



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

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

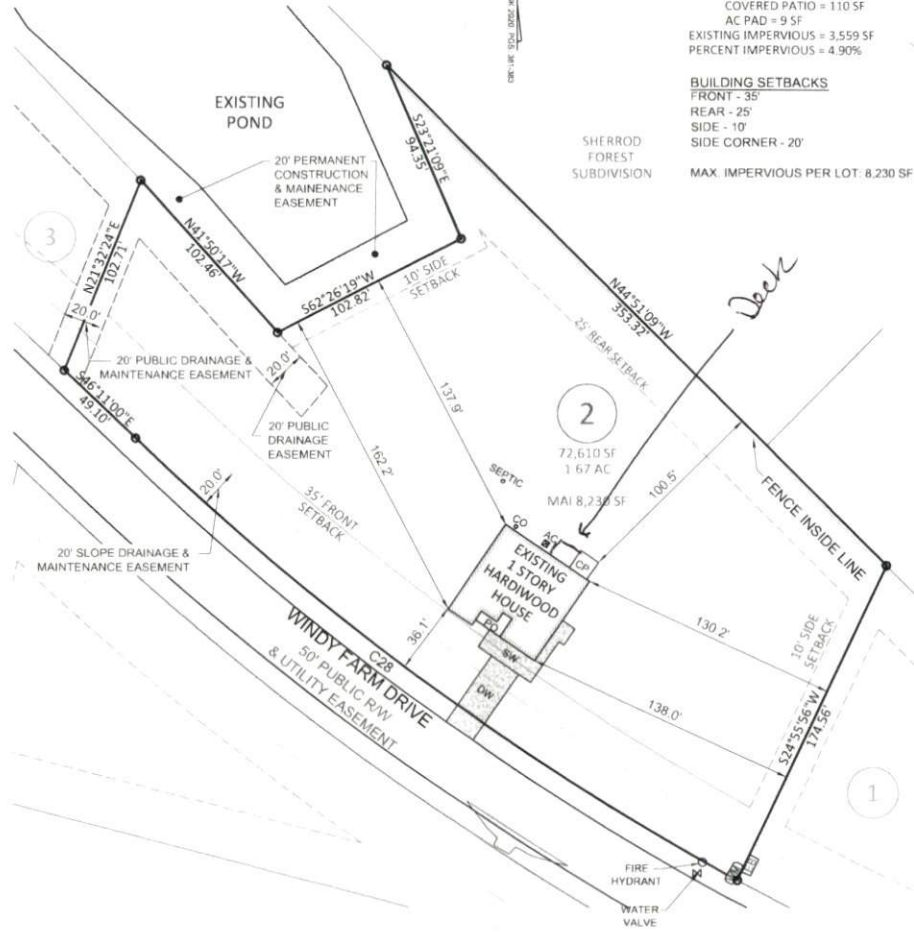
LOT INFORMATION:

PIN: 0634-81-8546.000
 TOTAL LOT AREA = 1.67 AC = 72,610 SF
 HOUSE = 2,367 SF
 PORCH = 112 SF
 SIDEWALK = 461 SF
 DRIVEWAY = 500 SF
 COVERED PATIO = 110 SF
 AC PAD = 9 SF
 EXISTING IMPERVIOUS = 3,559 SF
 PERCENT IMPERVIOUS = 4.90%

BUILDING SETBACKS

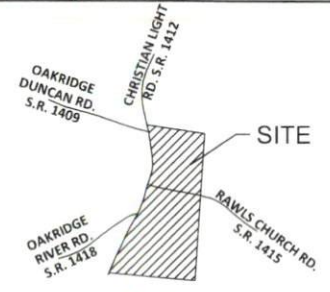
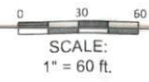
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'

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, PLS.
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 #372006240QJ, DATED OCTOBER 3, 2006.
10. ZONING IS : RA-30



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PATIO
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- ⊙ = IRON PIPE FOUND
- ⊚ = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- ⊕ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊖ = CABLE BOX
- ⊙ = SEWER MANOLE
- ⊕ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- G = GAS METER
- E = ELECTRIC METER
- YI = YARD INLET
- S = STOOP
- ⊕ = ELECTRIC BOX

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, 4752 DATED:



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.

FINAL SURVEY

FOR

JENNIFER CORREA

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

DATE: 6/28/22 DRAWN BY: HTC CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 60'