S01°08/04"W ⇒ ∓

FOUNDATION **EXISTING**

144.2'

MAI 5,910

N01°08'04"E 89.09

22,622 SF 0.52 AC

20' REAR SETBACK

13.9

10' SIDE SETBACK

N88°31'13"W 250.00

10' Turnaround Easement

249 sf

Gary L & Martha R Adkins Pin:0644383001, Reid:0059488 DB 1157, PG 760 PB 2003, PG 1253

Zoned RA-30

1" = 40 ft.

54.54

SETBACK

35' FRONT

NOTES:

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

Curve Table

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

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

MAX. IMPERVIOUS PER LOT: 5,910 SF

OAKRIDGE DUNCAN RD.

CHRISTIAN LIGHT

MAX HEIGHT 35'

- 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
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. UNLESS OTHERWISE SHOWN.

5

6.

- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064400J, DATED OCTOBER 3, 2006
- **ZONING IS: RA-30**

10.

11.

PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

& UTILITY EASEMENT, 20. PUBLIC R/W WHITE QUARTZ PLACE

> PUBLIC UTILITY **EASEMENT**

C5A

28.7

28.6

10' SIDE SETBACK

\\87°55'48"\W

Curve # C5A Length 37.25 Radius 325.00 N02°08'57"W Direction LOT INFORMATION: 37.23 Chord

PIN: 0644-38-0340.000
TOTAL LOT AREA = 0.52 AC = 22,622 SF
FOUNDATION = 2,621 SF
EXISTING IMPERVIOUS = 2,621 SF
PERCENT IMPERVIOUS = 11.6%



OAKRIDGE

VICINITY MAP

(Not to Scale)

PO = PORCH CP = COVERED PATIO SW = SIDEWALK

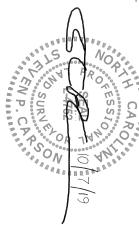
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
Ø = COMPUTED POINT
O = IRON PIPE FOUND
Ø = IRON PIPE SET
DRILL HOLE FOUND

● = DRILL HOLE FIND THE PRINCIPLE OF STREET ACT = AIR CONDITION OF STREET BOX OF STREET HONE C = AIR CONDITIONER) = WATER METER

CB = CATCH BASIN = SEWER MANOLE

G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
FH = FIRE HYDRANT

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: UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED



and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided purposes shown. This map not for

SCALE: **FOUNDATION SURVEY KB HOMES** FOR

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 73 WHITE QUARTZ PLACE, FUQUAY-VARINA, NC MASON POINTE - PHASE 1B - LOT 52

DATE: 10/7/19 DRAWN BY: BMN CHECKED BY: SPC REFERENCE: BK 2019, PGS.: 91-96 BCS# 180102