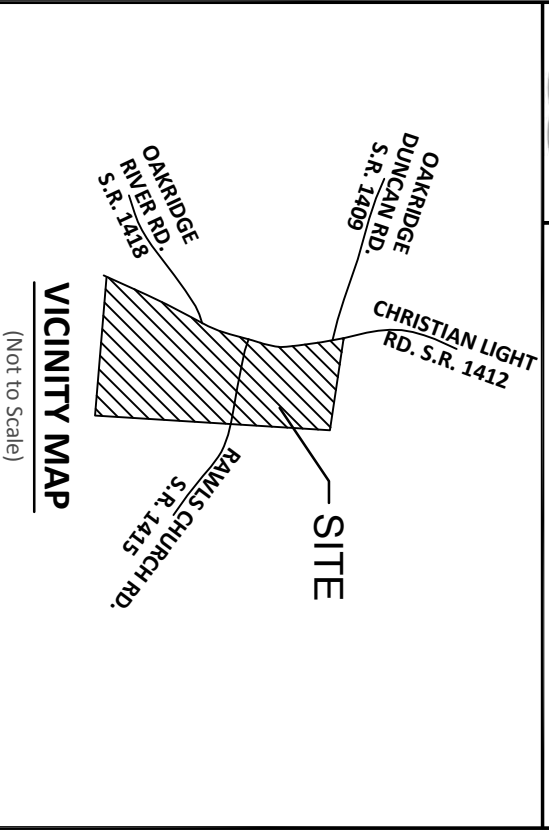




# Bateman Civil Survey Company

Engineers • Surveyors • Planners

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



### VICINITY MAP

(Not to Scale)

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 4-1752 DATED:

06/07/19  
 STEVEN P. CARSON  
 PROFESSIONAL SURVEYOR

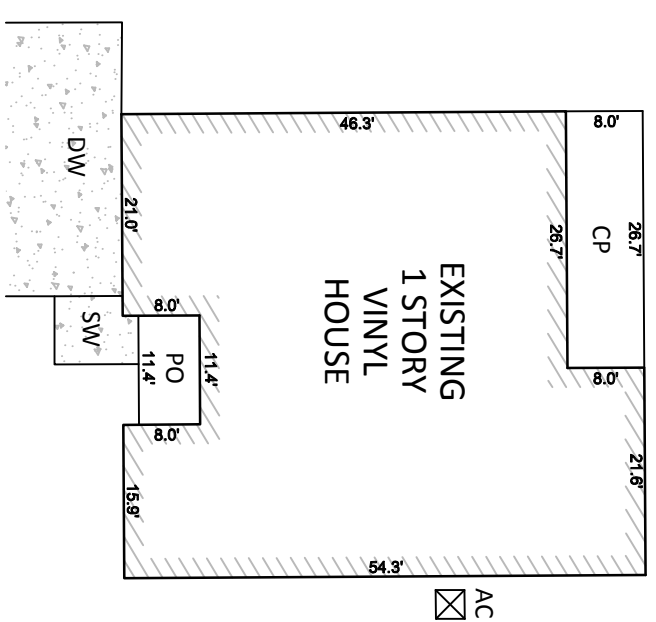
- LEGEND**
- PO = PORCH
  - CP = COVERED PATIO
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - SP = SCREENED PORCH
  - P = CONCRETE PATIO
  - ⊗ = COMPUTED POINT
  - = IRON PIPE FOUND
  - ⊙ = IRON PIPE SET (IPS)
  - ⦿ = DRILL HOLE FOUND
  - Ⓜ = WATER METER
  - Ⓢ = CLEAN OUT
  - AC = AIR CONDITIONER
  - Ⓜ = CABLE BOX
  - Ⓜ = SEWER MANHOLE
  - Ⓜ = TELEPHONE PEDESTAL
  - ⊙ = LIGHT POLE
  - ⊙ = GAS METER
  - E = ELECTRIC METER
  - ⚡ = FIRE HYDRANT
  - YI = YARD INLET
  - ⊗ = WATER VALVE

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.

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

GARY L. & MARTHA R ADKINS  
 PIN: 0644283074  
 REID: 0032933  
 DB 1157, PG 760  
 PB 2003, PG 1253  
 ZONE RA-30

**LOT INFORMATION:**  
 PIN: 0644-28-4367.000  
 TOTAL LOT AREA = 0.50 AC = 21,951 SF  
 HOUSE = 2,318 SF  
 DRIVEWAY = 1,134 SF  
 SIDEWALK = 59 SF  
 PORCH = 72 SF  
 COVERED PORCH = 214 SF  
 AC PAD = 9 SF  
 TOTAL EXISTING IMPERVIOUS = 3,806 SF  
 PERCENT IMPERVIOUS = 17.3 %

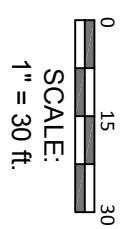
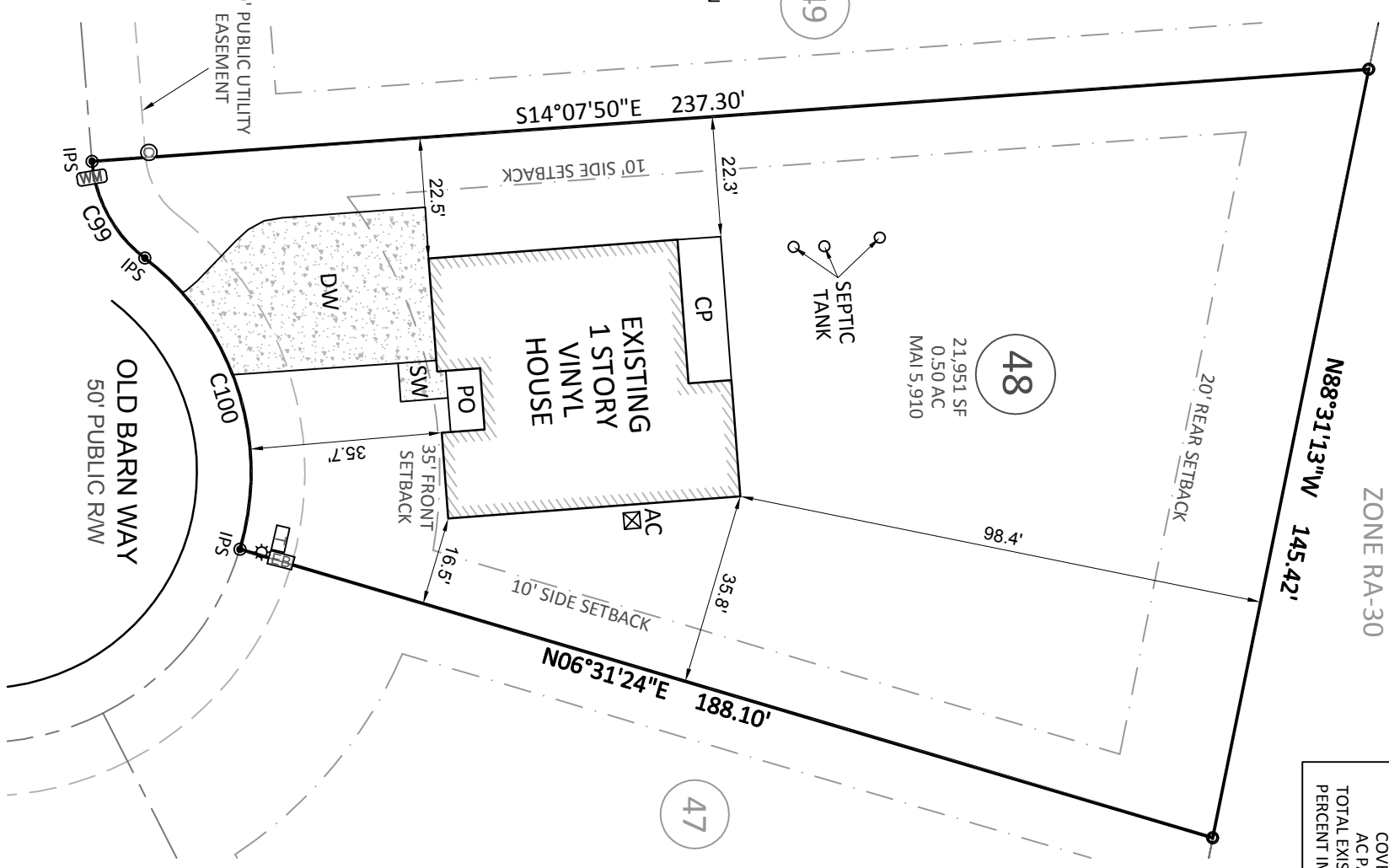


INSET SCALE: 1" = 20'

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C99	21.03'	25.00'	N51°23'27"E	20.41'
C100	60.41'	50.00'	N61°54'35"E	56.80'

**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



## FINAL SURVEY

FOR

### KB HOMES

#### MASON POINTE - LOTS 48

131 OLD BARN WAY, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 06/07/19 DRAWN BY: HTC CHECKED BY: SPC

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