

INSET SCALE: 1"=20'

LOT INFORMATION:

PIN: 0642-95-4714.000
 REFERENCE: DB: 4084, PGS. 320-324
 TOTAL LOT AREA = 0.530 AC = 23,103 SF
 HOUSE = 2,569 SF
 PORCH = 67 SF
 SIDEWALK = 83 SF
 DRIVEWAY = 1,113 SF
 PATIO = 400 SF
 AC PAD = 9 SF
 *HOUSE IS 235 SF OVER MAXIMUM IMPERVIOUS
 EXISTING IMPERVIOUS = 4,285 SF
 PERCENT IMPERVIOUS = 18.33%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

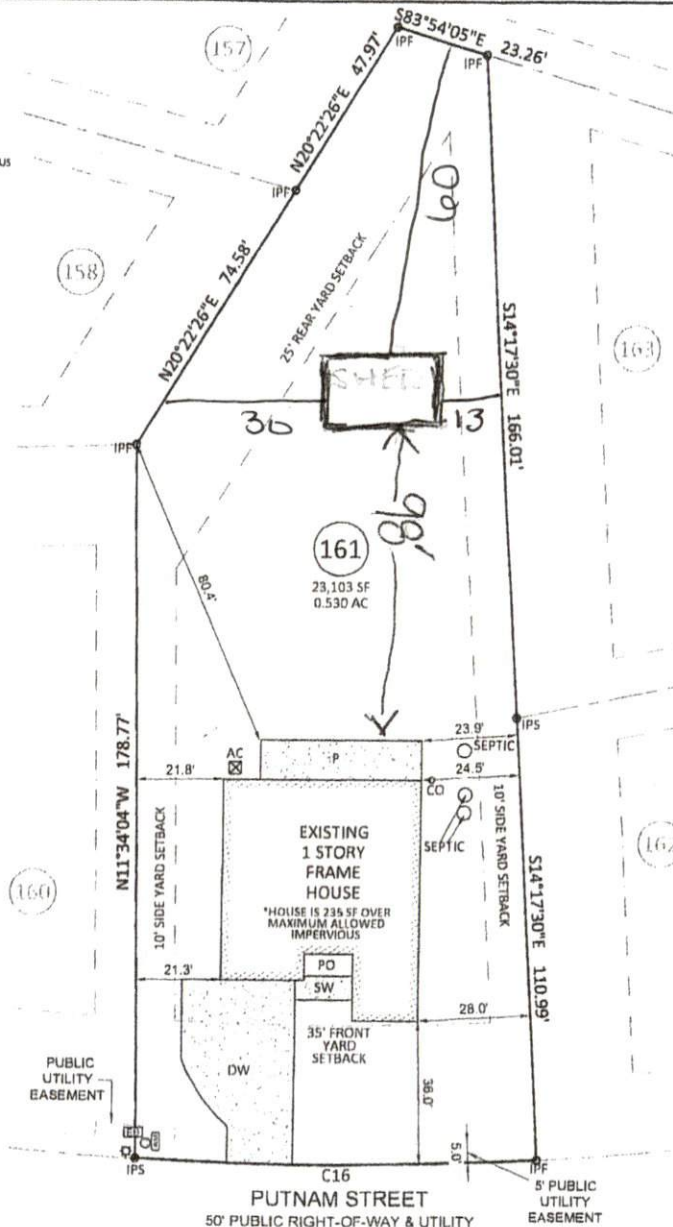
NOTES:

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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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 #37200642001, DATED OCTOBER 03 2006.
10. ZONING IS: RA-40
11. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C16	875.00'	100.22'	N78°59'47"E	100.16'



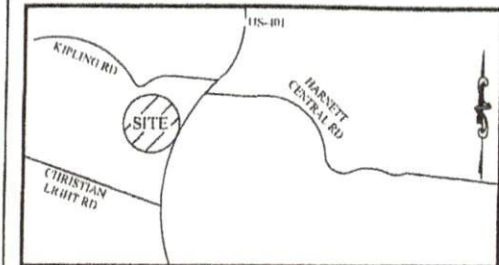
SCALE:
1" = 30' IL



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VICINITY MAP

(Not to Scale)

LEGEND

PO = FRONT COVERED PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 CP = COMPUTED POINT
 IPF = IRON PIPE FOUND (IPF)
 IP = IRON PIPE SET (IPS)
 WM = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 SM = SEWER MANHOLE
 F = FIRE HYDRANT
 TR = TRASH RECEPTACLES

BUILDING SETBACKS:

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

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:



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

DIANE & DAVID RADTKE

BIRCHWOOD GROVE - PHASE 3 - LOT 161
 166 PUTNAM STREET, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/2/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"= 30'