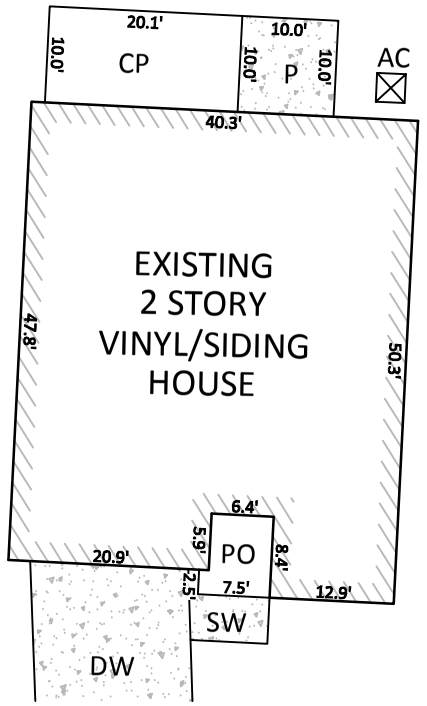


INSET SCALE: 1" =20'

LOT INFORMATION:

PIN: 0644-28-3306.000
TOTAL LOT AREA = 0.73 AC = 32,035 SF
HOUSE = 1,921 SF
PORCH = 57 SF
SIDEWALK = 42 SF
DRIVEWAY = 640 SF
AC PAD = 9 SF
COVERED PORCH = 201 SF
PATIO = 100 SF
EXISTING IMPERVIOUS = 2,970 SF
PERCENT IMPERVIOUS = 9.3 %

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C101	40.66'	50.00'	S60°10'50"E	39.55'

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

DUKE ENERGY EASEMENT

CP&L EASEMENT HEREBY REMOVED

N88°31'13"W 278.70'

20' REAR SETBACK

47
32,035 SF
0.73 AC

MAI 5,910

10' SIDE SETBACK

N53°06'56"E 332.14'

46

BM2018PGS367-372

S06°31'24"W 188.10'

48

10' SIDE SETBACK

35.5'

35.3'

CP
P
AC

EXISTING
2 STORY
VINYL/SIDING
HOUSE

PO
SW
DW

16.6'

15.4'

35' FRONT SETBACK

36.3'

10' PUBLIC UTILITY EASEMENT

EB
IPS
C101
WM

OLD BARN WAY 50' PUBLIC R/W

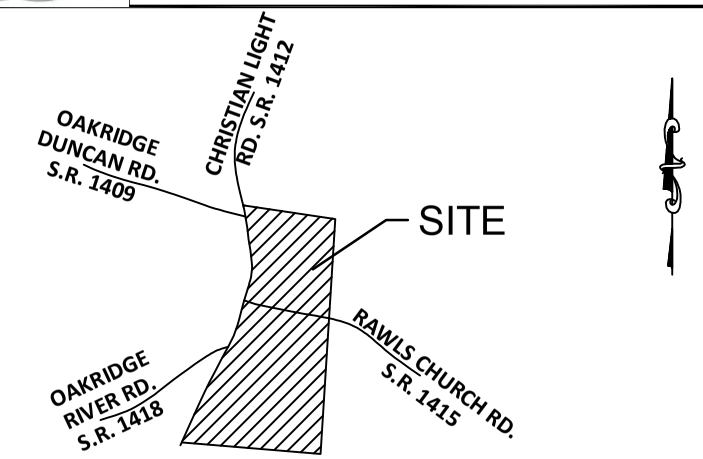
NOTES:

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

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

0 15 30
SCALE:
1" = 30 ft.

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
O = IRON PIPE FOUND
◉ = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
C = CABLE BOX
S = SEWER MANOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
☼ = LIGHT POLE
EB = ELECTRIC BOX

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. L-4752
DATED:

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

6/7/19

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 - LOTS 47

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

DATE: 6/7/19 DRAWN BY: BMN CHECKED BY: SPC

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

P:\2018 Projects\180102 Mason Pointe ALTA - KB\MLS\dwg\180102 Mason Pointe - MLS.dwg, 6/12/2019 2:31:31 PM, bnelson