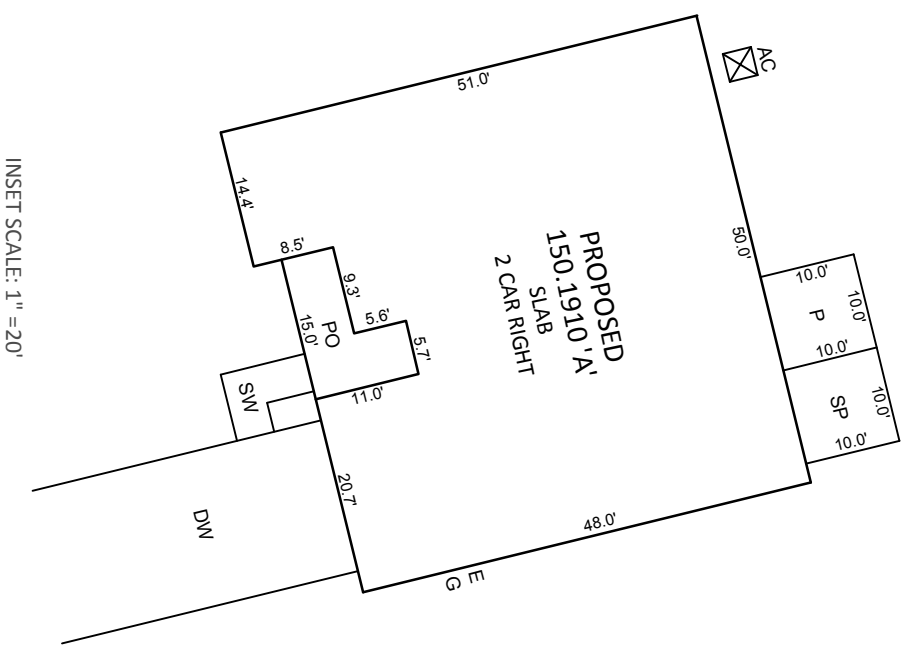


| Curve Table | | | | |
|-------------|--------|--------|-------------|--------|
| Curve # | Length | Radius | Direction | Chord |
| C35 | 41.15' | 50.00' | S02°35'11"E | 40.00' |

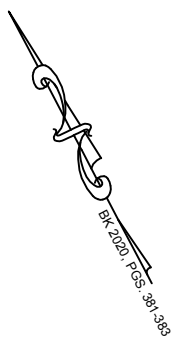


INSET SCALE: 1" = 20'

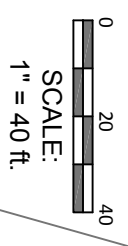
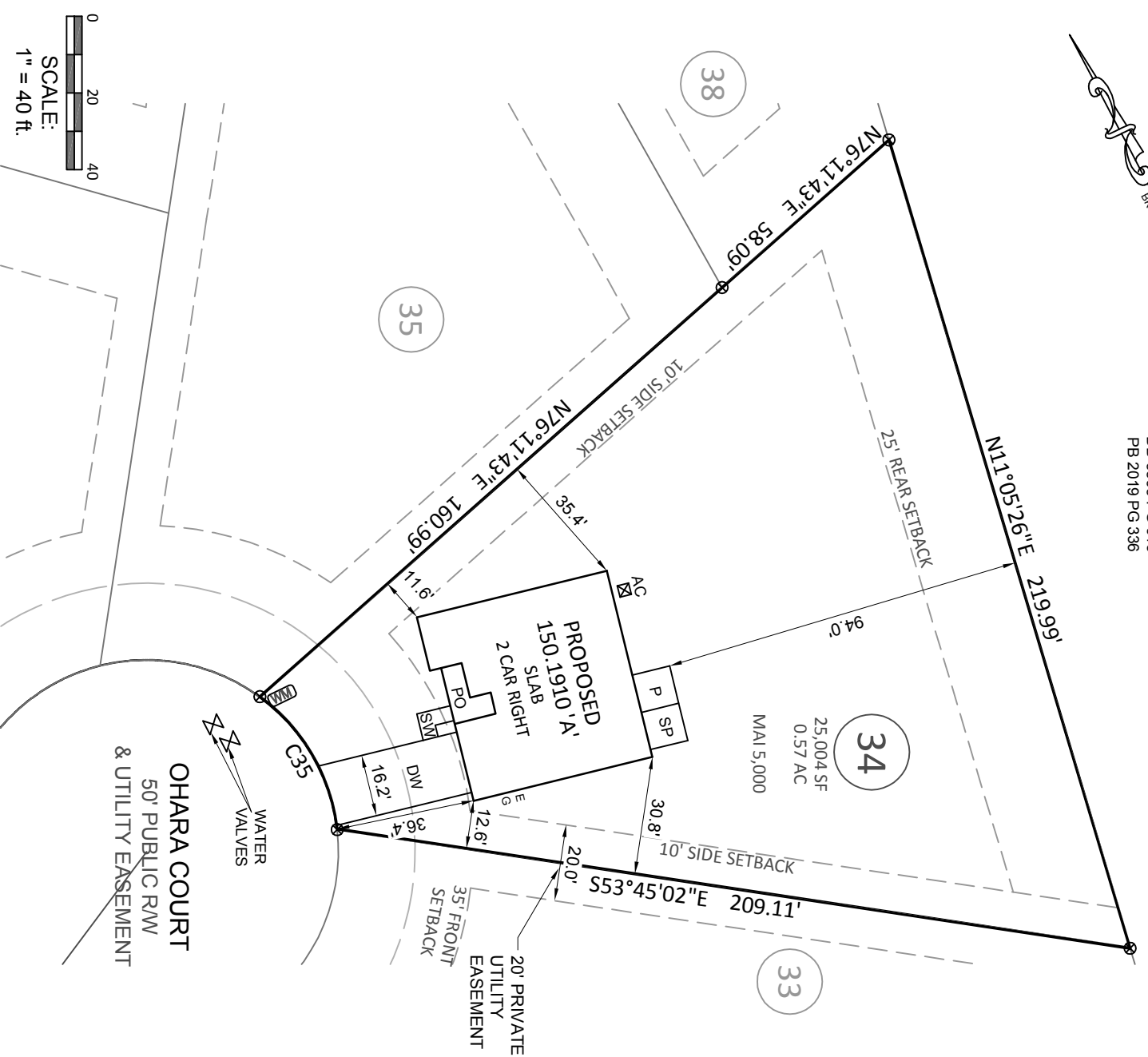
BUILDING SETBACKS
 FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'
 MAX. IMPERVIOUS PER LOT: 5,000 SF

LOT INFORMATION:
 PIN: 0634-81-1166.000
 TOTAL LOT AREA = 0.57 AC = 25,004 SF
 HOUSE = 2,330 SF
 PORCH = 114 SF
 SIDEWALK = 48 SF
 DRIVEWAY = 586 SF
 SCREENED PORCH = 100 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,287 SF
 PERCENT IMPERVIOUS = 13.1%

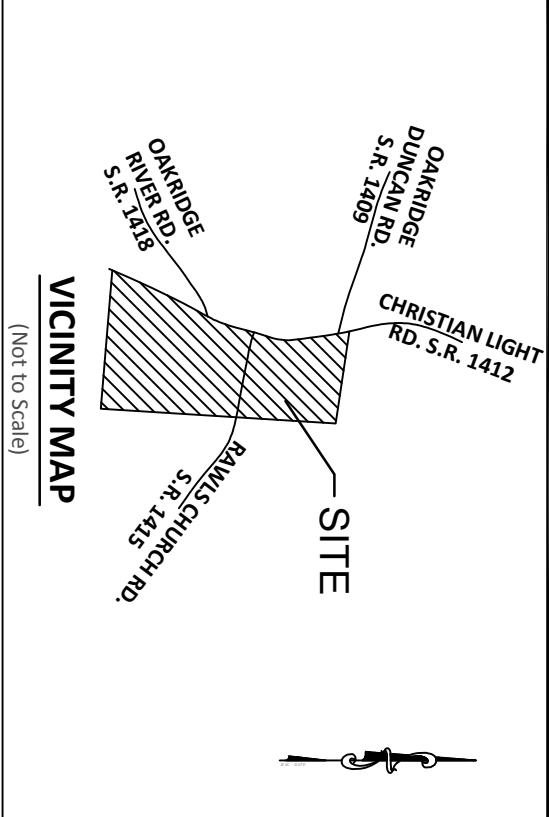
NIF
 DVL PROPERTIES
 DB 3863 PG 518
 PB 2019 PG 336



- 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 #37200624001 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



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2624 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBEIS 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 (IPS)
 ● = DRILL HOLE FOUND
 ◯ = WATER METER
 ◯ = CLEAN OUT
 AC = AIR CONDITIONER
 ⊖ = CABLE BOX
 ⊕ = SEWER MANHOLE
 ⊞ = TELEPHONE PEDESTAL
 ⊠ = GAS METER
 ⊡ = ELECTRIC METER
 ⊢ = YARD INLET
 S = STOOP

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.

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

PRELIMINARY PLOT PLAN
 FOR
KB HOMES

HIGHLAND GROVE - PHASE 1 - LOT 34
 20 OHARA COURT, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 2/15/21 DRAWN BY: HTC CHECKED BY: SPC
 REFERENCE: BK 2020, PGS. 381-383 BC# 200597 SCALE: 1" = 40'