

		Curve Table	e	
Curve #	Length	Radius	Direction	Chord
C16	248.86'	285.00'	S20°13'47"W	241.03'
C17	48.35'	25.00'	S60°11'48"E	41.16
C18	21.03'	25.00'	N40°17'52"E	20.41'
C19	76.35'	50.00'	N59°57'04"E	69.15'

SIDE C	SIDE - \	REAR -	FRONT	BUILDI
CORNER - 20'	10'	25'	- 35'	NG SETBACKS

MAX. IMPERVIOUS PER LOT: 5,000 SF

LOT INFORMATION:

Bateman Civil Survey Company

Engineers • Surveyors • Planners

Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378

PIN: 0634-71-9279.000 TOTAL LOT AREA = 0.58 AC = 25,641 SF

HOUSE = 1,868 SF PORCH = 50 SF SIDEWALK = 45 SF DRIVEWAY = 798 SF PATIO = 18 SF ACPAD = 9SF

PROPOSED IMPERVIOUS = 2,788 SF PERCENT IMPERVIOUS = 10.9% OAKRIDGE DUNCAN RD S.R. 1409 OAKRIDGE RIVER RD. S.R. JA18

SITE

CHRISTIAN LIGHT

37

VICINITY MAP

(Not to Scale)

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
② = COMPUTED POINT
O = IRON PIPE FOUND
③ = IRON PIPE SET (IPS)
④ = DRILL HOLE FOUND
IMM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
© = CABLE BOX
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE:
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP

= SCREENED PORCH CONCRETE PATIO

= IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND

= TELEPHONE PEDESTAL

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 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



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

IMPERVIOUS NOTED ON THIS PLOT PLAN **BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL**

PRELIMINARY PLOT PLAN

FOR

11. 10.

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

ZONING IS: RA-30

9.

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.

œ

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.

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.

6

<u>ب</u>

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

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

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

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

NOTES:

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

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY **HIGHLAND GROVE - PHASE 1 - LOT 36** O'HARA COURT, FUQUAY-VARINA, NC

DATE: 1/18/20 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383

BCS# 200597

SCALE: 1" = 40'

SCALE: 1" = 40 ft. WINDING FARM DRIVE 50' PUBLIC R/W & UTILITY EASEMENT <u>C1</u>6 28.5 23.3 57 ⊠≿ 35'FRONT SETBACK No de l'Ostante 150.1446 'B PROPOSED 2 CAR RIGHT SLAB 25,641 SF 0.58 AC MAI 5,000 36 DΨ 15.6' & UTILITY EASEMENT 1.68 \$45°35'00"5 **OHARA COURT** 50' PUBLIC R/W 81.3, 49.7, 66.5° 10'SIDE SETBACK N36°18'19"E 119.28 35