## NOTES: 11. CURVE C12 C11 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 THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING 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 EXIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE 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 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006. SEARCH MAY DISCLOSE, RADIUS 285.00' 25.00' 38.0' LENGTH 84.01 41.17 INSET SCALE: 1"=20' CURVE TABLE FOUNDATION **EXISTING** CHORD DIRECTION 13.3 N17°04'09"E N72°41'34"E 50.0 10.6 CHORD 83.70 36.67 42.0 PIN: 0652-05-7222.000 TOTAL LOT AREA = 0.493 AC = 21,457 SF FOUNDATION = 1,918 SF EXISTING IMPERVIOUS = 1,918 SF PERCENT IMPERVIOUS = 8,94% MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF LOT INFORMATION: SCALE: 1" = 30 ft.**FUTURE PHASE** 5' PUBLIC UTILITY EASEMENT W"72'119'428 723.52 114 10' SIDE YARD SETBACK 25' REAR YARD SETBACK **%** N57°15'53"W 24.0' 20.5 0.8 50' PUBLIC RIGHT-OF-WAY & UTILITY S60°07'41"E 142.6' TARLETON DRIVE FOUNDATION 85.76' **EXISTING** 0.493 AC 21,457 SF 115 72.15' '0.88 35' FRONT YARD SETBACK 3.0E.LE.80N 20' CORNER SIDE ,66°5T 26.1 29.3 7T) 5' PUBLIC UTILITY EASEMENT N25°30'49"E 181.26 DRAINAGE EASEMENT STORM JOHN STARK DRIVE TRIANGLE (TYP.) **NCDOT SIGHT** 50' PUBLIC RIGHT-OF-WAY & UTILITY

DEGEND

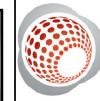
LEGEND

PO = PORCH
PO = PATIO
SP = SCREENED PORCH OR PATIO
P = PATIO
SP = SCREENED PORCH OR PATIO
P = ROTO
WD = WOOD DECK
SW = SIDEWALK
DW = COMPUTED POINT
P = RON PIPE FOUND
PIPE FOUND
PIPE FOUND
RON PIPE SET (IPS)
PATIO
P = RON PIPE SET (IPS)
PATIO
P = RON PIPE SET (IPS)
PATIO
P = RON PIPE SET (IPS)
PATIO
PATIO
P = LECTRIC BOX
P = CABLE BOX

NO RESSIONAL 0,55370

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**2**3/22



KIPLING RD \

US-401

SITÉ.

Callinand Callinand

CHRISTIAN LIGHT RD

VICINITY MAP

(Not to Scale)

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 AND SURVEYING IN NORTH CAROLINA. L-4752

DRAWN UNDER MY DIRECT SUPERVISION FROM A

, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

## **Bateman Civil Survey Company**

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NCBELS Firm No. C-2378

Engineers • Surveyors • Planners

## **FOUNDATION SURVEY**

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft

and is only intended for the parties and

recordation. No title report provided.

purposes shown. This map not for

NING
SURVING
This map is of an existing parcel of land

D C P SON

**KB HOMES** 

16 TARLETON DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - LOT 115** 

REFERENCE: BK2022, PGS. 69-72 DATE: 5/23/22 HECTORS CREEK TOWNSHIP, HARNETT COUNTY DRAWN BY: WRA CHECKED BY: SPC PROJECT# 220207 SCALE: 1"= 30'