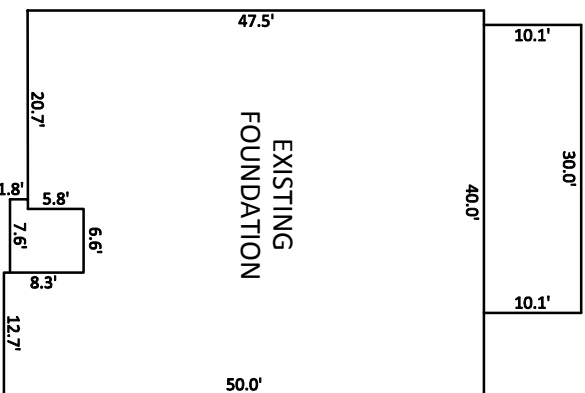


**LOT INFORMATION:**  
 PIN: 0642-95-9205.000  
 REFERENCE: DB, 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.744 AC = 32,398 SF  
 FOUNDATION = 2,249 SF  
 EXISTING IMPERVIOUS = 2,249 SF  
 PERCENT IMPERVIOUS = 6.94%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

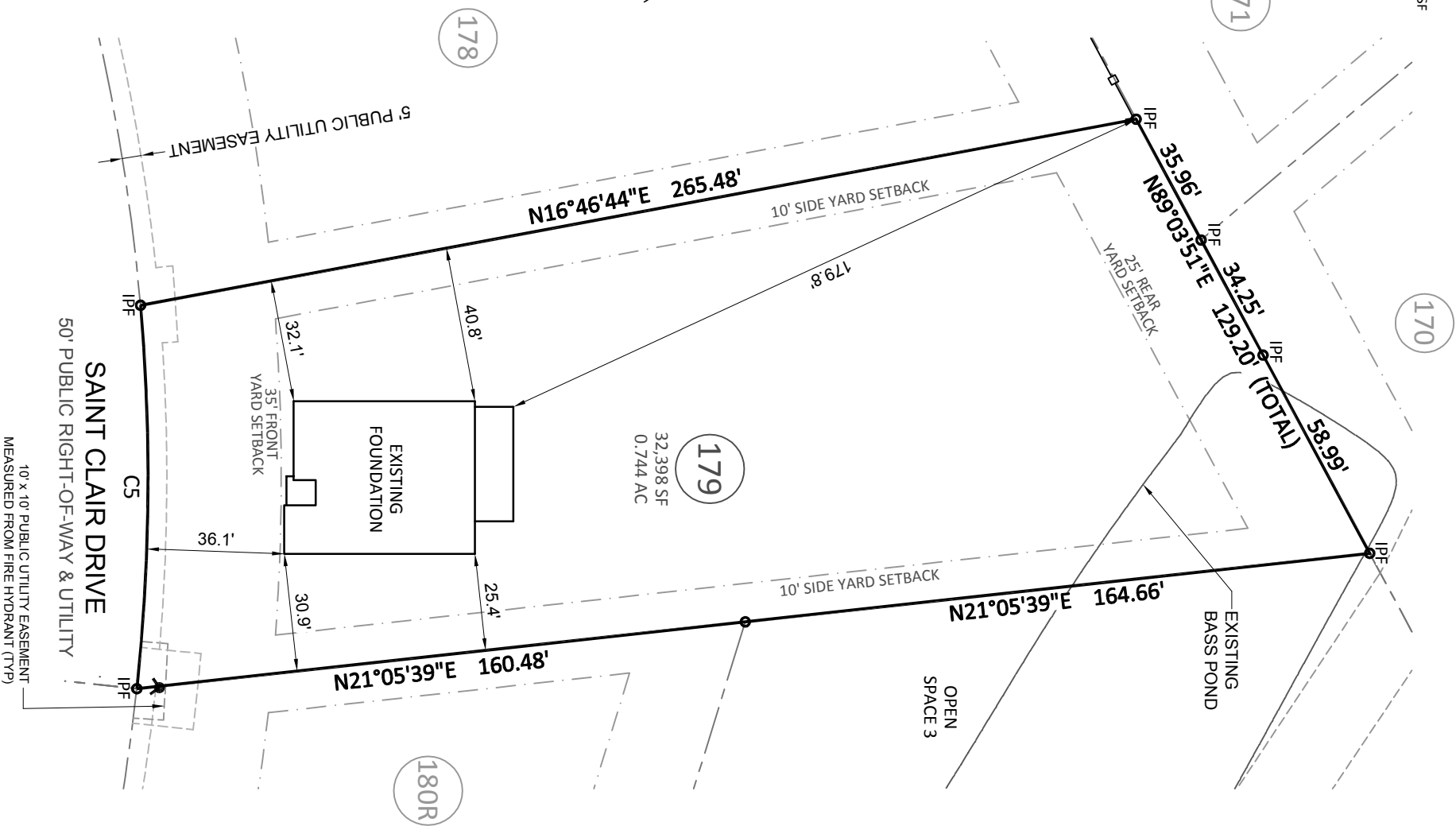
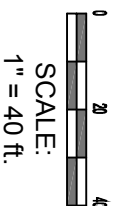
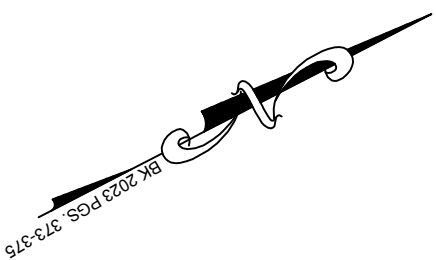


INSET SCALE: 1"=20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION	CHORD
C5	525.00'	100.66'	N62°04'22"W		100.50'

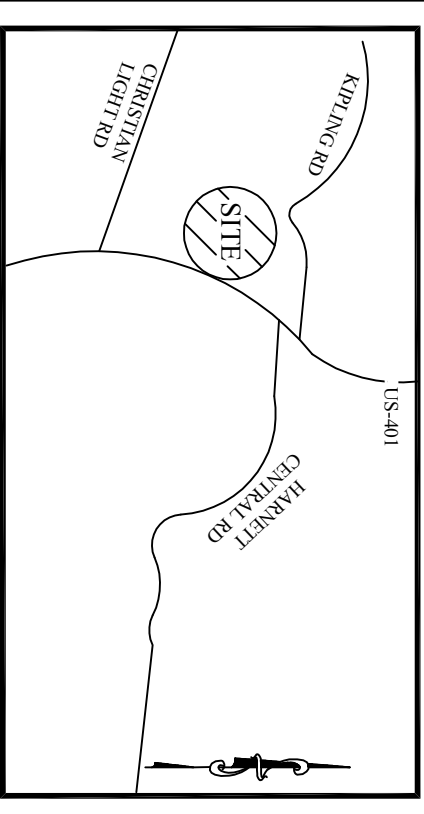
**NOTES:**

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.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. 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.
8. 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.
9. ZONING IS: RA-40
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
11. DEVELOPER/BUILDER: KB HOME RALEIGH- DURHAM INC.  
4506 S. MIAMI BLVD. #100  
DURHAM, NC. 27703



**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 = FRONT COVERED PORCH  
 P = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 ● = COMPUTED POINT (IPF)  
 ○ = IRON PIPE FOUND (IPF)  
 ○ = IRON PIPE SET (IPS)  
 ○ = WATER METER  
 ○ = CLEANOUT  
 AC = AIR CONDITIONER  
 □ = CABLE BOX  
 □ = TELEPHONE PEDESTAL  
 ○ = LIGHT POLE  
 ○ = CURB INLET  
 ○ = YARD INLET  
 FH = FIRE HYDRANT  
 HP = HANDICAP PORTAJOHN WITH SCREENING  
 ○ = SEWER MANHOLE  
 ○ = 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.

**FOUNDATIONSURVEY**  
 FOR  
**KB HOMES**

**BIRCHWOOD GROVE - PHASE 3 - LOT 179**  
 412 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 8/7/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"=40'

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A 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 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

STEVEN P. CARSON  
 PROFESSIONAL SURVEYOR  
 8/7/24