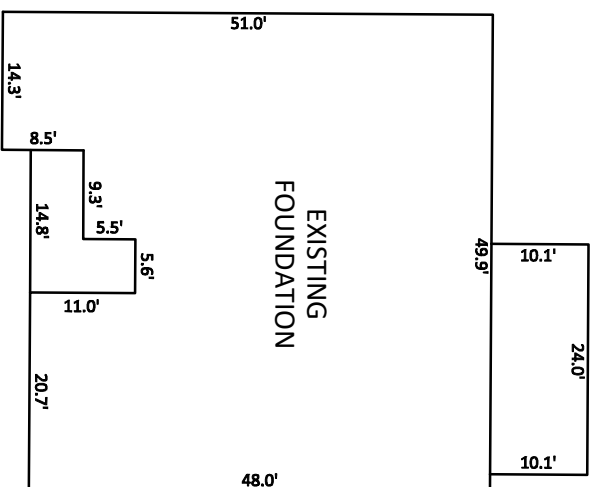


**LOT INFORMATION:**

PIN: 0652-06-4144  
 DB: 3863 PGS: 800-803  
 TOTAL LOT AREA = 0.494 AC = 21,498 SF  
 FOUNDATION = 2,678  
 EXISTING IMPERVIOUS = 2,678 SF  
 PERCENT IMPERVIOUS = 12.46 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

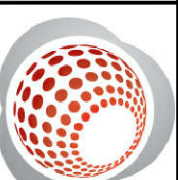
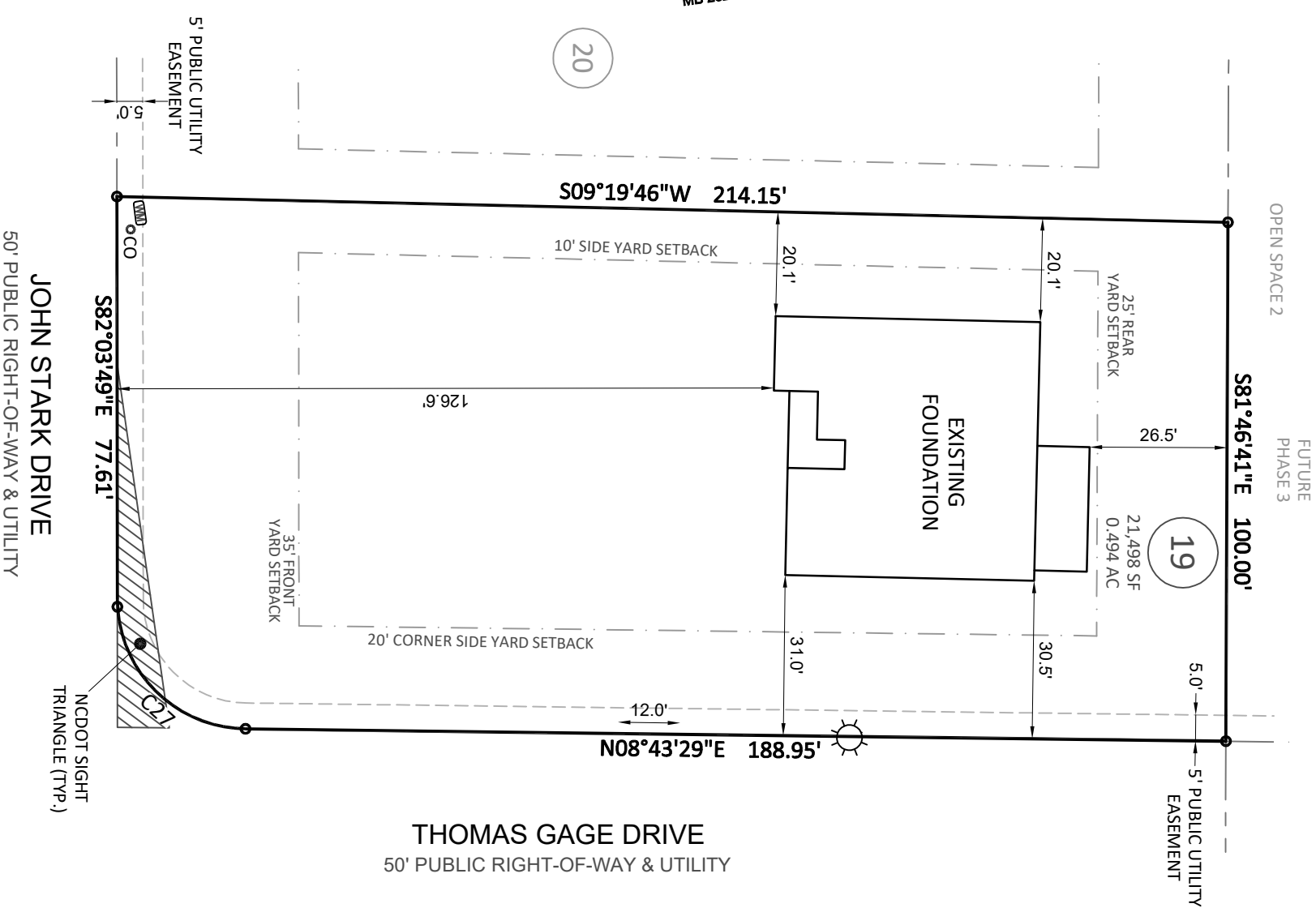
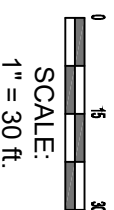


INSET SCALE: 1"=20'

**NOTES:**

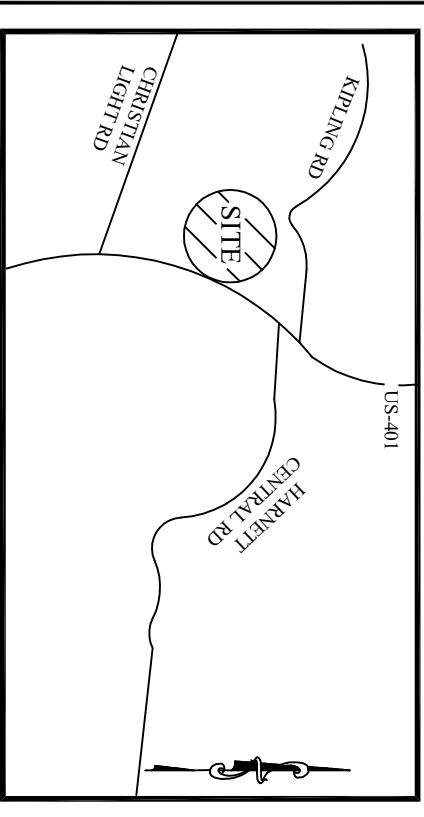
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, P.S.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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 #3720064200K, DATED JULY 19 2022.
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
- 12.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C27	25.00'	38.93'	N63°19'50"E
			35.11'



**Bateman Civil Survey Company**

Engineers • Surveyors • Planners  
 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



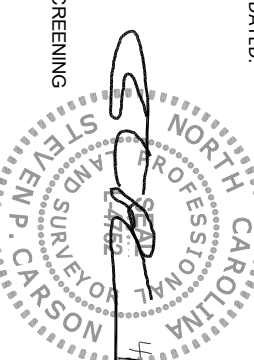
**VICINITY MAP**

(Not to Scale)

**LEGEND**  
 PO = PORCH  
 P = PATIO  
 S = STOOP  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 ○ = COMPUTED POINT  
 ● = IRON PIPE FOUND  
 ⊙ = IRON PIPE SET (IPS)  
 ⊕ = WATER METER  
 ⊖ = CLEANOUT  
 AC = AIR CONDITIONER  
 EC = ELECTRIC BOX  
 ☐ = CABLE BOX  
 ☉ = TELEPHONE PEDESTAL  
 ☼ = LIGHT POLE  
 ☽ = CURB INLET  
 ☿ = YARD INLET  
 ♀ = FIRE HYDRANT  
 ♀ = HANDICAP PORTAJOHN WITH SCREENING  
 ♀ = SEWER MANHOLE  
 ♀ = FIRE HYDRANT  
 ♀ = 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 - PHASE 2 - LOT 19**  
 378 JOHN STARK DRIVE, FUQUAY-VARINA, NC  
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 4/5/23 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"=30'