

LOT INFORMATION:

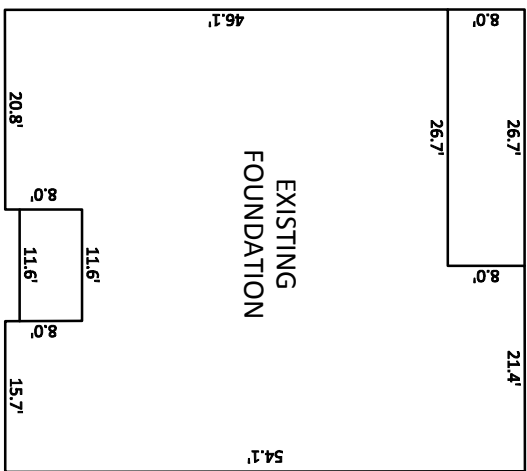
PIN: 0645-30-1615
 TOTAL LOT AREA = 0.60 AC = 26,262 SF
 FOUNDATION = 2,585 SF
 EXISTING IMPERVIOUS = 2,585 SF
 PERCENT IMPERVIOUS = 9.8 %

Curve Table				
Curve #	Length	Radius	Direction	Chord
C2	19.14	525.00	N88°49'04"E	19.14

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

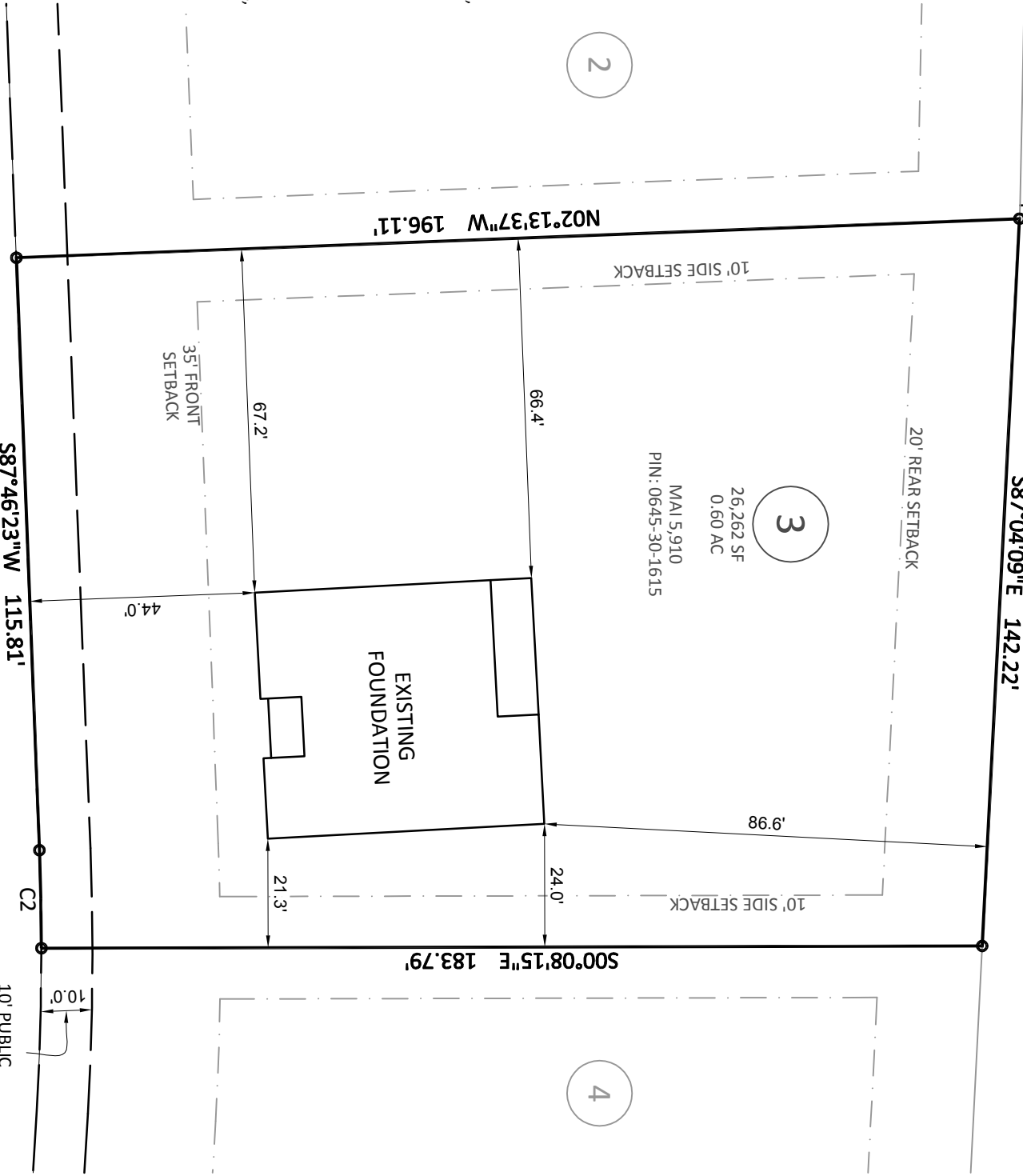
N/F
 TRACY G TANT FAMILY LIMITED
 PARTNERSHIP
 PIN: 0645317168
 REID: 0053866
 DB 1458, PG 56
 PB 2000, PG 669
 ZONED RA-30



INSET SCALE: 1" = 20'

NOTES:

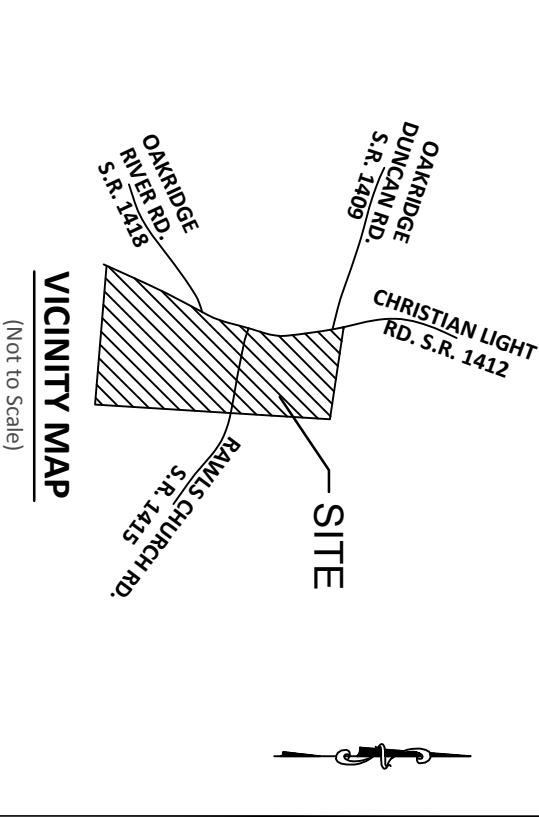
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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



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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



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
 ● = AIR CONDITIONER
 ● = CABLE BOX
 ● = SEWER MANHOLE
 □ = TELEPHONE PEDESTAL
 □ = CATCH BASIN
 G = GAS METER
 E = ELECTRIC METER
 YI = YARD INLET
 S = STOOP

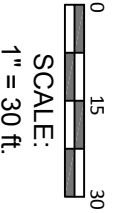


I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED 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: 1/1/20

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 3
 65 ALLWOOD DRIVE, FUQUAY-VARINA, NC
 HECTORS 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'



SCALE: 1" = 30 ft.