.29'	N 49°58'25" W	120.46'	23°09'51"
C29	300.00'	156.68'	N 23°25'46" W	154.91'	29°55'26"
C30	300.00'	47.33'	N 03°56'52" W	47.28'	9°02'23"
C31	18.00'	25.92'	S 16°10'50" W	23.74'	82°31'03"
C32	413.72'	64.01'	S 20°38'46" E	63.94'	8°51'50"
C33	560.00'	10.77'	N 15°57'33" W	10.77'	1°06'06"
C34	560.00'	131.87'	N 23°15'22" W	131.56'	13°29'31"
C35	350.41'	100.00'	S 07°13'40" E	99.66'	16°21'04"
C36	560.00'	82.75'	S 03°39'40" E	82.67'	8°27'59"
C38	560.00'	73.44'	N 11°39'05" W	73.39'	7°30'51"
C39	770.63'	116.16'	N 03°34'27" W	116.05'	8°38'11"
C40	770.00'	115.79'	N 12°12'08" W	115.68'	8°36'57"
C41	18.00'	29.30'	N 75°55'18" W	26.17'	93°16'41"
C42	770.00'	171.65'	N 22°53'47" W	171.30'	12°46'21"
C43	820.00'	75.37'	S 06°35'06" E	75.35'	5°15'59"
C44	828.23'	75.37'	S 01°22'15" E	75.35'	5°12'51"
C45	18.00'	28.27'	S 12°26'21" W	25.46'	90°00'00"
C48	350.00'	7.51'	N 31°56'44" W	7.51'	1°13'49"
C49	90.00'	39.47'	S 44°52'27" W	39.16'	25°07'48"
C50	18.00'	28.27'	S 77°33'39" E	25.46'	90°00'00"
C51	300.00'	131.58'	N 44°52'27" E	130.53'	25°07'48"
C52	300.00'	103.80'	S 22°38'56" E	103.28'	19°49'25"
C53	90.00'	27.67'	N 23°30'03" E	27.56'	17°37'00"
C54	187.23'	20.88'	S 34°13'54" W	20.87'	6°23'21"
C55	49.00'	82.24'	S 13°32'31" W	72.92'	96°10'01"
C56	18.00'	18.32'	S 32°28'23" W	17.54'	58°18'17"
C57	187.23'	17.02'	S 00°42'58" W	17.02'	5°12'33"
C58	300.00'	0.39'	S 00°02'14" W	0.39'	0°04'29"
C59	314.00'	66.68'	S 06°22'07" E	66.55'	12°10'02"
C60	300.00'	116.72'	N 21°09'49" E	115.98'	22°17'29"
C63	820.00'	291.98'	S 19°25'08" E	290.44'	20°24'04"
C64	18.00'	27.35'	S 13°54'36" W	24.79'	87°03'31"
C65	350.00'	289.68'	S 33°43'43" W	281.48'	47°25'17"

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L30	N 61°33'20" W	21.62'
L31	S 61°33'20" E	60.13'
L32	S 61°33'20" E	15.71'
L33	S 00°34'20" W	39.90'
L34	N 00°34'20" E	69.26'
L35	S 89°33'11" W	51.66'
L36	S 28°38'15" E	0.98'
L37	S 57°26'21" W	39.97'
L38	N 57°26'21" E	21.97'
L39	N 10°05'50" E	24.82'
L40	N 10°05'50" E	31.47'
L41	N 10°05'50" E	59.95'
L42	N 10°01'04" E	24.13'
L43	S 57°26'21" W	23.07'
L44	N 00°34'20" E	2.38'

ROAD CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
RDC1	325.99'	101.76'	S 40°29'59" E	101.34'	17°53'04"
RDC2	325.00'	170.16'	S 46°33'24" E	168.22'	29°59'53"
RDC3	325.00'	164.47'	S 47°03'29" E	162.72'	28°59'42"
RDC4	325.00'	187.94'	S 15°59'39" E	185.33'	33°07'59"
RDC5	325.00'	268.99'	S 33°43'43" W	261.38'	47°25'17"
RDC6	795.00'	459.73'	S 15°59'39" E	453.35'	33°07'59"
RDC7	325.00'	92.37'	N 24°25'22" W	92.06'	16°17'05"
RDC8	325.00'	92.35'	N 08°08'25" W	92.04'	16°16'49"
RDC9	212.23'	76.58'	N 08°33'54" E	76.16'	20°40'24"


THUNDERBIRD LANE
PUBLIC 50' R/W
ROBERT HOWE DRIVE
PUBLIC 50' R/W
ROCKHAVEN DRIVE
PUBLIC 50' R/W
SPY GLASS DRIVE
PUBLIC 50' R/W
ROBERT
9
21,000 SF
0.482 AC
10
21,000 SF
0.482 AC
11
21,000 SF
0.482 AC
12
21,000 SF
0.482 AC
13
21,000 SF
0.482 AC
14
21,000 SF
0.482 AC
41
21,000 SF
0.482 AC
42
21,384 SF
0.491 AC
43
21,025 SF
0.483 AC
44
21,000 SF
0.482 AC
45
21,135 SF
0.485 AC
46
21,000 SF
0.482 AC
47
21,000 SF
0.482 AC
66
21,000 SF
0.482 AC
67
21,000 SF
0.482 AC
68
27,150 SF
0.623 AC
69
23,307 SF
0.535 AC
70
25,071 SF
0.576 AC
71
24,310 SF
0.558 AC
75
24,614 SF
0.565 AC
76
26,725 SF
0.614 AC
77
26,285 SF
0.603 AC
78
21,008 SF
0.482 AC
79
21,017 SF
0.482 AC
80
21,006 SF
0.482 AC
OPEN SPACE 3
OPEN SPACE 4
FIRE HYDRANT (TYP.)
10' UTILITY EASEMENT
AROUND ALL SIDES
WATER METER (TYP.)
5' UTILITY EASEMENT AROUND ALL SIDES
5' UTILITY EASEMENT
15' PUBLIC LANDSCAPE EASEMENT
PROPOSED LIGHT POLE (TYP.)
40' PUBLIC STORM DRAIN EASEMENT
40' PUBLIC STORM EASEMENT
40' PUBLIC STORM EASEMENT TO BE MAINTAINED BY HOA
20' PUBLIC STORM EASEMENT TO BE MAINTAINED BY HOA
VARIABLE WIDTH PUBLIC STORM EASEMENT
VARIABLE WIDTH PUBLIC STORM EASEMENT TO BE MAINTAINED BY HOA
EIP TO ESMT CORNER
N/F
KB HOME RALEIGH-DURHAM INC
PIN: 0642-94-4393
PID: 080652 0003
DB. 4064 PG. 0320
BM. 2022 PG. 313
ZONE: RA-40
ZONING: MEDIUM DENSITY RESIDENTIAL
N/F
KB HOME
RALEIGH-DURHAM LLC
PIN: 0642-93-5736
PID: 080652 0003 23
BM. 2022 PG. 69
ZONE: RA-40
ZONING: MEDIUM DENSITY RESIDENTIAL
PHASE 2 - FUTURE DEVELOPMENT
120' ALTERNATIVE HAMMERHEAD
APPENDIX D FIGURE D103.1
NCSPCS NAD83/2011
N 88°31'47" W 212.36'
N 88°31'47" W 266.13'
S 88°31'47" E 50.56'
S 64°39'47" E 194.26'
N 03°20'28" E 1236.73'
S 89°25'40" E 104.73'
S 89°25'40" E 210.00'
N 89°25'40" W 210.00'
S 89°25'59" E 209.98'
S 61°33'20" E 100.00'
N 61°33'20" W 100.00'
S 57°26'21" W 534.97'
N 57°26'21" E 124.67'
GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

STORM EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SD1	N 51°34'51" W	16.95'
SD2	N 39°50'30" W	38.70'
SD3	S 25°37'42" W	32.98'
SD4	S 39°50'30" E	32.45'
SD5	S 51°34'51" E	16.95'
SD6	N 56°20'43" W	20.23'
SD7	S 42°15'39" W	20.46'
SD8	S 47°44'21" E	20.00'
SD9	N 42°15'39" E	23.49'
SD10	N 31°52'23" W	20.00'
SD11	S 58°07'37" W	68.43'
SD12	S 31°39'31" E	20.00'
SD13	N 58°07'37" E	68.51'
SD14	N 27°16'01" E	37.00'
SD15	N 62°43'59" W	20.00'
SD16	S 27°16'01" W	37.00'
SD17	S 62°43'59" E	20.00'
SD18	S 52°38'00" E	29.66'
SD19	S 37°22'00" W	20.00'
SD20	N 52°38'00" W	19.32'
SD21	N 10°01'04" E	22.52'
SD22	N 72°43'56" E	18.79'
SD23	S 56°56'08" E	64.77'
SD24	S 33°03'52" W	40.00'
SD25	N 56°56'08" W	45.97'
SD26	N 17°16'04" W	40.00'
SD27	N 00°34'25" E	20.00'
SD28	S 00°34'34" W	20.00'
SD29	S 14°25'03" W	40.00'
SD30	N 51°34'51" W	65.27'
SD31	N 51°42'06" E	41.10'
SD32	S 51°34'51" E	47.33'
SD33	S 49°21'15" E	26.77'
SD34	S 40°38'45" W	20.00'
SD35	N 49°21'15" W	26.62'
SD36	N 40°38'45" E	20.00'
SD37	S 75°34'57" E	6.04'
SD38	N 72°43'56" E	8.98'
SD39	S 72°43'56" W	20.36'
SD40	N 75°34'57" W	17.39'
SD41	N 72°43'56" E	19.36'
SD42	S 72°43'56" W	19.22'
SD43	N 11°57'12" E	35.20'
SD44	N 15°47'40" E	26.28'
SD45	N 51°34'51" W	17.19'
SD46	N 38°25'09" E	40.00'
SD47	S 51°34'51" E	30.98'

STORM EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
SDC1	770.00'	33.19'	S 17°44'41" E	33.18'	2°28'10"
SDC2	769.87'	6.82'	S 15°11'33" E	6.82'	0°30'28"
SDC3	820.00'	98.20'	N 12°38'57" W	98.14'	6°51'42"
SDC4	820.00'	40.00'	N 17°28'39" W	40.00'	2°47'43"
SDC5	820.00'	145.74'	N 23°57'41" W	145.54'	10°10'59"
SDC6	350.00'	92.61'	N 49°56'55" E	92.34'	15°09'36"
SDC7	350.00'	20.00'	N 40°38'45" E	20.00'	3°16'28"

EXISTING CASE NUMBER:
SUB2208-0033

HARNETT COUNTY PROJECT:
SUB2504-0007

Ballentine
Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

CORPORATE SEAL C328

SEAL L-4966
DAVID E. BOWERS
7/15/25

NUM	REVISIONS	DATE
1	PER COUNTY COMMENTS	21 MAY 25
2		
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
KB HOMES
1800 PERIMETER PARK DRIVE
SUITE 120, OFFICE A
MORRISVILLE, NC 27560

OWNER REPRESENTATIVE
KB HOMES
R. SCOTT JOHNSON
P: 919.422.8606
E: rsjohnson@kbhome.com

ISSUED	DATE
TO CLIENT	02 APR 25
TO CLIENT	21 MAY 25

SURVEY FOR:
KB HOME
BIRCHWOOD TRAILS SUBDIVISION- PHASE 1
OLIVE BRANCH RD, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SUBDIVISION PLAT

JOB NUMBER:	121010.06
DATE:	XX APR 25
SCALE:	1" = 60'
DRAWN BY:	EAS
REVIEWED BY:	EJS

SHEET
3 OF 3