

**LOT INFORMATION:**

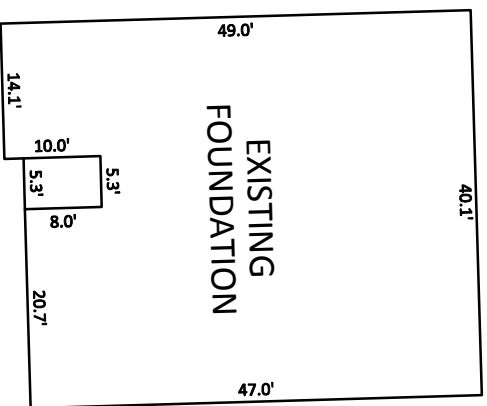
PIN: 0644-29-5019  
 TOTAL LOT AREA = 0.65 AC = 28,496 SF  
 EXISTING FOUNDATION = 1,913 SF  
 EXISTING IMPERVIOUS = 1,913 SF  
 PERCENT IMPERVIOUS = 6.7%

| CURVE TABLE |         |         |                 |
|-------------|---------|---------|-----------------|
| CURVE       | LENGTH  | RADIUS  | CHORD DIRECTION |
| C31         | 40.99'  | 25.00'  | S19°43'17"E     |
| C32         | 276.01' | 225.00' | N78°10'02"E     |
|             |         |         | CHORD           |
|             |         |         | 36.55'          |
|             |         |         | 259.02'         |

**BUILDING SETBACKS**

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

MAX. IMPERVIOUS PER LOT: 5.910 SF



INSET SCALE: 1" = 20'

**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.

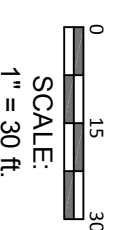
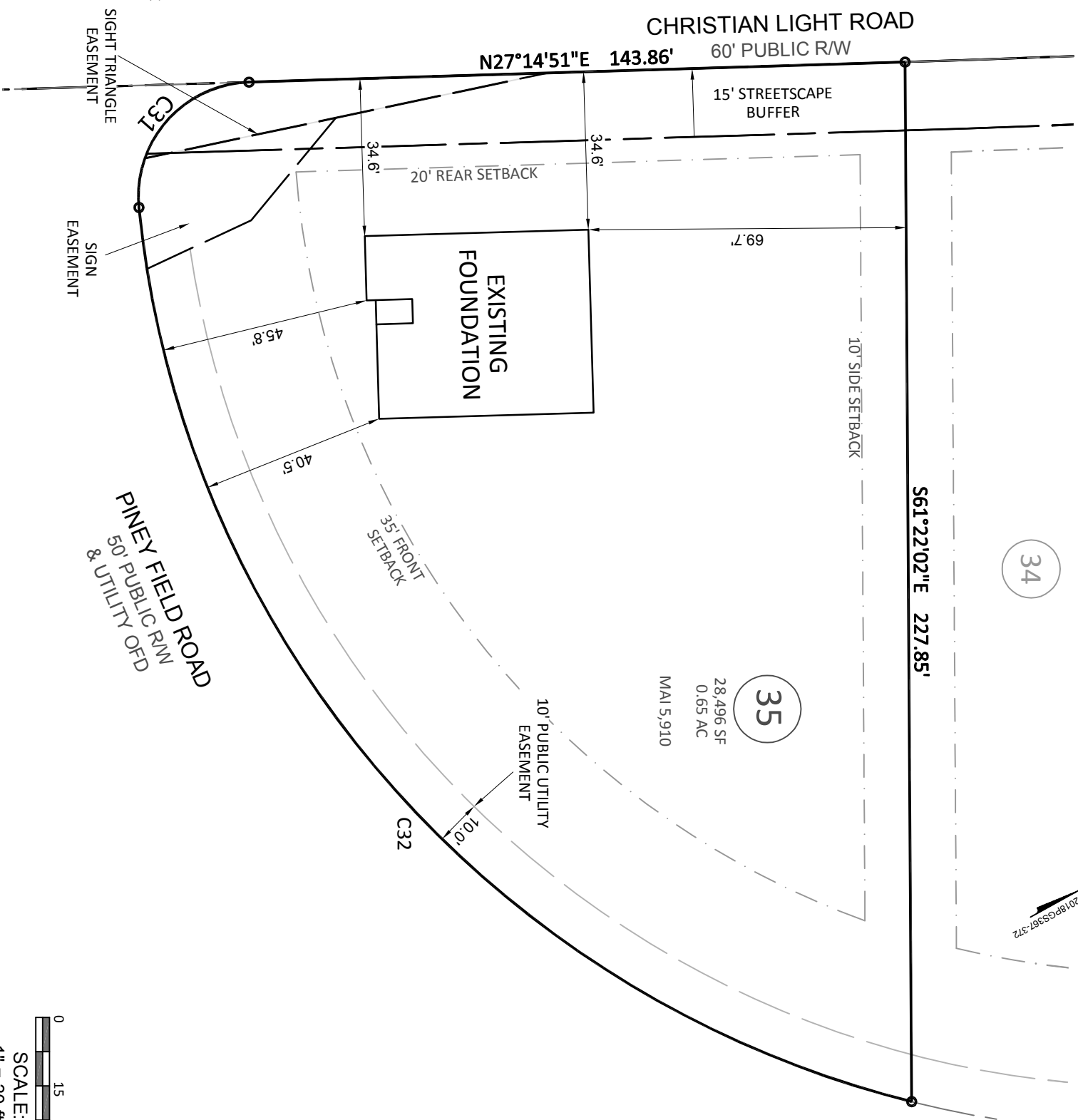
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064400, DATED OCTOBER 3, 2006.

10. ZONING IS : RA-30

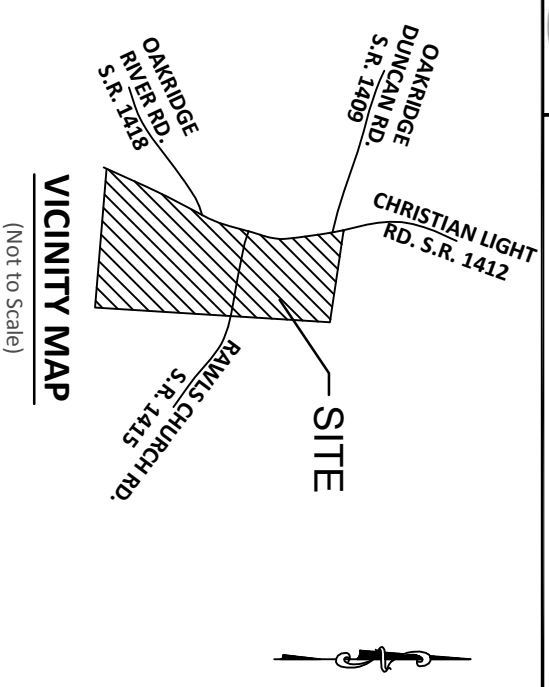
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703



**Bateman Civil Survey Company**

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 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

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 1-4752  
 DATED: 7/1/20

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.

**FOUNDATION SURVEY**

**FOR KB HOMES**

**MASON POINTE - PHASE 1A - LOT 35**  
 232 PINEY FIELD ROAD, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 7/1/20 DRAWN BY: MJA CHECKED BY: SPC  
 REFERENCE: BK 2018, PGS.: 367-372 SCALE: 1" = 30'