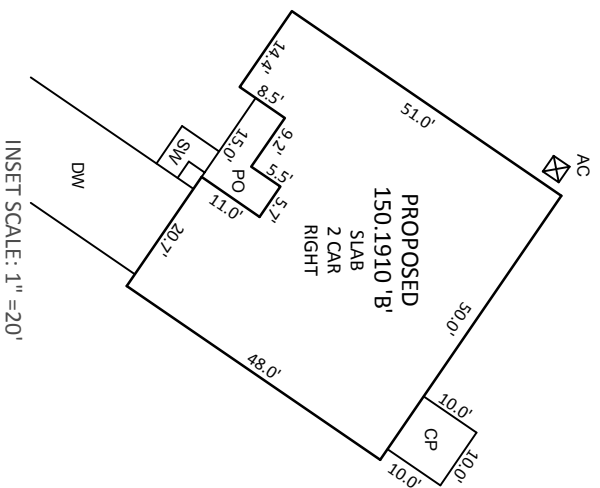


Curve Table				
Curve #	Length	Radius	Direction	Chord
C28	373.60'	1400.00'	S53°49'41"E	372.49'

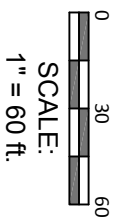
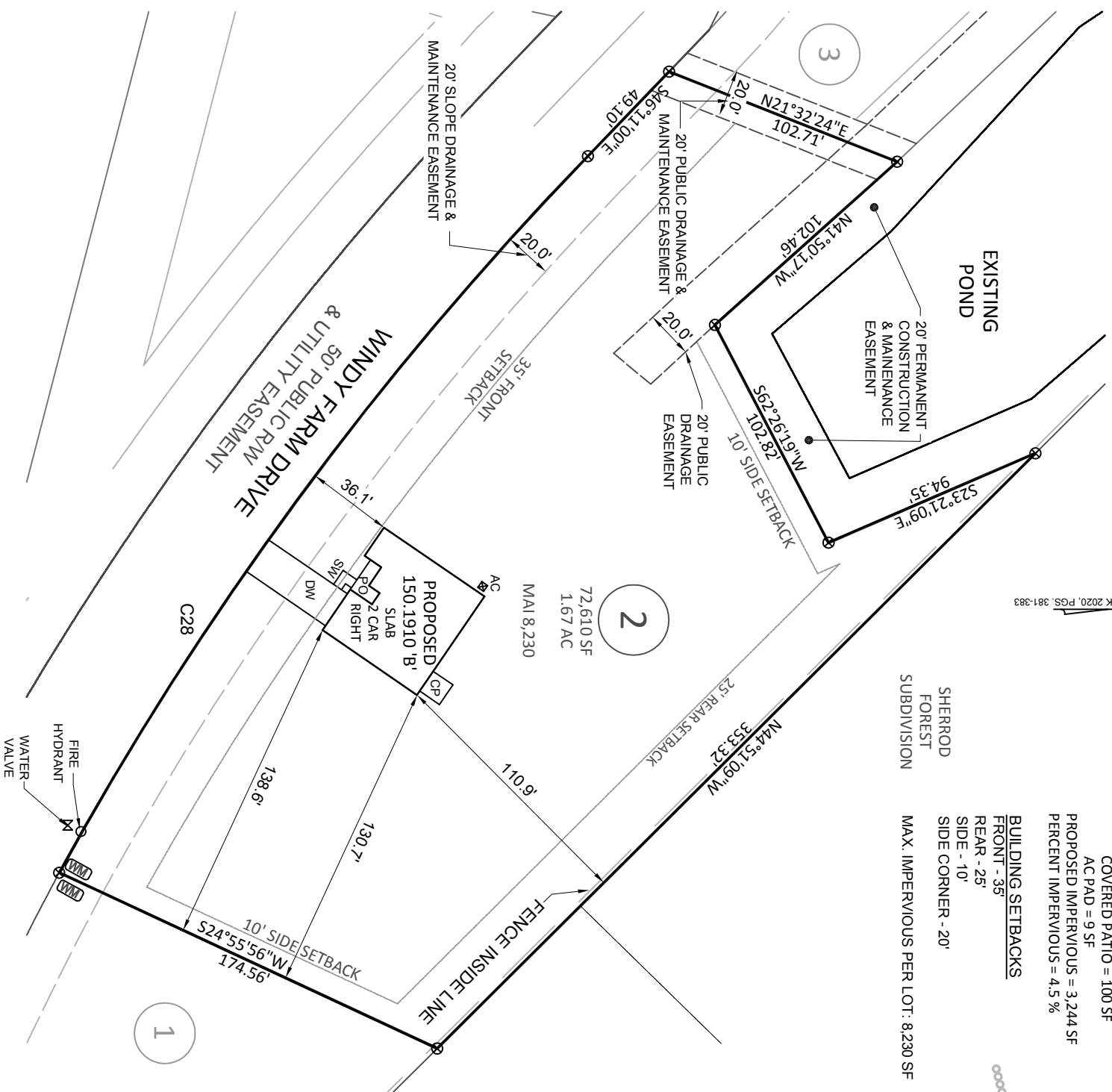


LOT INFORMATION:

PIN- 0634-81-8546 000
TOTAL LOT AREA = 1.67 AC = 72,610 SF
HOUSE = 2,330 SF
PORCH = 114 SF
SIDEWALK = 41 SF
DRIVEWAY = 650 SF
COVERED PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,244 SF
PERCENT IMPERVIOUS = 4.5 %

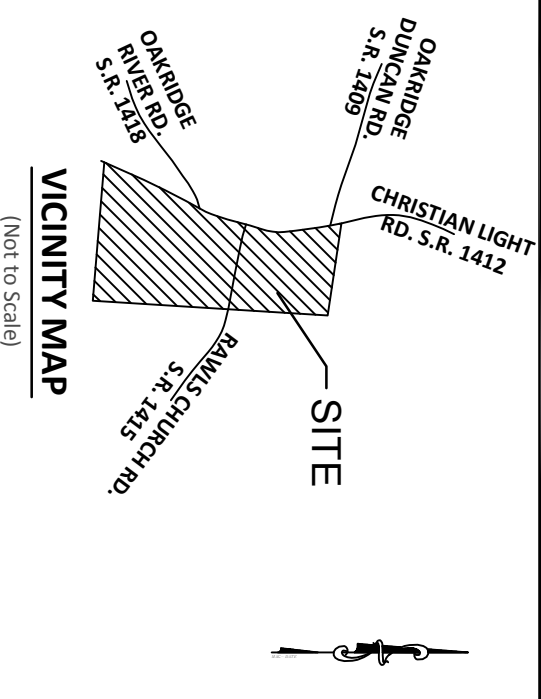
BUILDING SETBACKS
FRONT - 35'
REAR - 25'
SIDE - 10'
SIDE CORNER - 20'
MAX. IMPERVIOUS PER LOT: 8,230 SF

- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, P.L.S.
 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/OR 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200624001, DATED OCTOBER 3, 2006.
 10. ZONING IS : RA-30
 11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703



Bateman Civil Survey Company

Engineers • Surveyors • Planners
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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND
PO = PORCH
CP = COVERED PATIO
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH
P = COMPUTED PATIO
= CONCRETE POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET (IPS)
○ = DRILL HOLE FOUND
◐ = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
= CABLE BOX
= SEWER MANHOLE
= TELEPHONE PEDESTAL
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP

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
KB HOMES

HIGHLAND GROVE - PHASE 1 - LOT 2
WINDY FARM DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 12/02/20 DRAWN BY: JKF CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383

BCS# 200597

SCALE: 1" = 40'