

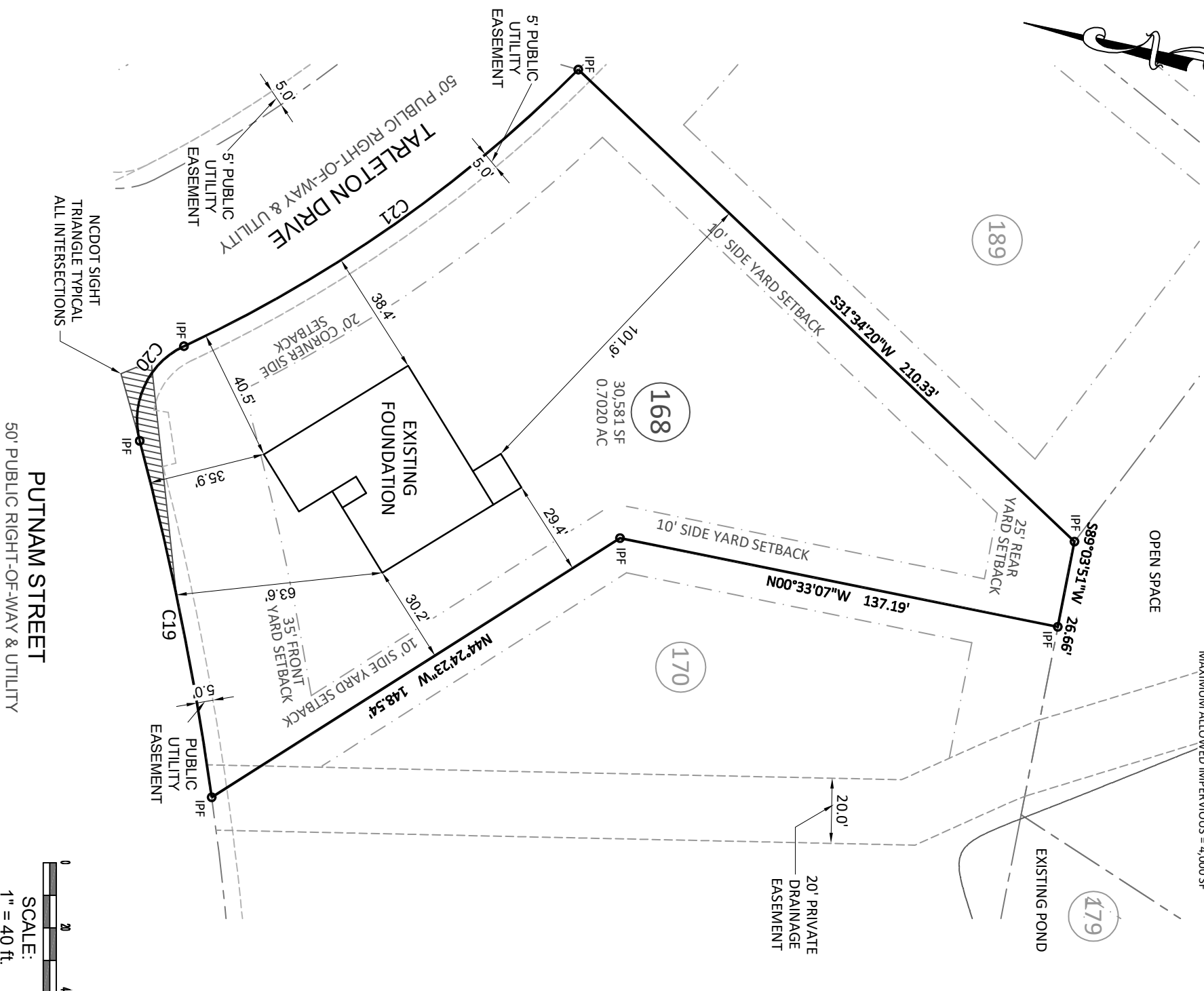
INSET SCALE: 1"=20'

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C19	925.00'	111.76'	N66°34'48"E	111.69'
C20	25.00'	34.84'	S76°57'07"E	32.09'
C21	425.00'	148.72'	S47°02'50"E	147.96'

NOTES:

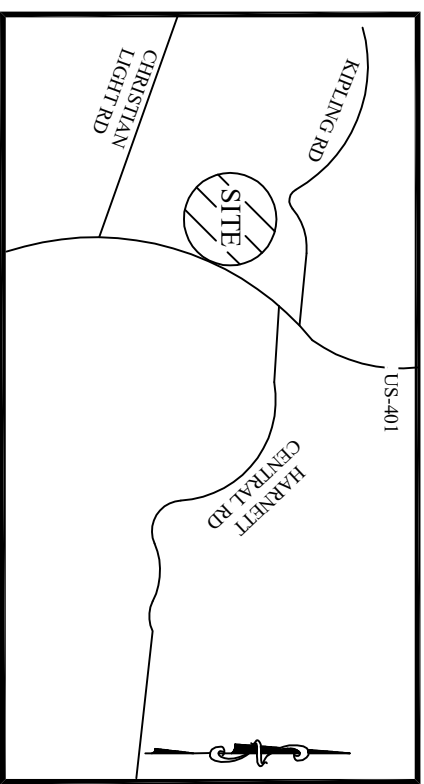
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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 DEVELOPMENT 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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. ZONING IS : RA-40
9. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
10. BUILDER/DEVELOPER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

BK 2023 PGS. 373-375



LOT INFORMATION:

PIN: 0642-95-7514.000
 REFERENCE: DB, 4084 PGS. 320-324
 TOTAL LOT AREA = 0.720 AC = 30,581 SF
 FOUNDATION = 2,371 SF
 EXISTING IMPERVIOUS = 2,371 SF
 PERCENT IMPERVIOUS = 7.75 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



VICINITY MAP

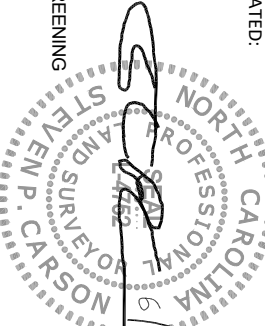
(Not to Scale)

LEGEND

PO = COVERED FRONT PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 DW = SIDEWALK
 SW = CONC DRIVEWAY
 ● = COMPUTED POINT (IPF)
 ○ = IRON PIPE SET (IPS)
 ⊕ = WATER METER
 ⊖ = CLEANOUT
 AC = AIR CONDITIONER
 ⊞ = AIR CONDITIONER
 ⊞ = 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 HOME

BIRCHWOOD GROVE - PHASE 3 - LOT 168
 PUTNAM STREET, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 6/24/24 DRAWN BY: ALT CHECKED BY: SPC
 REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"=40'



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