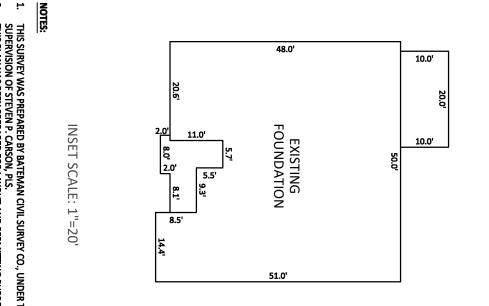
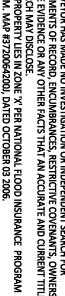
11.



- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR SURVEYOR HAS MECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
- 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
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AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.	THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS	THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND	ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.	DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.	PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING	THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.	SUPERVISION OF STEVEN P. CARSON, PLS.	THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE



- ZONING IS : RA-40

		CURV	CURVE TABLE	
JRVE	RADIUS	LENGTH	JRVE RADIUS LENGTH CHORD DIRECTION CHORD	CHORD
C22	425.00'	72.19'	N13°35'27"E	72.10'

PIN: 0652-05-5666.000 TOTAL LOT AREA = 0.52 AC = 21,883 SF FOUNDATION = 2,659 SF EXISTING IMPEREVIOUS = 2,659 SF PERCENT IMPERVIOUS = 12.15% MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF NO8°43'29"E 27.97' S65°18'10"E 10' SIDE YARD SETBACK 210.14' 31.3 FOUNDATION (112)506°46'09"W C22 **EXISTING** 36.0' 21,883 SF 0.502 AC 121 25' REAR YARD SETBACK 35' FRONT YARD SETBACK 71.53 18.1 5.0' PUBLIC UTILITY EASEMENT S06°46'09"W 40.99 10' SIDE YARD SETBACK N62°53'18"W 223.39 113

Bateman Civil Survey Company

LOT INFORMATION:

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

(SITÉ VICINITY MAP CH THE THE

CHRISTIAN LIGHT RD

KIPLING RO

US-401

(Not to Scale)

, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

LEGEND

LEGEND

PO = PORCH
PO = PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
© = COMPUTED POINT
AC = IRON PIPE SET (IPS)
CO = CLEANOUT
AC = AIR CONDITIONER
AIR THE THE AIT THE AIR
AIR THE THE AIR THE AIR THE AIR THE AIR

L4752 6/15/28 SURVESONIA SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK OR 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 LAND SURVEYING IN NORTH EARD(MA, L-4752 DATED: DRAWN UNDER MY DIRECT SUPERVISION FROM A and is only intended for the parties and purposes shown. This map not for This map is of an existing parcel of land SURVE CARRIED STATES POKESSION I

FOUNDATION SURVEY

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

recordation. No title report provided.

KB HOMES

252 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC HECTORS CREEK TOWNSHIP, HARNETT COUNTY **BIRCHWOOD GROVE - PHASE 2 - LOT 121**

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 Ó ATE: 6/15/23 DRAWN BY: AHB CHECKED BY: SPC SCALE: 1"= 30'

SCALE: 30 ft.

50' PUBLIC RIGHT-OF-WAY & UTILITY THOMAS GAGE DRIVE