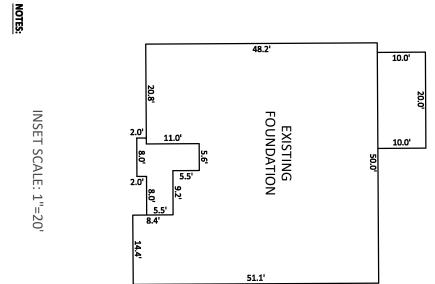
ij

115



STORM DRAINAGE EASEMENT

TRIANGLE (TYP.) NCDOT SIGHT

50' PUBLIC RIGHT-OF-WAY & UTILITY

C29

0.0

20' CORNER YARD SETBACK

ARTEMAS WAY ROAD

9

277°46'21"E

35' FRONT

0.26

2.68

EASEMENT (10' EACH SIDE OF LOT LINE)

S69°16'32"E

20' PRIVATE DRAINAGE

VICINITY MAP

(Not to Scale)

DRAWN UNDER MY DIRECT SUPERVISION FROM A

, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

108

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

- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM :-I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
- PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100

		CURV	CURVE TABLE	
CURVE	RADIUS	LENGTH	CURVE RADIUS LENGTH CHORD DIRECTION CHORD	CHORD
C29	1,109.37' 192.01'	192.01'	N03°28'56"E	191.77'
C30	25.00'	37.62'	N34°39'58"W	34.17'
C31	25.00'	25.81'	S72°39'23"W	24.68'
C32	50.00'	41.18	S66°40'42"W	40.02'
C33	50.00'	40.82'	N66°20'17"W	39.70'

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 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
- A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.

106

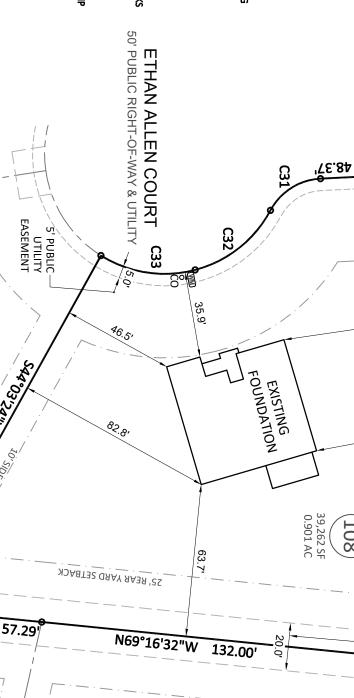
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168.15,

N69°16'32"W

C33	C32	C31	C30	C29 1	CURVE F	
50.00'	50.00'	25.00'	25.00'	1,109.37' 192.01'	RADIUS	
40.82'	41.18'	25.81'	37.62'	192.01'	LENGTH	CURV
N66°20'17"W	S66°40'42"W	S72°39'23"W	N34°39'58"W	N03°28'56"E	CURVE RADIUS LENGTH CHORD DIRECTION CHORD	CURVE TABLE
39.70'	40.02'	24.68'	34.17'	191.77'	CHORD	

1" = 40 ft.SCALE:



EASEMENT 5' PUBLIC UTILITY 97.95 CHRISTIAN LIGHT RD KIPLING RO 'SITÉ **Bateman Civil Survey Company** 2524 Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com

Engineers • Surveyors • Planners

NCBELS Firm No. C-2378

EXISTING IMPERVIOUS = 2,670 SF
PERCENT IMPERVIOUS = 6.8 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

PIN: 0652-04-2279.000 TOTAL LOT AREA = 0.901 AC = 39,262 SF FOUNDATION = 2,670 SF

LOT INFORMATION:

US-401 Callinand Callinand

DEGEND LEGEND LEGEND PO = PORCH PO = PATIO SP = SCREENED PORCH OR PATIO PO = PATIO SP = SCREENED PORCH OR PATIO PO = ROWOOD DECK SW = SIDEWALK DW = CONC DRIVEWAY SO = CONC DRIVEWAY SO = CONC DRIVEWAY SO = CONPUTED POINT PO = IRON PIPE FOUND PIPE FOUND PIPE FOUND PIPE FOUND CO = CLEANOUT AC = AIR CONDITIONER CO = CLEANOUT AC =

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 DATED: CAROLINA. L-4752 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR and is only intended for the parties and This map is of an existing parcel of land purposes shown. This map not for SURVEY ON N 0188370

recordation. No title report provided.

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

FOUNDATION SURVEY

KB HOMES

27 ETHAN ALLEN COURT, FUQUAY-VARINA, NC HECTORS CREEK TOWNSHIP, HARNETT COUNTY **BIRCHWOOD GROVE - LOT 108**

<u>о</u>

REFERENCE: BK2022, PGS. 69-72 DATE: 7/25/22 DRAWN BY: CPV CHECKED BY: SPC

PROJECT# 220207 SCALE: 1"= 40'