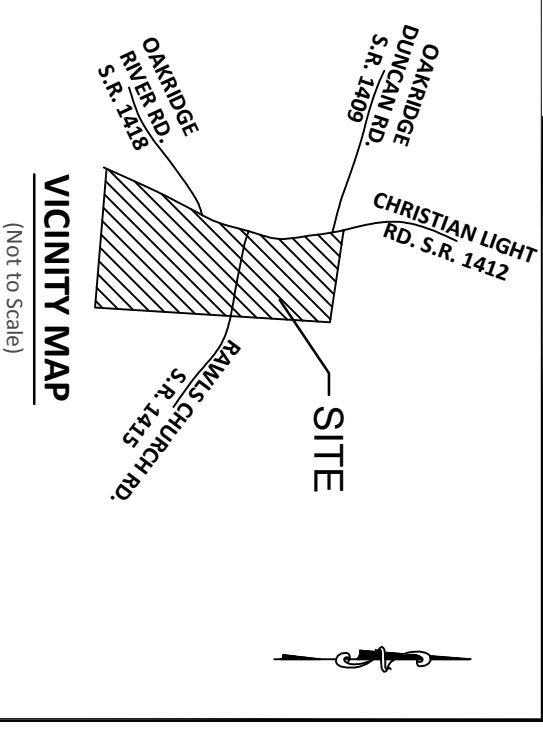


# Bateman Civil Survey Company

**Engineers • Surveyors • Planners**  
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 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBELS Firm No. C-2378



### VICINITY MAP

(Not to Scale)

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*  
 11/10/19  
 NORTH CAROLINA PROFESSIONAL SURVEYOR  
 STEVEN P. CARSON

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  
**ERICA BARYS**

**MASON POINTE - PHASE 1B - LOT 22**  
 61 ROLLING FIELD DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 11/10/19 DRAWN BY: JKF CHECKED BY: SPC

REFERENCE: BK 2019, PGS.: 91-96

BCS# 180102

SCALE: 1" = 30'

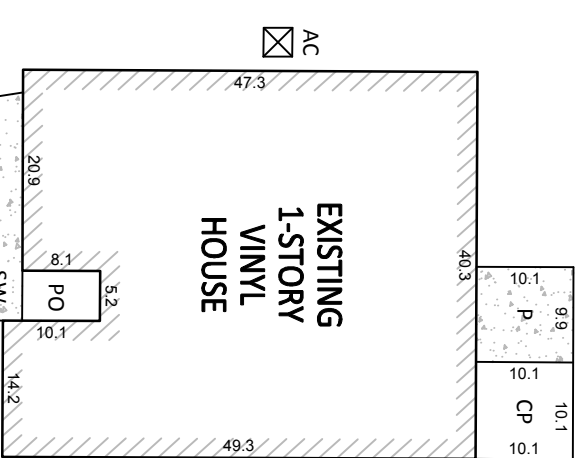
### LOT INFORMATION:

PIN: 0644-39-5413.000  
 TOTAL LOT AREA = 0.50 AC = 21,732 SF  
 HOUSE = 1,893 SF  
 DRIVEWAY = 666 SF  
 SIDEWALK = 33 SF  
 PORCH = 43 SF  
 COVERED PORCH = 103 SF  
 CONC. PATIO = 100 SF  
 AC PAD = 9 SF

EXISTING IMPERVIOUS = 2,847 SF  
 PERCENT IMPERVIOUS = 13.1%

Curve Table				
Curve #	Length	Radius	Direction	Chord
C26	45.55'	50.00'	N24°00'00"E	43.99'

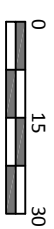
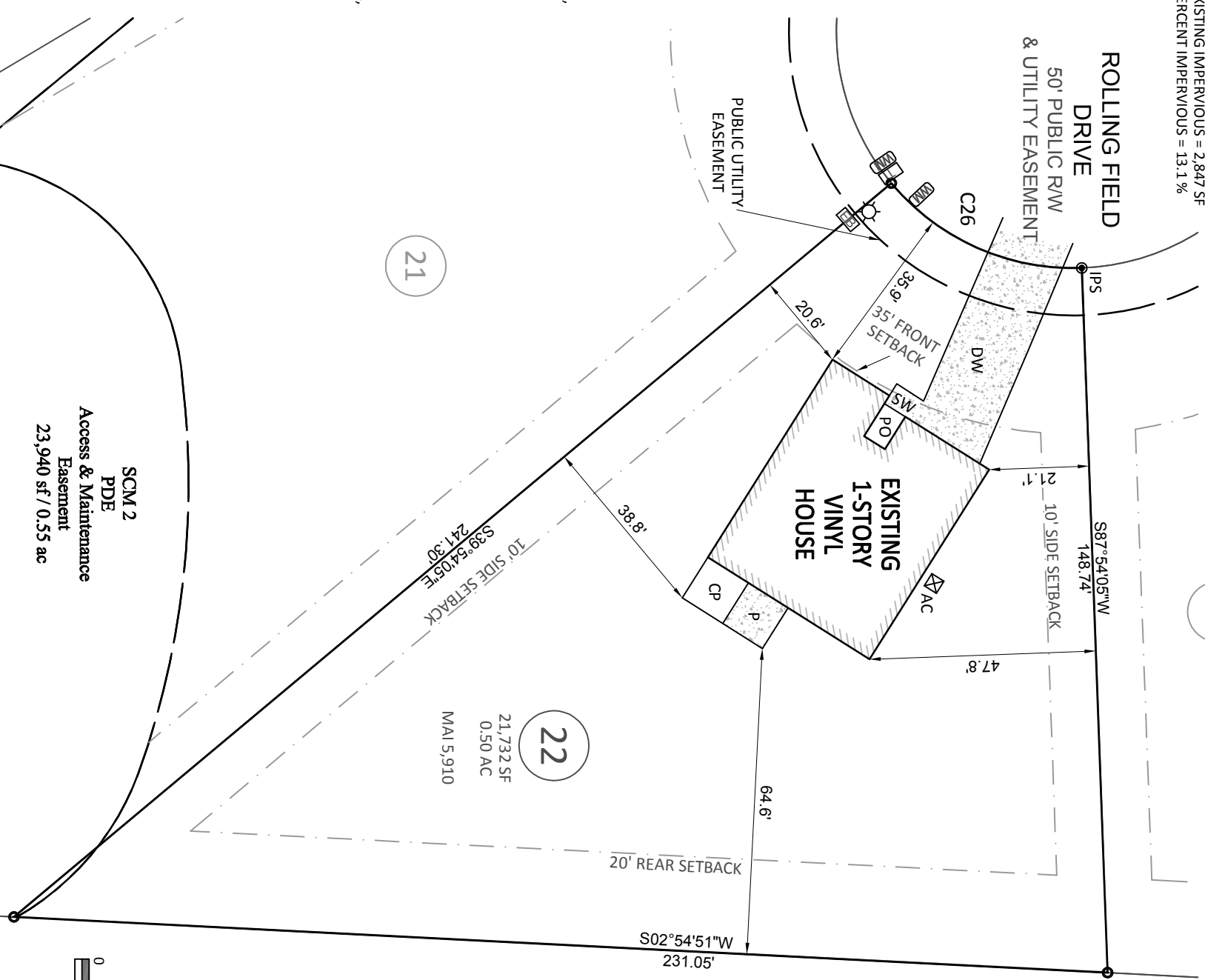
**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 20'  
 SIDE - 10'  
 SIDE CORNER - 20'  
 MAX HEIGHT 35'  
 MAX IMPERVIOUS PER LOT: 5,910 SF



INSET SCALE: 1" = 20'

### NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- 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 MAY DISCLOSE.
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200644001, DATED OCTOBER 3, 2006.
- ZONING IS: RA-30



SCALE: 1" = 30'