

LOT 3 INFORMATION:

PIN: 0653-99-0640.000
 PID: 080653 0109
 OWNER(S): KERIN JON F & KERIN LYNN J
 SITE ADDRESS: 190 SHADY BROOK LANE, FUQUAY-VARINA, NC
 DEED BOOK 2748 PAGE 302
 PLAT BOOK 2005 PAGE 169
 ZONED: AR
 TOTAL LOT AREA = 158,585 SF = 3.64 AC

ZONE "RA-30" SETBACKS (PER UDO SEC. 14.2)
 FRONT: 35'
 SIDE: 10'
 CORNER SIDE: 20'
 REAR: 25'
 MAX. BUILDING HEIGHT: 35'

LOT 3
 PIN: 0653-89-7981.000
 PID: 080653 0108 01
 N/F KERIN JON F & KERIN LYNN J
 DB 2748 PG 302
 PB 2005 PG 859

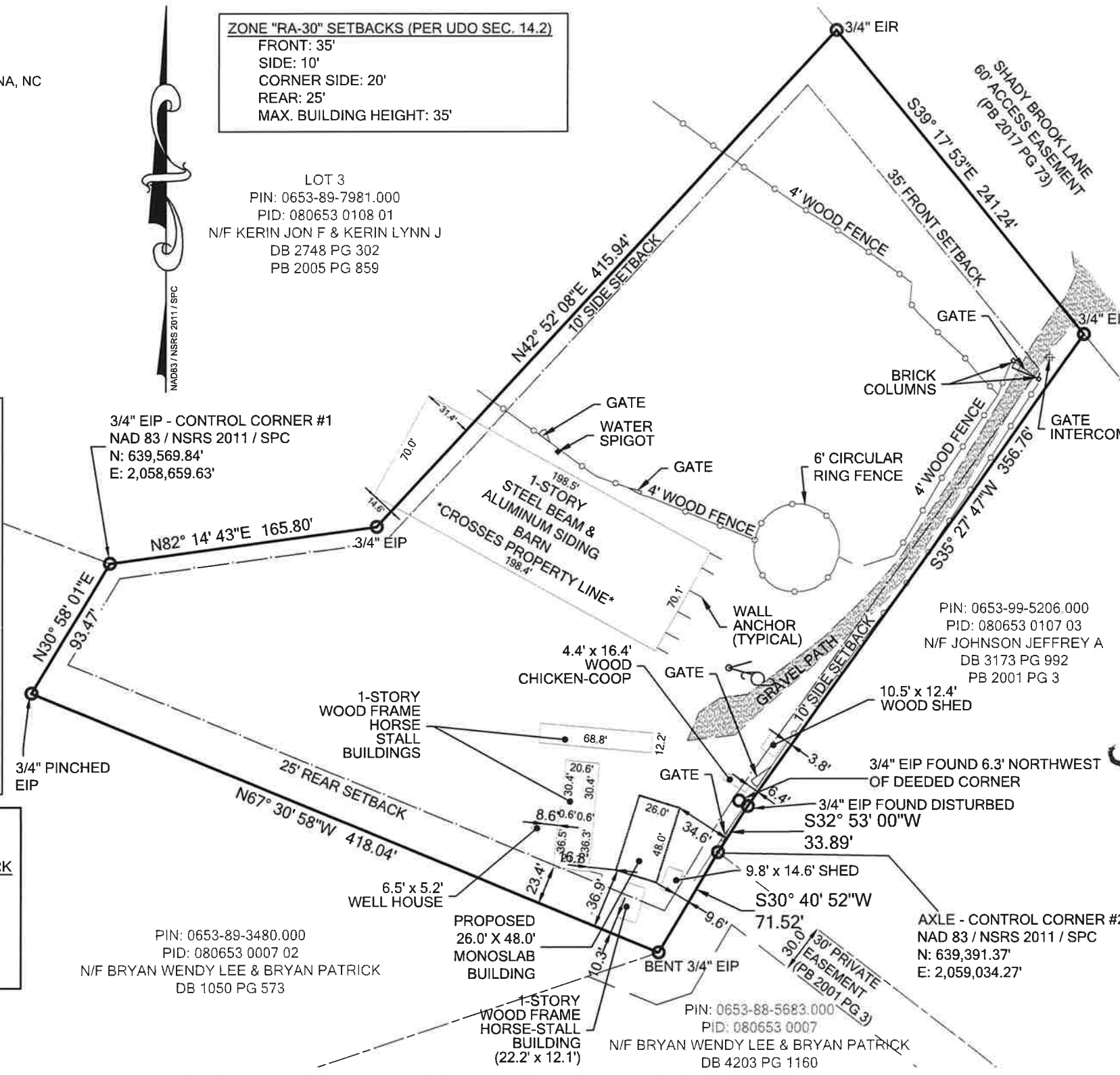
LEGEND

⊗	COMPUTED POINT
○	EXISTING BOUNDARY CORNER FOUND
●	BOUNDARY CORNER SET (3/4" IPS)
—	GUY WIRE
⊕	UTILITY POLE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
IPS	3/4" IRON PIPE SET
DB	DEED BOOK
PG	PAGE
PB	PLAT BOOK
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
---	RETRACED BOUNDARY LINE
---	BOUNDARY LINE BY DEED
---	EXISTING EASEMENT
---	RIGHT OF WAY LINE
---	BUILDING SETBACKS
---	FENCE
---	GRAVEL

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.06'
 TYPE OF GPS FIELD PROCEDURE: NC CORS NETWORK
 DATES OF SURVEY: AUGUST 2024
 DATUM/EPOCH: NAD83/NSRS2011/SPC
 COMBINED GRID FACTOR(S): 0.999872380
 CGF SCALE POINT: CONTROL CORNER #1
 UNITS: US SURVEY FEET

NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBERS 3720065400J & 3720064200J, DATED 10/03/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATION, NAD 83 / NSRS 2011, NORTH CAROLINA STATE PLANE UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RA-30" FOR HARNETT COUNTY PER HARNETT COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF JOSHUA ROBERT DAVIDSON, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. SURVEY 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. NO INVESTIGATION INTO THE EXISTENCE IF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS BY THIS FIRM.
9. THE SOLE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED 26.0' x 48.0' MONOSLAB STRUCTURE FOR PERMITTING.
10. NOT ALL FEATURES WERE SURVEYED DURING THIS SURVEY. STRUCTURES & FEATURES SHOWN ARE PER OWNERS INSTRUCTIONS WHILE CONDUCTING THIS SURVEY.



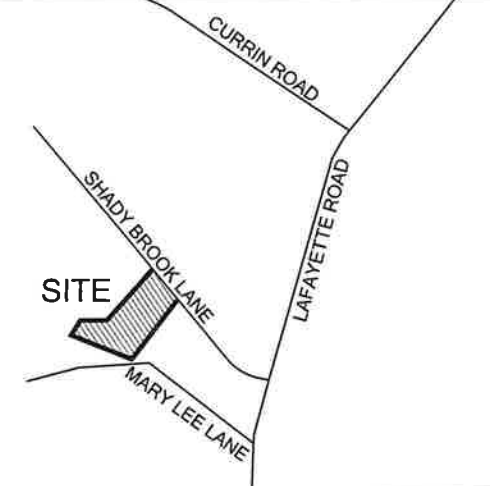
BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS

2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM# C-2378

CHALYBEATE SPRINGS ROAD



VICINITY MAP - NTS



I, JOSHUA R. DAVIDSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND PROPERTY LINES SHOWN ARE BASED ON DEEDS OR PLATS AS REFERENCED; THAT THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).



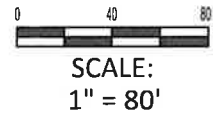
[Signature] 10/28/24
 JOSHUA R. DAVIDSON, PLS
 NC LICENSE NO. L-5350
 DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

PLOT PLAN
 EXCLUSIVELY FOR
TAR HEEL RESTORATION

190 SHADY BROOK LANE, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 10/28/24 DRAWN BY: BMN CHECKED BY: JRD
 REFERENCE: PB 2005 PG 169 BCS# 240697 SCALE: 1" = 80'



P:\2024 Projects\240697 - 190 Shady Brook Lane\Survey\DWG\240697 - 190 Shady Brook Lane.dwg, 10/30/2024, 10:29:26 AM