

AC

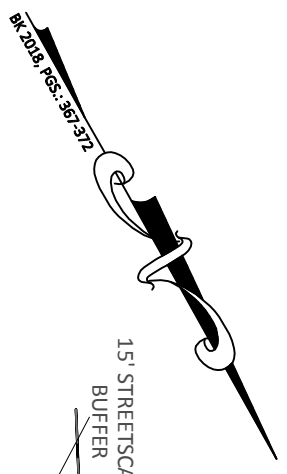
EXISTING
1 STORY
SIDING
HOSUE

LOT INFORMATION:

PIN: 0644-29-6248-000
TOTAL LOT AREA = 0.55 AC = 24,019 SF
HOUSE = 2,025 SF
PORCH = 67 SF
SIDEWALK = 25 SF
DRIVEWAY = 658 SF
PATIO = 101 SF
COVERED PATIO = 100 SF
AC PAD = 9 SF
EXISTING IMPERVIOUS = 2,985 SF
PERCENT IMPERVIOUS = 12.4 %

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. PORTIONS OF THIS SUBDIVISION GRAPHICALLY APPEAR TO LIE WITHIN A FEMA FLOOD HAZARD AREA AS PER COMMUNITY PANEL # 3720052600 J DATED 10/3/2006.
10. ZONING IS : RA-30
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703



15' STREETSCAPE
BUFFER

CHRISTIAN LIGHT ROAD
60' PUBLIC R/W

N26°48'51"E 100.07'

BUILDING SETBACKS
FRONT - 35'
REAR - 20'
SIDE - 10'
SIDE CORNER - 20'
MAX HEIGHT 35'

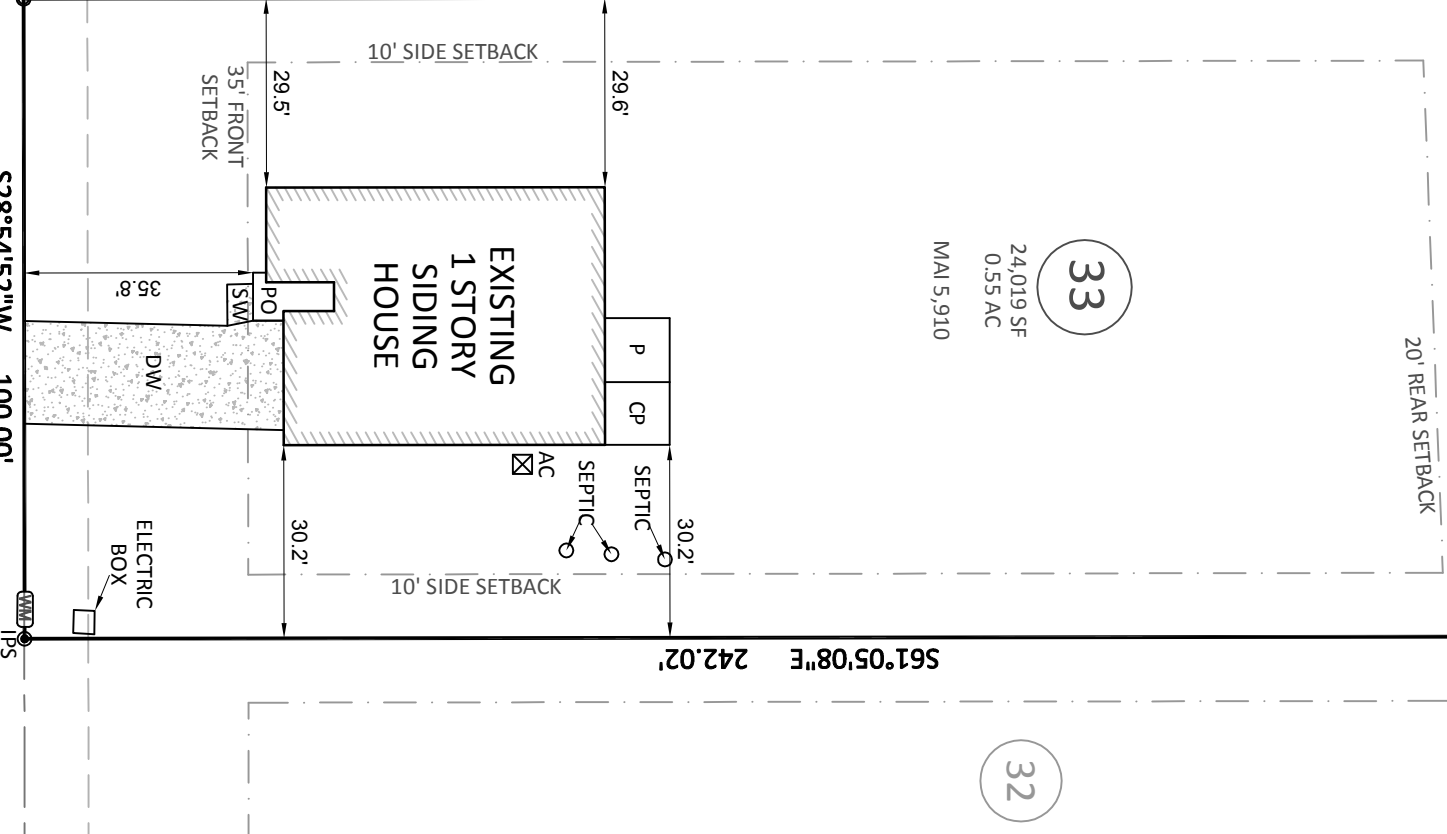
34

33
24,019 SF
0.55 AC
MAY 5, 910

32

N61°05'08"W 238.35'

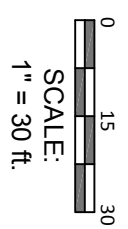
S61°05'08"E 242.02'



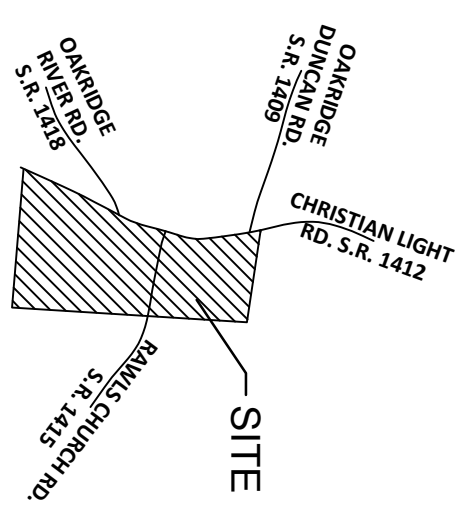
10' PUBLIC UTILITY
EASEMENT

PINEY FIELD ROAD
50' PUBLIC R/W

S28°54'52"W 100.00'



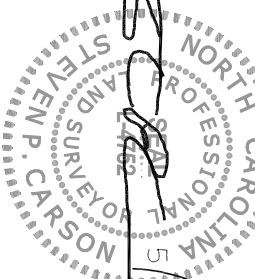
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NCBELS Firm No. C-2378



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
● = DRILL HOLE FOUND
◉ = WATER METER
◉ = CLEAN OUT
AC = AIR CONDITIONER
⊖ = CABLE BOX
⊖ = SEWER MANHOLE
⊖ = TELEPHONE PEDESTAL
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
⚡ = FIRE HYDRANT
⚡ = WATER VALVE
⚡ = LIGHT POLE



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

KB HOMES

MASON POINTE - LOT 33
148 PINEY FIELD ROAD, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 5/15/19 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK 2018, PGS.: 367-372 BCS# 180102 SCALE: 1" = 30'