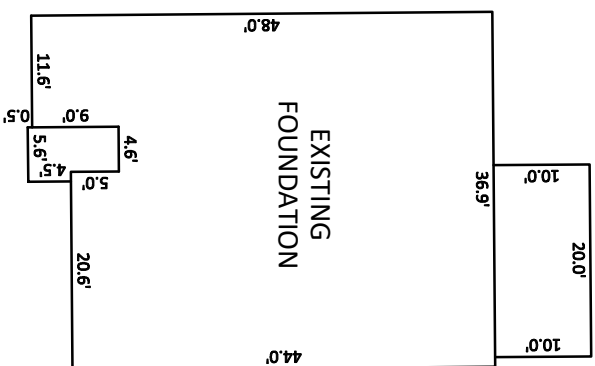


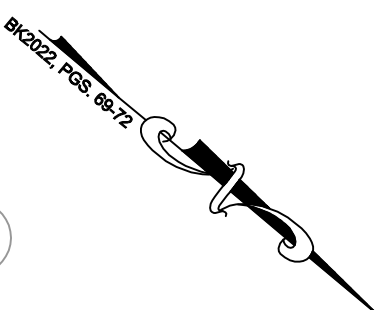
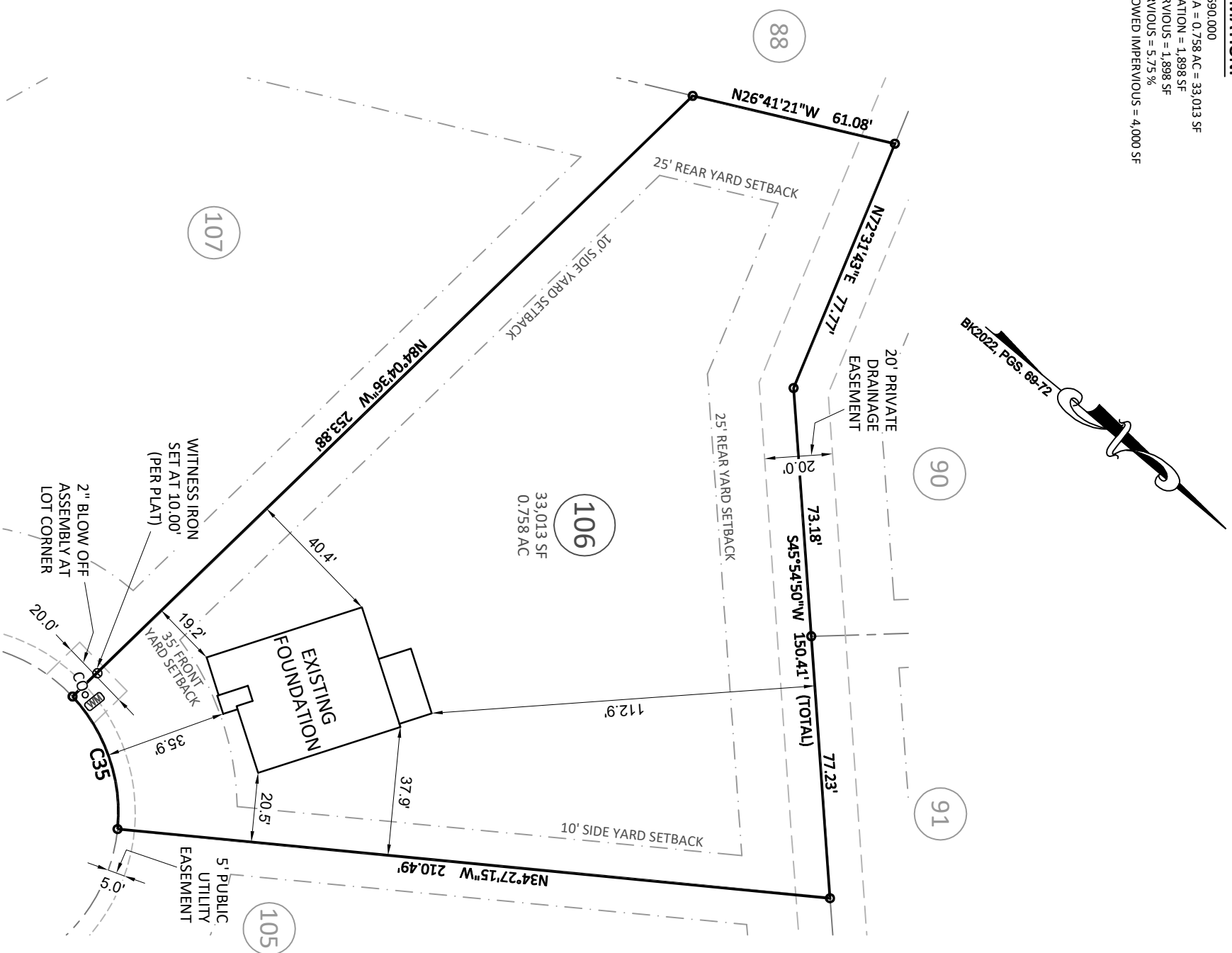
LOT INFORMATION:
 PIN: 0652-04-0590,000
 TOTAL LOT AREA = 0.758 AC = 33,013 SF
 FOUNDATION = 1,898 SF
 EXISTING IMPERVIOUS = 1,898 SF
 PERCENT IMPERVIOUS = 5.75%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1"=20'

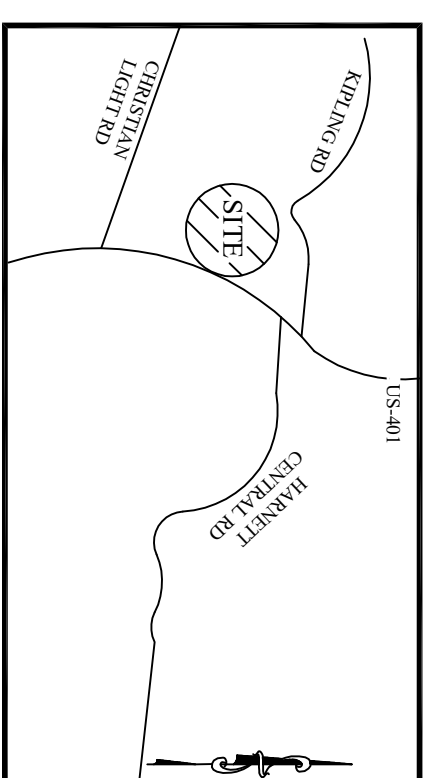
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
 4. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 5. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
 6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 7. 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.
 8. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, DATED OCTOBER 03 2006.
 9. ZONING IS: RA-40
 10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
 11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC, 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C35	50.00'	42.43'	N31°14'10"E	41.17'



SCALE:
1" = 40 ft.

ETHAN ALLEN COURT
50' PUBLIC RIGHT-OF-WAY & UTILITY

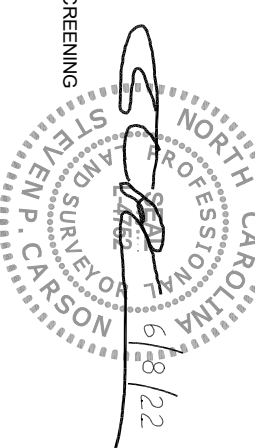


VICINITY MAP
(Not to Scale)

LEGEND
 PO = PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 DW = SIDEWALK
 SW = CONC DRIVEWAY
 CP = COMPUTED POINT
 IP = IRON PIPE FOUND
 IP(S) = IRON PIPE SET (IPS)
 WM = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDestal
 LP = LIGHT POLE
 CI = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 SM = SEWER MANHOLE
 FH = FIRE HYDRANT
 TR = TRASH RECEPTACLES

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

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.



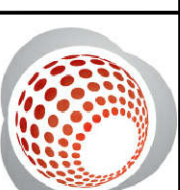
FOUNDATION SURVEY

FOR
KB HOMES

BIRCHWOOD GROVE - LOT 106
 36 ETHAN ALLEN COURT, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY

DATE: 6/8/22 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BK2022, PGS. 69-72 PROJECT# 220207 SCALE: 1"=40'



Bateman Civil Survey Company
 Engineers • Surveyors • Planners

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