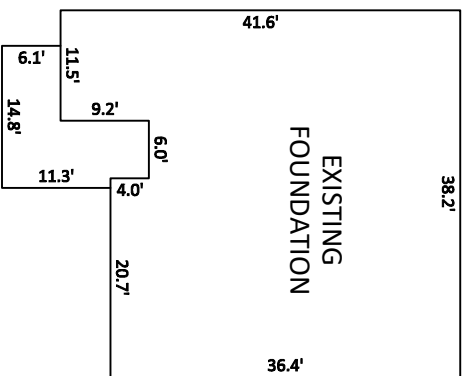


REFERENCE: BK 2023 PGS. 373-375
LOT INFORMATION:

PIN: IN REVIEW
 REFERENCE: DB. 4084 PGS. 320-324
 TOTAL LOT AREA = 0.496 AC = 21,610 SF
 FOUNDATION = 1,577 SF
 EXISTING IMPERVIOUS = 1,577 SF
 PERCENT IMPERVIOUS = 7.30 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

N/F
 KENDALL JAMES TYRE
 PIN: 0642-86-3177.000

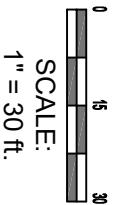
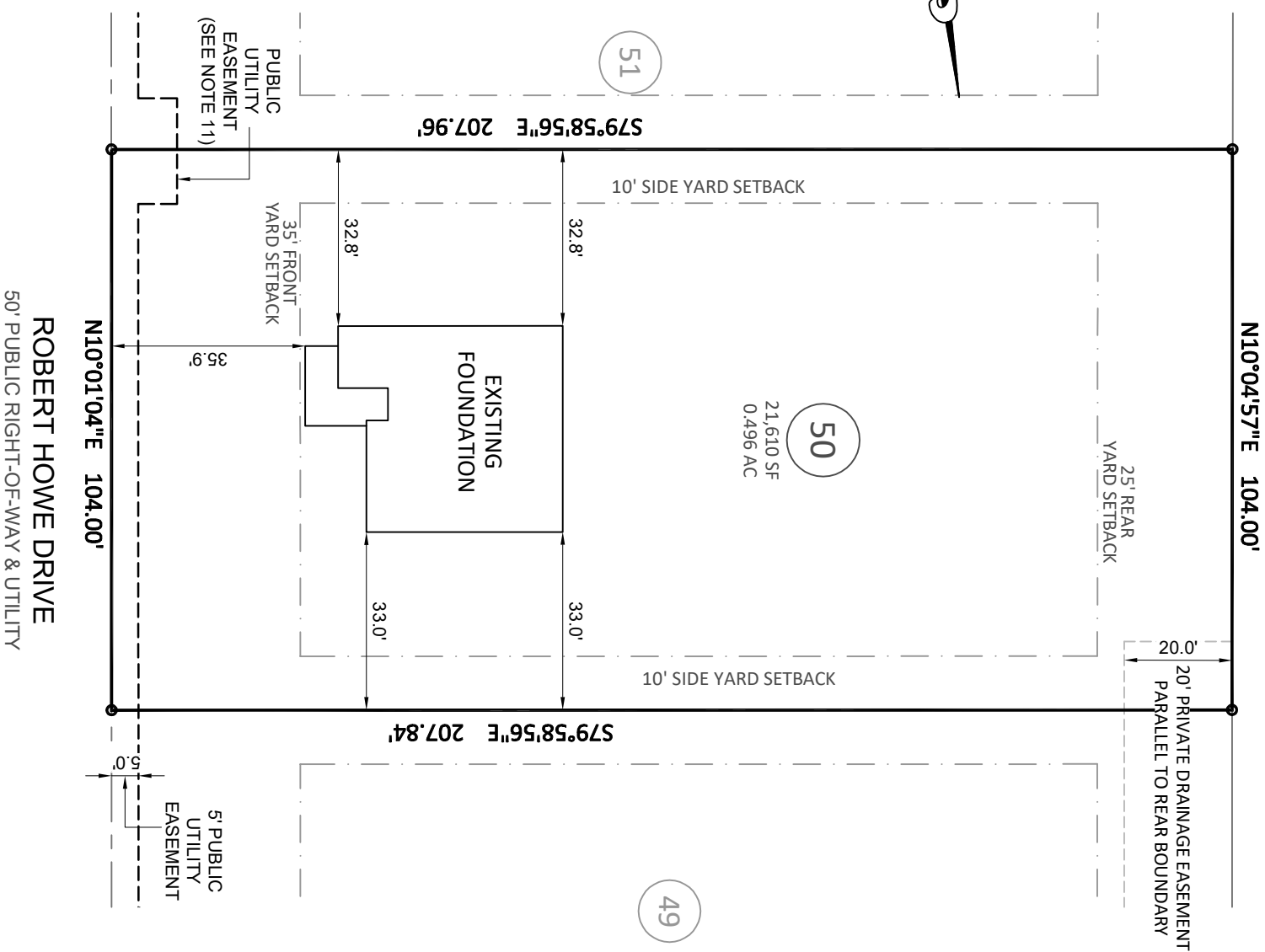


INSET SCALE: 1"=20'

NOTES:

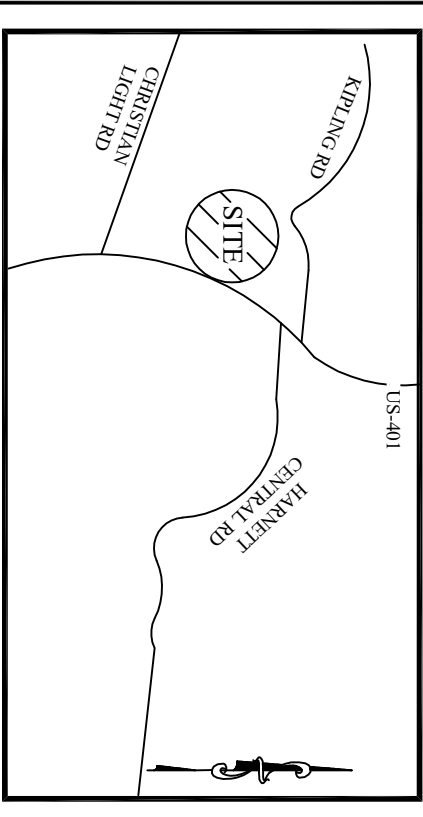
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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 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, FLOOD ZONES 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. 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. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

BK 2024 PGS. 235-236



Bateman Civil Survey Company

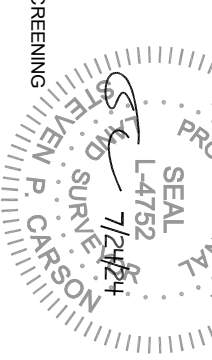
Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBEELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND
 PO = PORCH
 P = PATIO
 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
 CO = CLEANOUT
 AC = AIR CONDITIONER
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 VI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 SC = SEPTIC CONTROL
 TR = FIRE HYDRANT
 TR = TRASH RECEPTACLES



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

FOUNDATION SURVEY

FOR

KB HOME

BIRCHWOOD GROVE - PHASE 4 - LOT 50
 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 7/24/24 DRAWN BY: AHB CHECKED BY: SPC
 REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"=30'