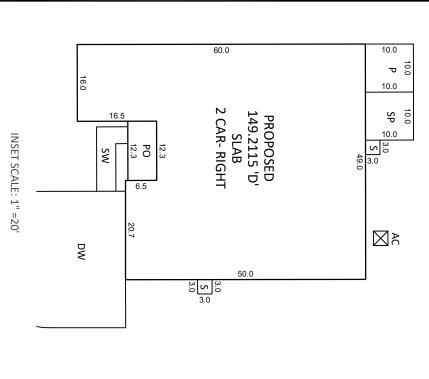
9.



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- PURPOSES ONLY. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING

ω

,

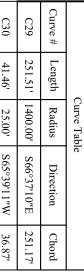
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.

œ

- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.
- **ZONING IS: RA-30**

11. 10.

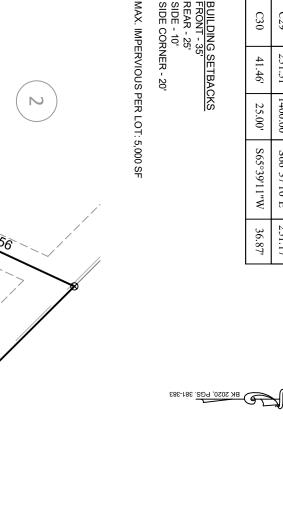
PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

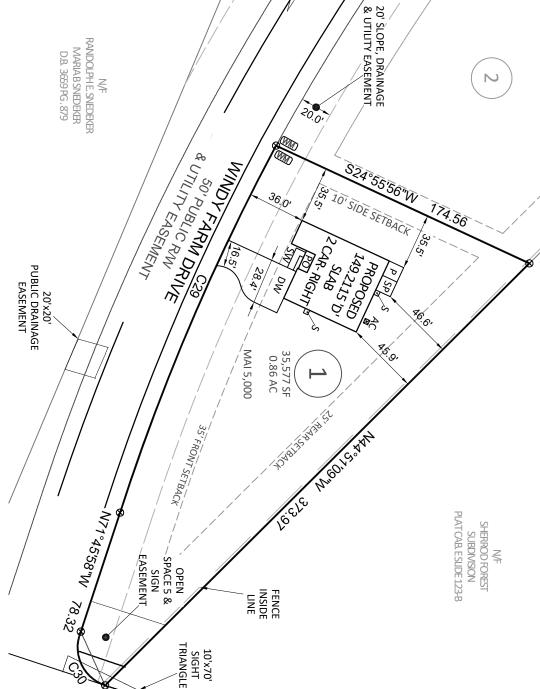


41.46 25.00' S65°39'11"W 36.87

BUILDING SETBACKS FRONT - 35'

REAR - 25'





LOT INFORMATION:

Bateman Civil Survey Company

Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081

info@batemancivilsurvey.com

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

PIN: 0634-91-1308.000 TOTAL LOT AREA = AC = 35,557 SF SCREENED PORCH = 100 SF PATIO = 100 SF SIDEWALK = 62 SF DRIVEWAY = 1,100 SF HOUSE = 2,530 SF PORCH = 74 SF

AC PAD = 9 SF STOOPS = 18 SF PROPOSED IMPERVIOUS = 3,993 SF PERCENT IMPERVIOUS = %

OAKRIDGE DUNCAN RD S.R. 1409

SITE

CHRISTIAN LIGHT

OAKRIDGE

RIVER RD. S.R. 1418

VICINITY MAP

(Not to Scale)

LEGEND ' = CONC DRIVEWAY = SCREENED PORCH CONCRETE PATIO = PORCH = COVERED PATIO

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

= AIR CONDITIONER = TELEPHONE PEDESTAL = SEWER MANOLE = CATCH BASIN

= ELECTRIC METER

PO = PORCH
CP = COVERED I
SW = SIDEWALK
DW = CONC DRIV
SP = SCREENED
P = CONCRETE P
Ø = COMPUTED
Ø = IRON PIPE F(
Ø = IRON PIPE F(
Ø = IRON PIPE S(
Ø = CAEAN OUT
AC = AIR CONDITI(
CO = CLEAN OUT
AC = AIR CONDITI(
Ø = SEWER MAN
S = SEWER MAN
TILL
G = GAS METER
E = ELECTRIC ME1
YI = YARD INLET
S = STOOP = WATER METER = CLEAN OUT

> 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

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 1**

DATE: 5/4/21 DRAWN BY: CPV CHECKED BY: SPC

BCS# 200597

SCALE: 1" = 60'

REFERENCE: BK 2020, PGS. 381-383

SCALE: 1" = 60 ft.