

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 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 THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

C110

20' SIDE CORNER

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT

47.2

SW1

MAI 5,910

35' FRONT SETBACK

- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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

N28°54'52"E

4.79

PINEY FIELD ROAD

50' PUBLIC R/W & UTILITY OFD

SCALE: 1" = 30 ft.

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C112

10.0'

10' PUBLIC UTILITY EASEMEŅT

EASEMENT

SIGHT TRIANGLE

44.3'

- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064400J, DATED OCTOBER 3, 2006.
- ZONING IS: RA-30

11. 10.

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

LOT INFORMATION:

AC PAD = 9 SF EXISTING IMPERVIOUS = 2,978 SF PERCENT IMPERVIOUS = 11.4 % PIN: 0644-29-7062.000 TOTAL LOT AREA = 0.60 AC = 26,188 SF HOUSE = 1,924 SF DRIVEWAY = 744 SF
SIDEWALK = 45 SF
PORCH = 56 SF
SCREENED PORCH = 105 SF
PATIO = 95 SF



135.37'	S43°09'46"W	275.00'	136.77' 275.00	C112
36.43'	S75°40'44"W	25.00'	40.81'	C111
122.46'	N41°45'57"W	225.00'	124.02'	C110
CHORD	CHORD DIRECTION	RADIUS	CURVE LENGTH RADIUS	CURVE
	CURVE TABLE	CURV		

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

OAKRIDGE DUNCAN RD.

CHRISTIAN LIGHT

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

info@batemancivilsurvey.com



PS

S41°38'04"W

196.96

EΒ





SETBACK HOUSE 2 STORY EXISTING РО VINYL 30.9 SÞ Þ $\boxtimes \geq$ SEPTIC 20' REAR SETBACK 26,188 SF 0.60 AC 39 SETBACK N32°35'21"W

VICINITY MAP

(Not to Scale)

OAKRIDGE

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PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
Q = COMPUTED POINT
O = IRON PIPE FOUND
O = IRON PIPE SET (IPS)
DRILL HOLE FOUND

D = WATER METER

● = DRILL HOLE FOR MATER METER
CO = CLEAN OUT
AC = AIR CONDITION
© = CABLE BOX
© = SEWER MANU
■ TELEPHONE C = AIR CONDITIONER = SEWER MANOLE

= TELEPHONE PEDESTAL
CB = CATCH BASIN G = GAS METER E = ELECTRIC METER

 ∞

/I = YARD INLET

X= LIGHT POLE
T= FIRE HYDRANT

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 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



and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided purposes shown. This map not for

FINAL SURVEY

FOR

KB HOMES

171 PINEY FIELD ROAD, FUQUAY-VARINA, NC **MASON POINTE - LOT 39**

HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 12/18/19 DRAWN BY: HTC CHECKED BY: SPC REFERENCE: BK 2018, PGS.: 367-372

BCS# 180102