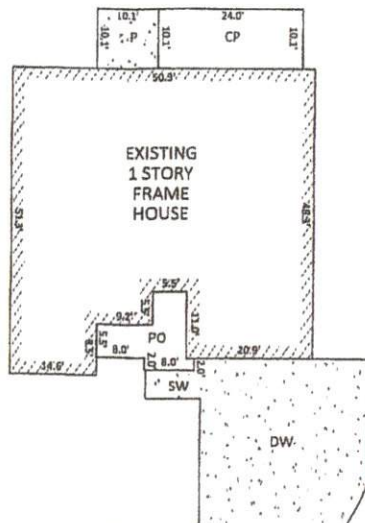


BK 2024 PGS 235-236

PIN: 0642-96-1627.000
REFERENCE: DB: 4084 PGS. 320-324
TOTAL LOT AREA = 0.517 AC = 22,520 SF
HOUSE = 2,357 SF
FRONT PORCH = 127 SF
SIDEWALK = 44 SF
DRIVEWAY = 996 SF
COVERED PATIO = 240 SF
PATIO = 101 SF
NO AC AT TIME OF SURVEY
EXISTING IMPERVIOUS = 3,865 SF
PERCENT IMPERVIOUS = 17.16 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

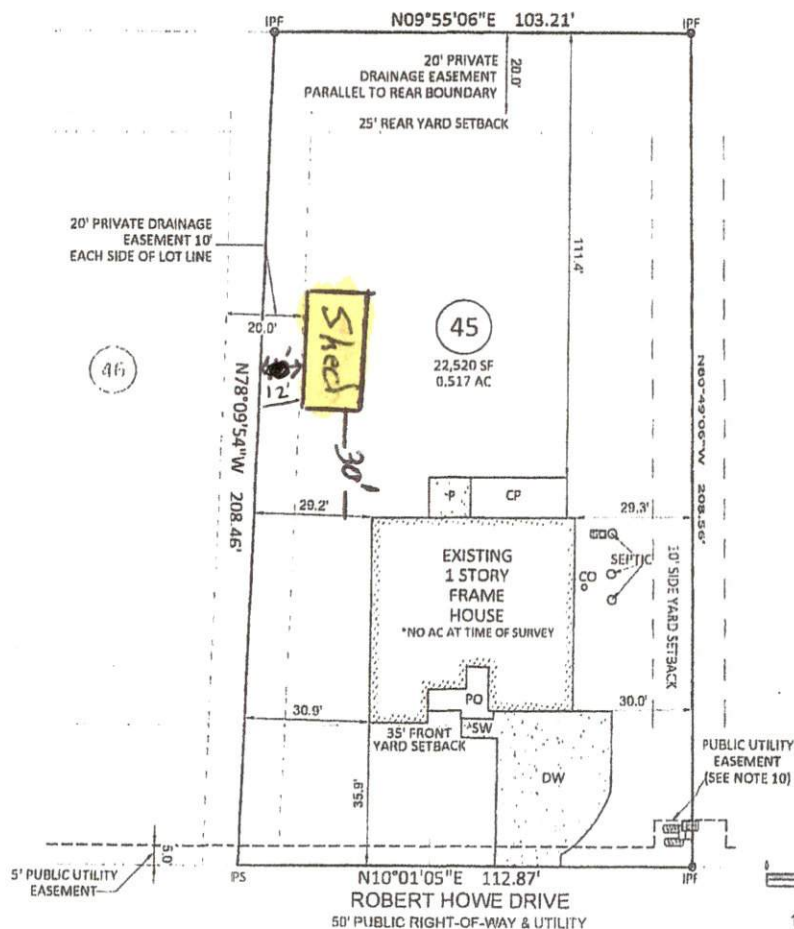


INSET SCALE: 1"=20'

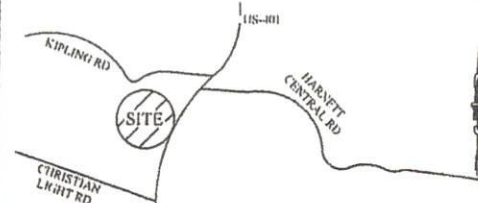
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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. THE MAP IS NOT FOR RECORDED AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATION.
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. ZONING IS: RA-40.
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft

N/F
KENDELL JAMES TYRE
DB: 96E PGS: 228-229
PIN: 0842-88-3177.000



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NCBELS Firm file, C-2378



(Not to Scale)

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = SCREENED PORCH OR PATIO
- OP = OPEN PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DWC = CONCRETE DRIVEWAY
- C = COMPLETED POINT
- IR = IRON PIPE FOUND (IFP)
- IRP = IRON PIPE SET (IPS)
- WM = WATER METER
- CL = CLEANOUT
- AC = AIR CONDITIONER
- EB = ELECTRIC BOX
- CB = CABLE BOX
- TP = TELEPHONE PEDESTAL
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- SM = SEWER MANHOLE
- PH = PROPOSED FIRE HYDRANT
- NF = NOW OR FORMERLY
- NS = NEVER
- NCD = NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- SD = SEPTIC CONTROL

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: 0 2 2 2 P M



NCDOT = NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
SC = SEPTIC CONTROL

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.

Lot #45

FOR

DENNIS & MARYLOU RUMSEY

BIRCHWOOD GROVE - PHASE 4 - LOT 45
42 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 4/23/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK 2024 PGS. 235-236

PROJECT# 220207

SCALE: 1"= 30'