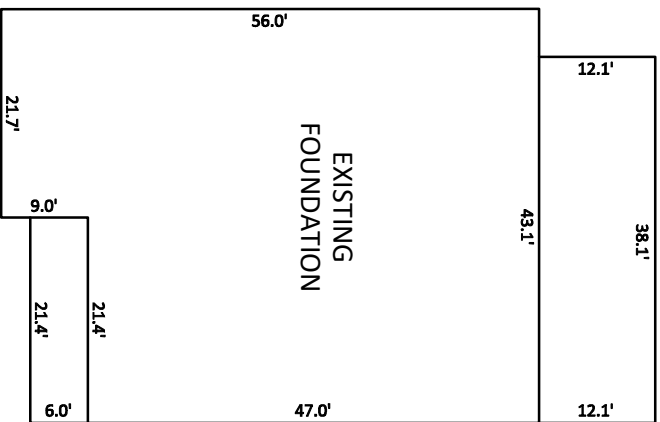


**LOT INFORMATION:**

PIN: 0652-06-2971.000  
 REFERENCE: DB: 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.723 AC = 31,491 SF  
 FOUNDATION = 2,746 SF  
 EXISTING IMPERVIOUS = 2,746 SF  
 PERCENT IMPERVIOUS = 8.72%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

N/E  
 HERBERT WAYNE SENTER  
 REVOCABLE LIVING TRUST  
 DB: 4137 PG: 218  
 PIN: 0642.97.6485

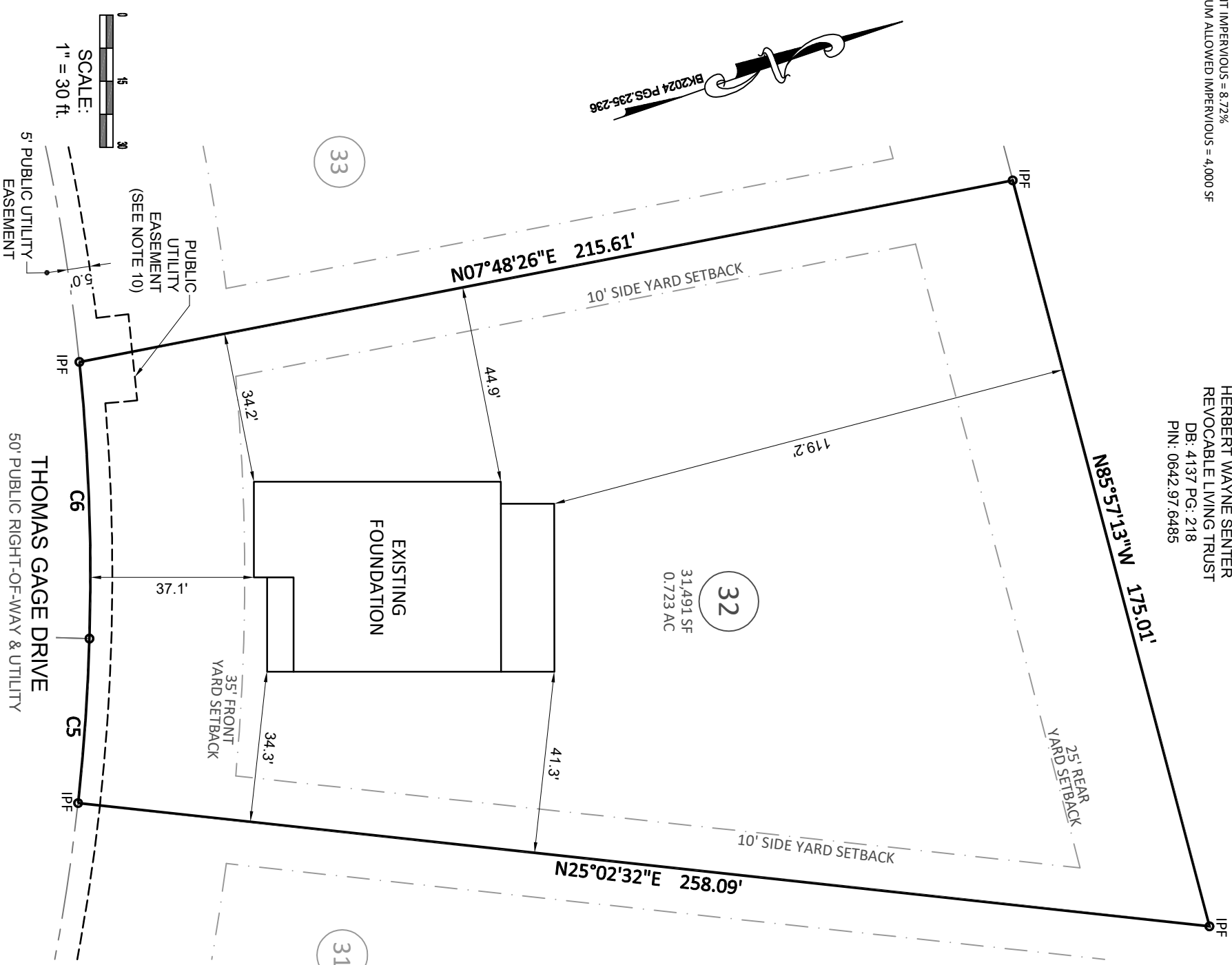


INSET SCALE: 1"=20'

**NOTES:**

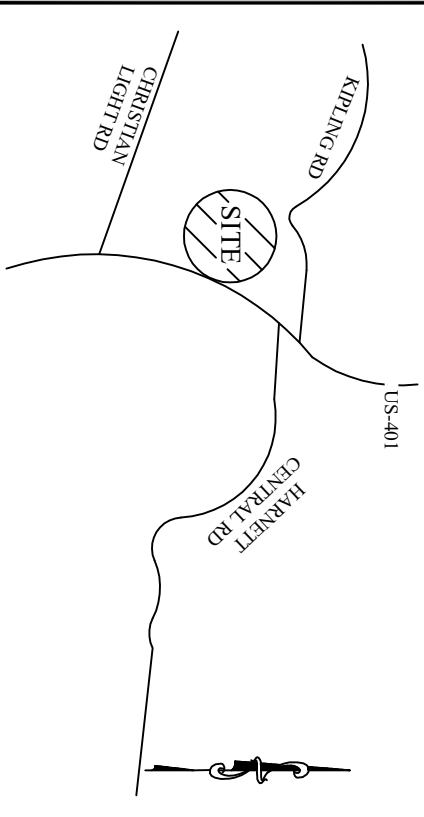
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION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

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C5	475.00'	37.41'	N67°12'50"W
C6	475.00'	62.84'	N73°15'37"W



**Bateman Civil Survey Company**

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



**VICINITY MAP**

(Not to Scale)

**LEGEND**

- PO = FRONT COVERED PORCH
- P = PATIO
- SP = SCREENED PORCH/PATIO
- CP = REAR COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊙ = COMPUTED POINT
- ⊗ = IRON PIPE FOUND (IPF)
- ⊕ = IRON PIPE SET (IPS)
- ⊖ = WATER METER
- ⊘ = CLEANOUT
- AC = AIR CONDITIONER
- ⊞ = ELECTRIC BOX
- ⊟ = CABLE BOX
- ⊠ = TELEPHONE PEDestal
- ⊡ = LIGHT POLE
- ⊢ = CURB INLET
- ⊣ = YARD INLET
- ⊤ = FIRE HYDRANT
- ⊥ = HANDICAP PORTAJOHN WITH SCREENING
- ⊦ = SEWER MANHOLE
- ⊧ = FIRE HYDRANT
- ⊨ = TRASH RECEPTACLES
- ⊩ = STOOP

**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.

**PROFESSIONAL SEAL:**  
 NORTH CAROLINA PROFESSIONAL SURVEYOR  
 STEVEN P. CARSON  
 10/17/24

**FOUNDATION SURVEY**

FOR  
**KB HOME**

BIRCHWOOD GROVE - PHASE 4- LOT 32  
 482 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 10/17/24 DRAWN BY: DOM CHECKED BY: SPC  
 REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"= 30'