LOT INFORMATION:

PIN: 0645-30-4102.000

TOTAL LOT AREA = 0.70 AC = 30,529 SF
FOUNDATION = 1,634 SF
EXISTING IMPERVIOUS = 1,634 SF
PERCENT IMPERVIOUS = 5.35%

(Cu	
C10	Curve #	
140.64	Length	
325.00	Radius	Curve Table
S38°44'16"E	Direction	le
139.54	Chord	

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

Bateman Civil Survey Company

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

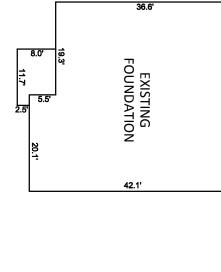
MAX. IMPERVIOUS PER LOT: 5,910 SF

OAKRIDGE DUNCAN RD. OAKRIDGE 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 CHRISTIAN LIGHT www.batemancivilsurvey.com Engineers • Surveyors • Planners

SITE

RIVER RD. S.R. TATS

	140.64	C10	.33/0
ı	Length	Curve #	,634 SF
- 1			34 SF
			(- 00,010 0



39.4



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

NOTES:

- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- UNLESS OTHERWISE SHOWN. 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.

<u>ب</u>

- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL
- 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 #3720064400J, DATED OCTOBER 3, 2006.

EASEMENT DRAINAGE 20' PUBLIC

·0

WW

C10

10.0

35.9

10' PUBÜC UTILITY

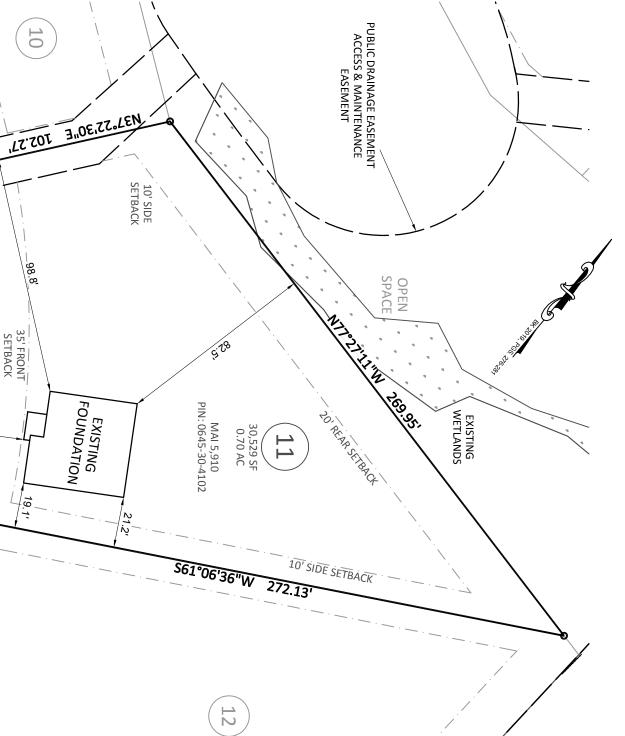
EASEMENT

RAWLS FARM LANE

& UTILITY EASEMENT 50' PUBLIC R/W **ZONING IS: RA-30**

11. 10.

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



VICINITY MAP

is constant in the second in t

(Not to Scale)

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

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = COMPUTED POINT
O = IRON PIPE FOUND

∅ = IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND) = WATER METER

CO = CLEAN OUT
AC = AIR CONDITIONER
© = CABLE BOX
© = SEWER MANOLE
□ = TELEPHONE PEDESTAL
CB = CATCH BASIN

E = ELECTRIC METER

/I = YARD INLET G = GAS METER

SURVEYING IN NORTH-CAROLINA 14752
DATED: 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 SURVEY ON A SURVEYO

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

FOUNDATION SURVEY

FOR

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 48 RAWLS FARM LANE, FUQUAY-VARINA, NC **MASON POINTE - PHASE 2 - LOT 11**

DATE: 11/24/20 DRAWN BY: HTC CHECKED BY: SPC

SCALE: 1" = 40 ft.

REFERENCE: BK 2019, PGS. 276-281 BCS# 180102 SCALE: 1" = 40'