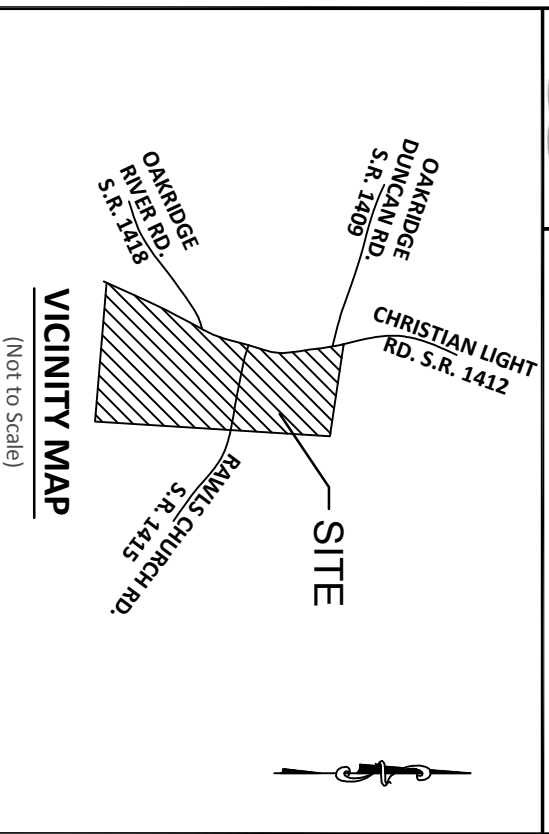




Bateman Civil Survey Company

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



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:

STEVEN P. CARSON
 PROFESSIONAL SURVEYOR
 11/11/19

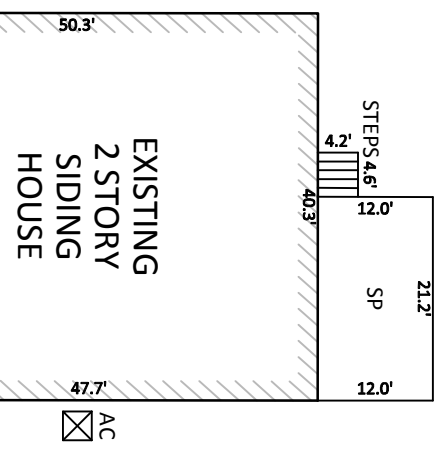
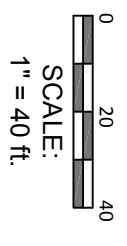
LEGEND
 PO = PORCH
 CP = COVERED PATIO
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 SP = SCREENED PORCH
 P = CONCRETE PATIO
 ⊗ = COMPUTED POINT
 ● = IRON PIPE FOUND
 ● = DRILL HOLE FOUND
 (M) = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 ⊖ = CABLE BOX
 ⊕ = SEWER MANHOLE
 ⊕ = TELEPHONE PEDESTAL
 G = GAS METER
 E = ELECTRIC METER
 YI = YARD INLET
 EB = ELECTRIC BOX

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 - PHASE 1B - LOT 66
 79 PINEY FIELD ROAD, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 11/11/19 DRAWN BY: MJA CHECKED BY: SPC
 REFERENCE: BK 2019, PGS. 91-96 BCS# 180102 SCALE: 1" = 40'

- 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 #37200644001, 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



LOT INFORMATION:
 PIN: 0644-39-04110.000
 TOTAL LOT AREA = 0.60 AC = 26,064 SF
 HOUSE = 1,918 SF
 PORCH = 57 SF
 SIDEWALK = 66 SF
 DRIVEWAY = 644 SF
 SCREENED PORCH = 254 SF
 AC PAD = 9 SF
 EXISTING IMPERVIOUS = 2,948 SF
 PERCENT IMPERVIOUS = 11.3 %

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

MAX. IMPERVIOUS PER LOT: 5,910 SF

Curve Table				
Curve #	Length	Radius	Direction	Chord
C19	102.32	275.00	N39°34'26"E	101.73

