

LOT INFORMATION:

PIN: 0645-20-9685.000
 TOTAL LOT AREA = 0.61 AC = 26,462 SF
 FOUNDATION = 1,917 SF
 EXISTING IMPERVIOUS = 1,917 SF
 PERCENT IMPERVIOUS = 7.2 %

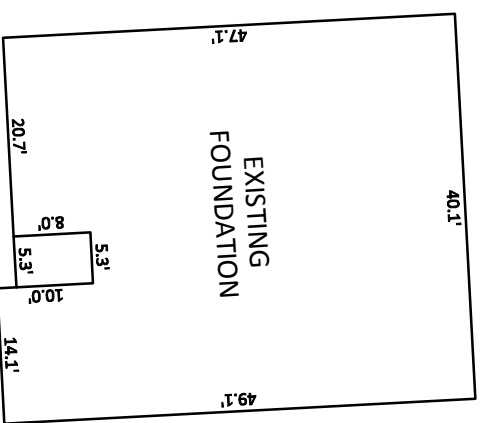
BUILDING SETBACKS

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

MAX. IMPERVIOUS PER LOT: 5,910 SF

N/F
 JEWELL H. JOHNSON
 PIN: 0645208981
 REID: 0015553
 DB 7E, PG 270
 ZONED RA-30

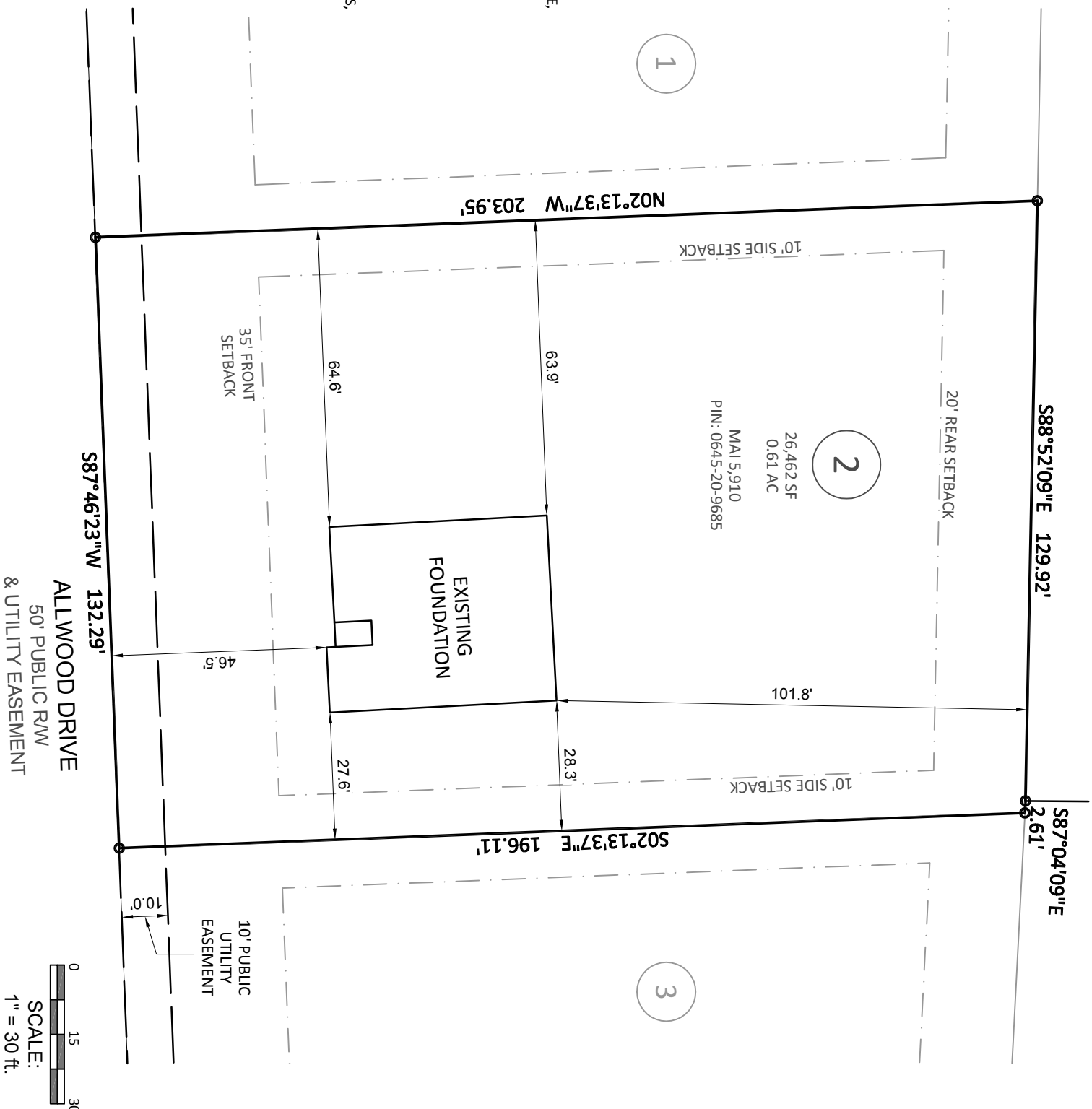
N/F
 TRACY G TANT FAMILY LIMITED
 PARTNERSHIP
 PIN: 0645317168
 REID: 0053866
 DB 1458, PG 56
 PB 2000, PG 669
 ZONED RA-30



INSET SCALE: 1" = 20'

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



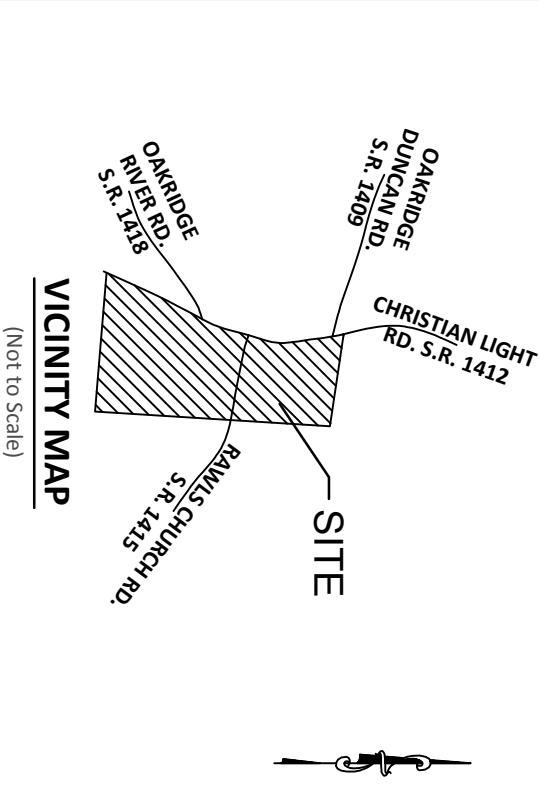
BK 2019, PGS. 276-281



Bateman Civil Survey Company

Engineers • Surveyors • Planners

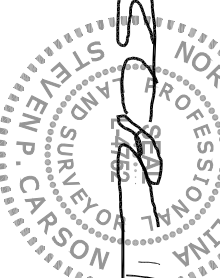
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND
 PO = PORCH
 CP = COVERED PATIO
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 SP = SCREENED PORCH
 P = CONCRETE PATIO
 ⊗ = COMPUTED POINT
 ○ = IRON PIPE FOUND
 ● = IRON PIPE SET
 ● = 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



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.

FOUNDATION SURVEY

FOR
KB HOMES

MASON POINTE - PHASE 2 - LOT 2

43 ALLWOOD DRIVE, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY

DATE: 1/2/20 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BK 2019, PGS. 276-281 BCS# 180102 SCALE: 1" = 30'