

**LOT INFORMATION:**

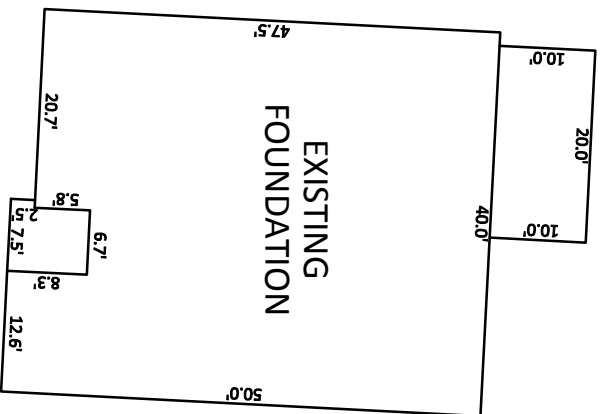
PIN: 0644-28-3306.000  
 TOTAL LOT AREA = 0.73 AC = 32,035 SF  
 FOUNDATION = 2,150 SF  
 EXISTING IMPERVIOUS = 2,150 SF  
 PERCENT IMPERVIOUS = 6.7 %

GARY L. & MARTHA R ADKINS

PIN: 0644283074  
 REID: 0032933  
 DB 1157, PG 760  
 PB 2003, PG 1253  
 ZONE RA-30

DUKE ENERGY  
 EASEMENT  
 HEREBY REMOVED

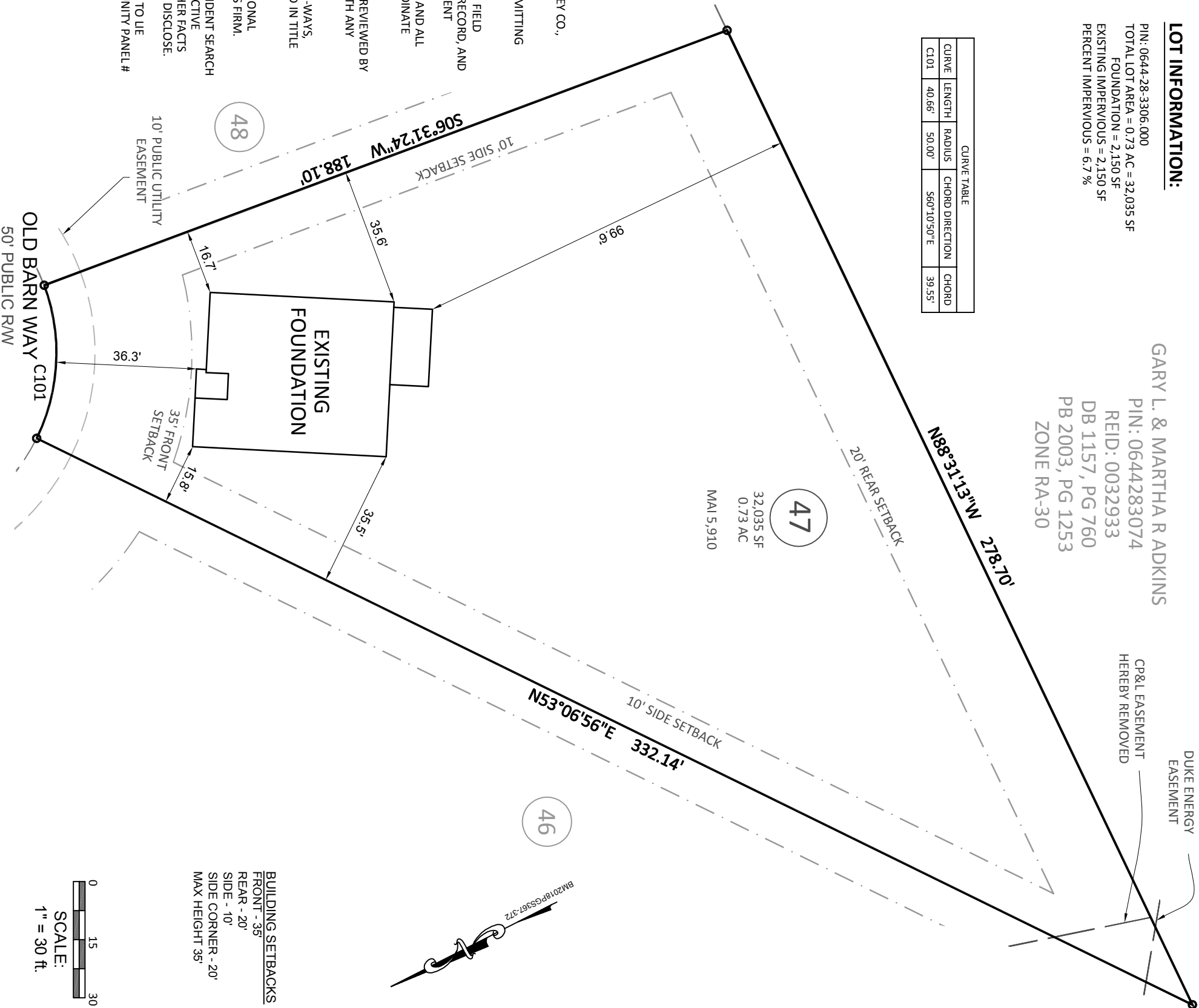
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION
C101	40.66'	50.00'	S60°10'50"E
			CHORD
			39.55'



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. PORTIONS OF THIS SUBDIVISION GRAPHICALLY APPEAR TO BE 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

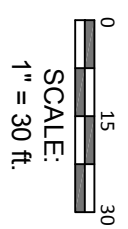


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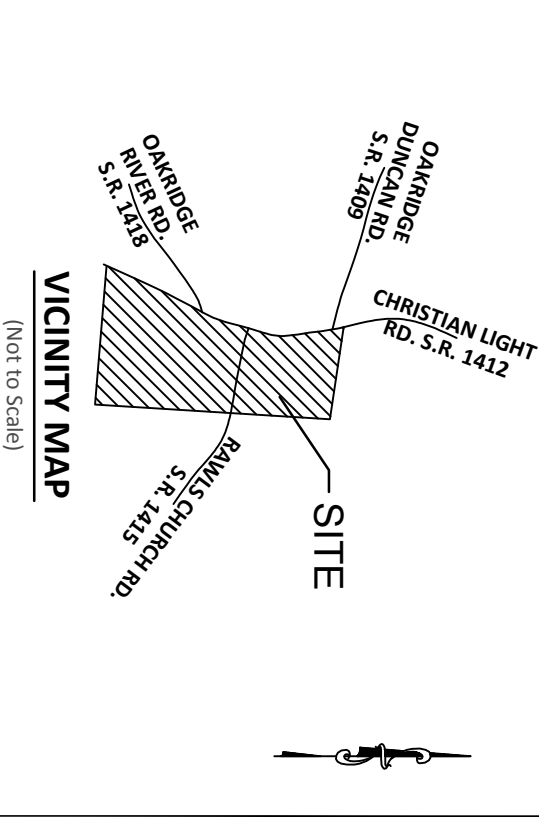
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**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 20'  
 SIDE - 10'  
 SIDE CORNER - 20'  
 MAX HEIGHT 35'



**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

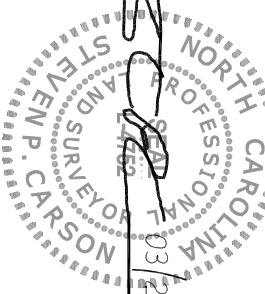


**VICINITY MAP**  
 (Not to Scale)

**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  
 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. L-4752  
 DATED: 03/26/19

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.



**FOUNDATION SURVEY**  
 FOR  
**KB HOMES**

**MASON POINTE - LOTS 47**  
 137 OLD BARN WAY, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 3/26/19 DRAWN BY: BMN CHECKED BY: SPC  
 REFERENCE: BK 2018, PGS. 367-372 BCS# 180102 SCALE: 1" = 30'