CURVE S

RADIUS 255.00

131.06'

N45°10'27"E

1" = 40 ft.SCALE:

LENGTH CHORD DIRECTION

CHORD 129.62'

CURVE TABLE

11.

A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100

**DURHAM, NC. 27703** 

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.

SHOWN.

SHOWN.

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

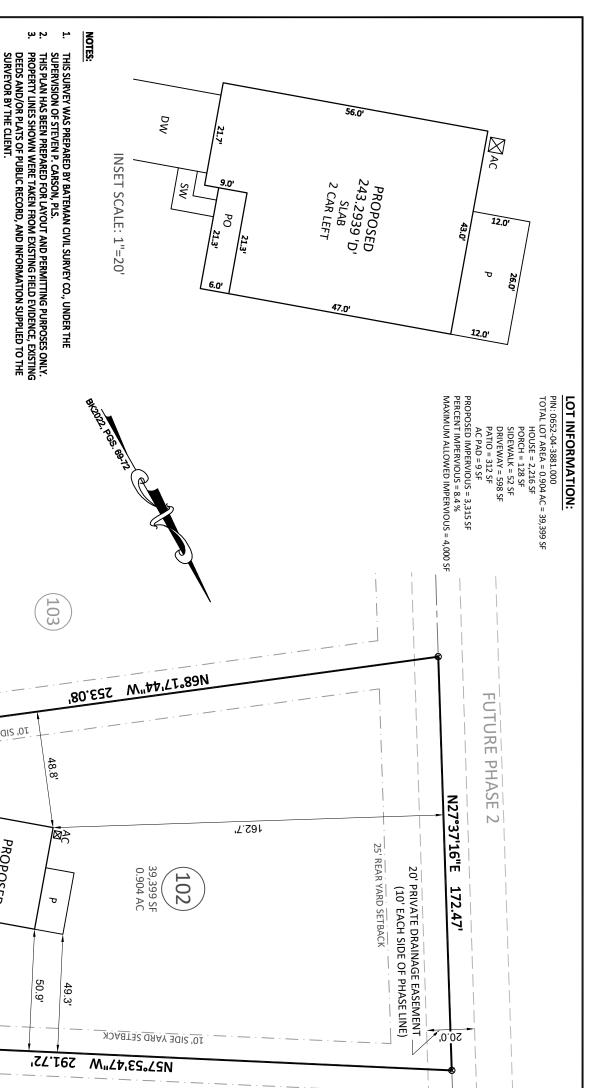
THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS

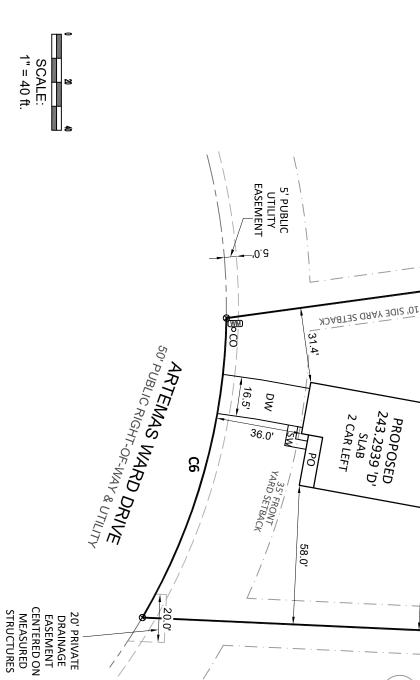
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE

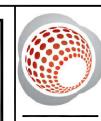
AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

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







KIPLING RO

US-401

SITÉ

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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

**Bateman Civil Survey Company** 

## VICINITY MAP

(Not to Scale)

STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

CHRISTIAN LIGHT RD

DEGEND

LEGEND

PO = PORCH
PO = PATIO
SP = SCREENED PORCH OR PATIO
PO = PATIO
SP = SCREENED PORCH OR PATIO
PO = ROND DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
SO = COMPUTED POINT
PO = IRON PIPE FOUND
PIPE FOUND
PIPE SET (IPS)
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CI = CURB INLET
YI = YARD INLET
YI = YARD INLET
YI = YARD INLET
YI = TRASH RECEPTACLES

This ma

TR = TRASH RECEPTACLES

This ma

O 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
1:0,000+; AND THAT THIS MAP MEETS. HE
REQUIREMENTS OF THE STANDARD PRACTICE FOR
LAND SURVEYING IN NORTH CAROUNA. L-4752
DATED: SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK DRAWN UNDER MY DIRECT SUPERVISION FROM A

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft 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 ARTEMAS WARD DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - LOT 102** 

REFERENCE: BK2022, PGS. 69-72 DATE: 2/28/22 DRAWN BY: BMN CHECKED BY: SPC PROJECT# 220207 SCALE: 1"= 40'