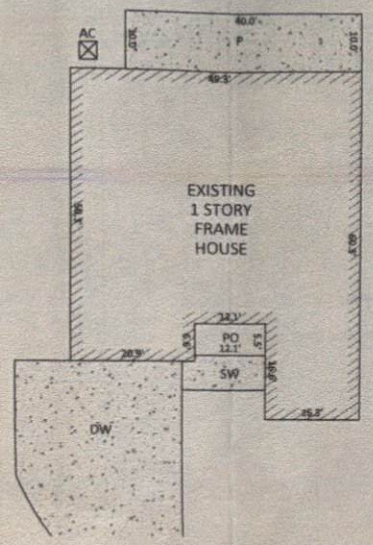


INSET SCALE: 1"=20'

LOT INFORMATION:

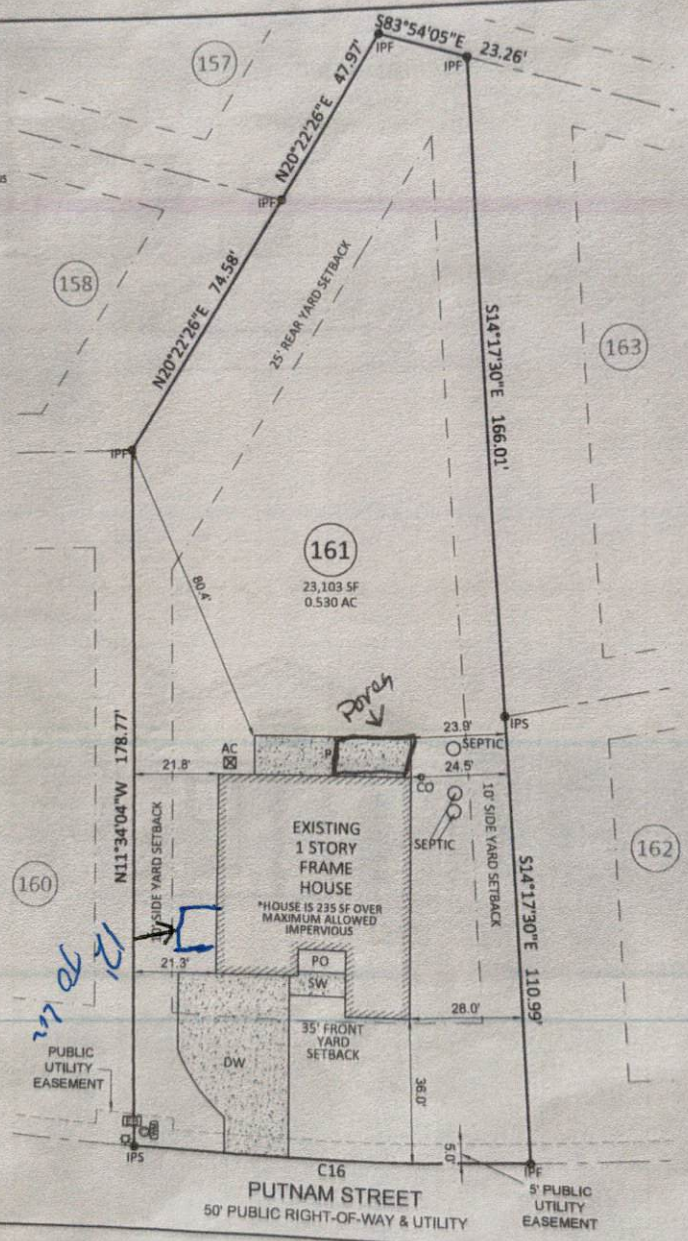
PIN: 0642-95-4714.000
REFERENCE: DB. 4084, PGS. 320-324
TOTAL LOT AREA = 0.530 AC = 23,103 SF
HOUSE = 2,563 SF
PORCH = 67 SF
SIDEWALK = 83 SF
DRIVEWAY = 1,113 SF
PATIO = 400 SF
AC PAD = 9 SF
*HOUSE IS 235 SF OVER MAXIMUM IMPERVIOUS
EXISTING IMPERVIOUS = 4,235 SF
PERCENT IMPERVIOUS = 18.33%
MAXIMUM ALLOWED 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 #3720064200J, 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 ft.



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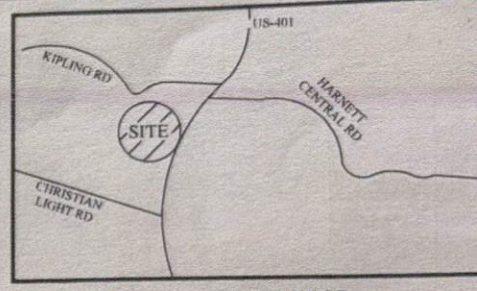
www.batemancivilsurvey.com info@batemancivilsurv
NCBELS Firm No. C-2378



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
= COMPUTED POINT
= IRON PIPE FOUND (IPF)
= IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
= CABLE BOX
TP = TELEPHONE PEDESTAL
= LIGHT POLE
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
= SEWER MANHOLE
= FIRE HYDRANT
TR = TRASH RECEPTACLES

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

I, STEVEN P. CARSON, CERTIFY THAT THIS P
DRAWN UNDER MY DIRECT SUPERVISION
SURVEY MADE UNDER MY SUPERVISION (
REFERENCED IN TITLE BLOCK); THAT THE
NOT SURVEYED ARE CLEARLY INDICATED A
FROM INFORMATION LISTED UNDER REFE
THAT THE RATIO OF PRECISION AS CALCU
1:10,000+; AND THAT THIS MAP MEETS TH
REQUIREMENTS OF THE STANDARD OF PR
LAND SURVEYING IN NORTH CAROLINA. L-
DATED:

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON

This map is of an existing par
and is only intended for the p
purposes shown. This map
recordation. No title report

FINAL SURVEY

FOR

DIANE & DAVID RADTKE

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

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

REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE

9-12-25