

LOT INFORMATION:

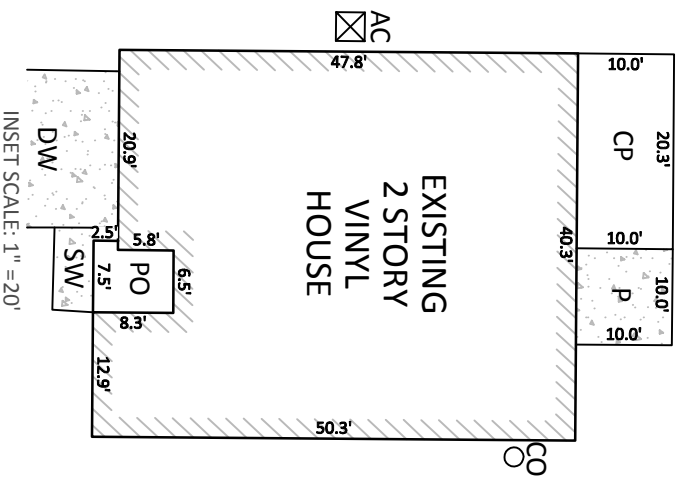
PIN: 0644-38-1939.000
 TOTAL LOT AREA = 0.63 AC = 27,402 SF
 HOUSE = 1,920 SF
 PORCH = 57 SF
 SIDEWALK = 40 SF
 DRIVEWAY = 666 SF
 AC PAD = 9 SF
 PATIO = 100 SF
 COVERED PATIO = 203 SF
 MAXIMUM IMPERVIOUS = 5,910 SF
 TOTAL EXISTING IMPERVIOUS = 2,995 SF
 PERCENT IMPERVIOUS = 10.9%

BUILDING SETBACKS

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

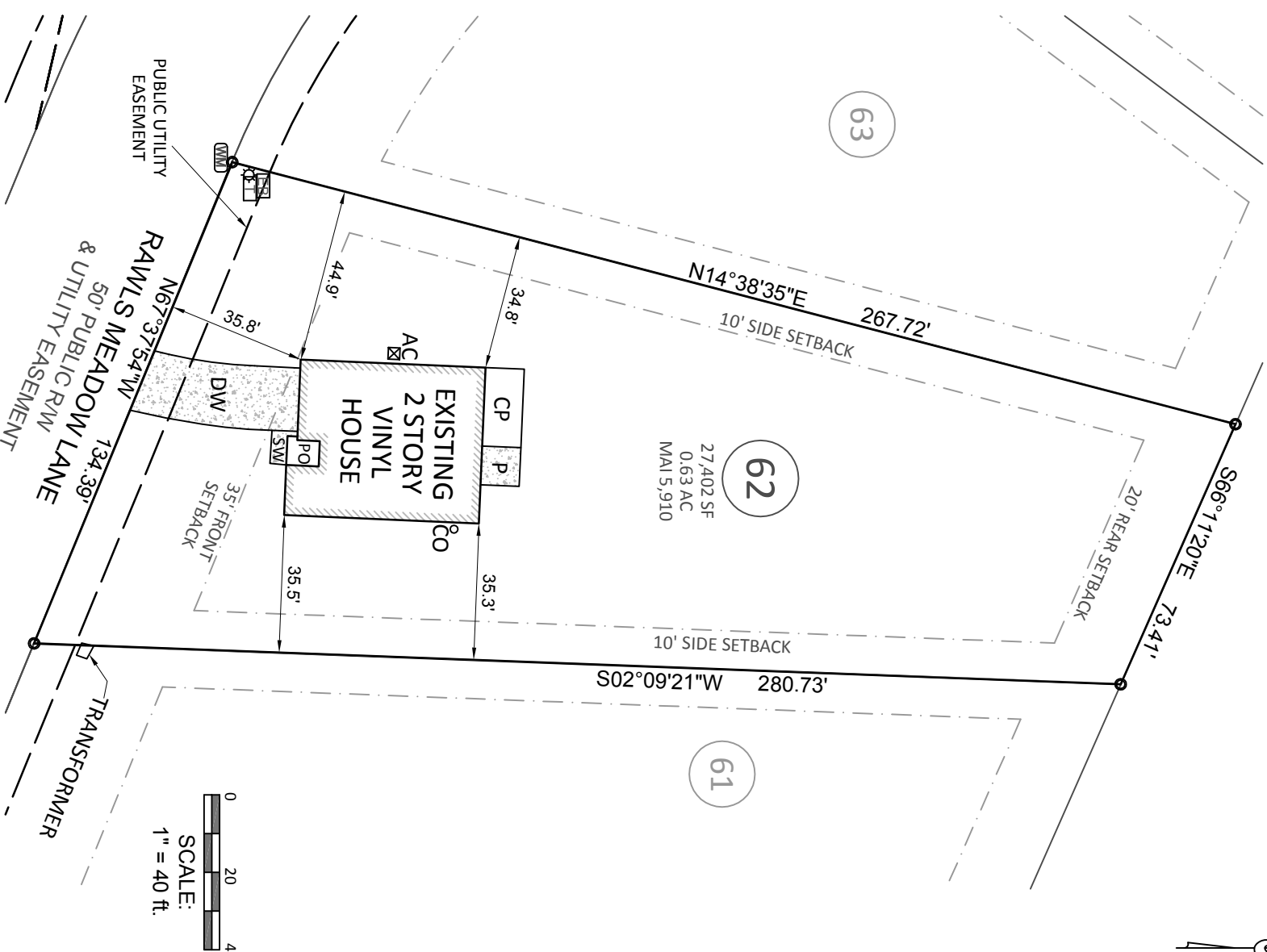
MAX. IMPERVIOUS PER LOT: 5,910 SF

Open Space
 155,984 sf / 3.581 ac



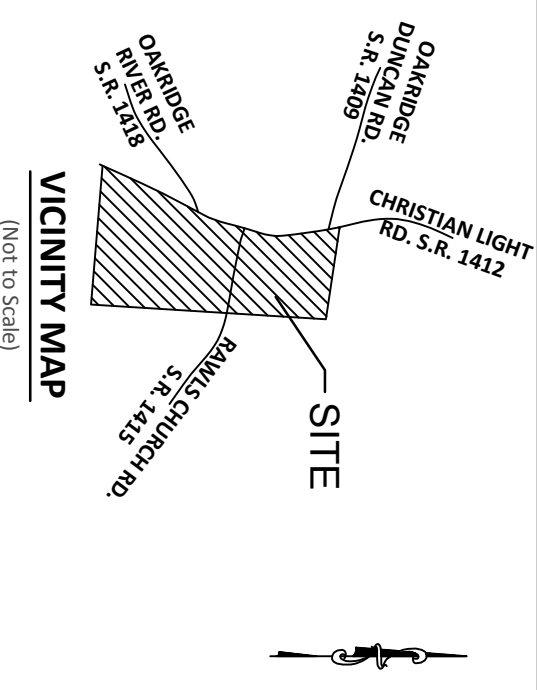
NOTES:

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# 3720064400J, DATED OCTOBER 3, 2006
10. ZONING IS : RA-30



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
- ☒ = ELECTRIC BOX
- ⊙ = IRON PIPE FOUND
- ⊙ = IRON PIPE SET (IPS)
- ⊙ = DRILL HOLE FOUND
- ⊙ = WATER METER
- ⊙ = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE BOX
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- G = GAS METER
- E = ELECTRIC METER
- YI = YARD INLET
- ☼ = LIGHT POLE

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:

Signature of Steven P. Carson
 10/11/19
 NORTH CAROLINA PROFESSIONAL SURVEYOR AND LAND 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
SCOTT BORCHARDT

MASON POINTE - PHASE 1B - LOT 62
 99 RAWLS MEADOW LANE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

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

REFERENCE: BK 2019, PGS.: 91-96

BCS# 180102

SCALE: 1" = 40'