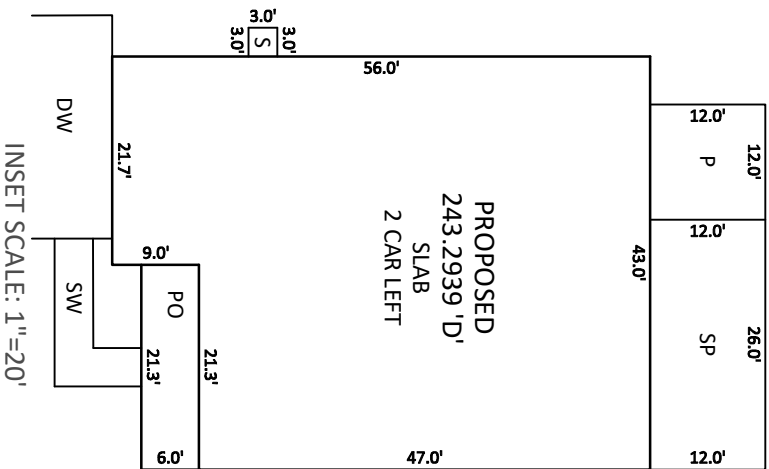


LOT INFORMATION:

PIN: 0652-06-2971.000
 REFERENCE: DB: 4084 PGS. 320-324
 TOTAL LOT AREA = 0.723 AC = 31,491 SF
 HOUSE = 2,216 SF
 PORCH = 128 SF
 SIDEWALK = 82 SF
 DRIVEWAY = 728 SF
 PATIO = 144 SF
 SCREENED PATIO = 312 SF
 STOOP = 9 SF
 PROPOSED IMPERVIOUS = 3,619 SF
 REFERENCE IMPERVIOUS = 11.49%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

N/E
 HERBERT WAYNE SENTER
 REVOCABLE LIVING TRUST
 PIN: 0642.97.6485

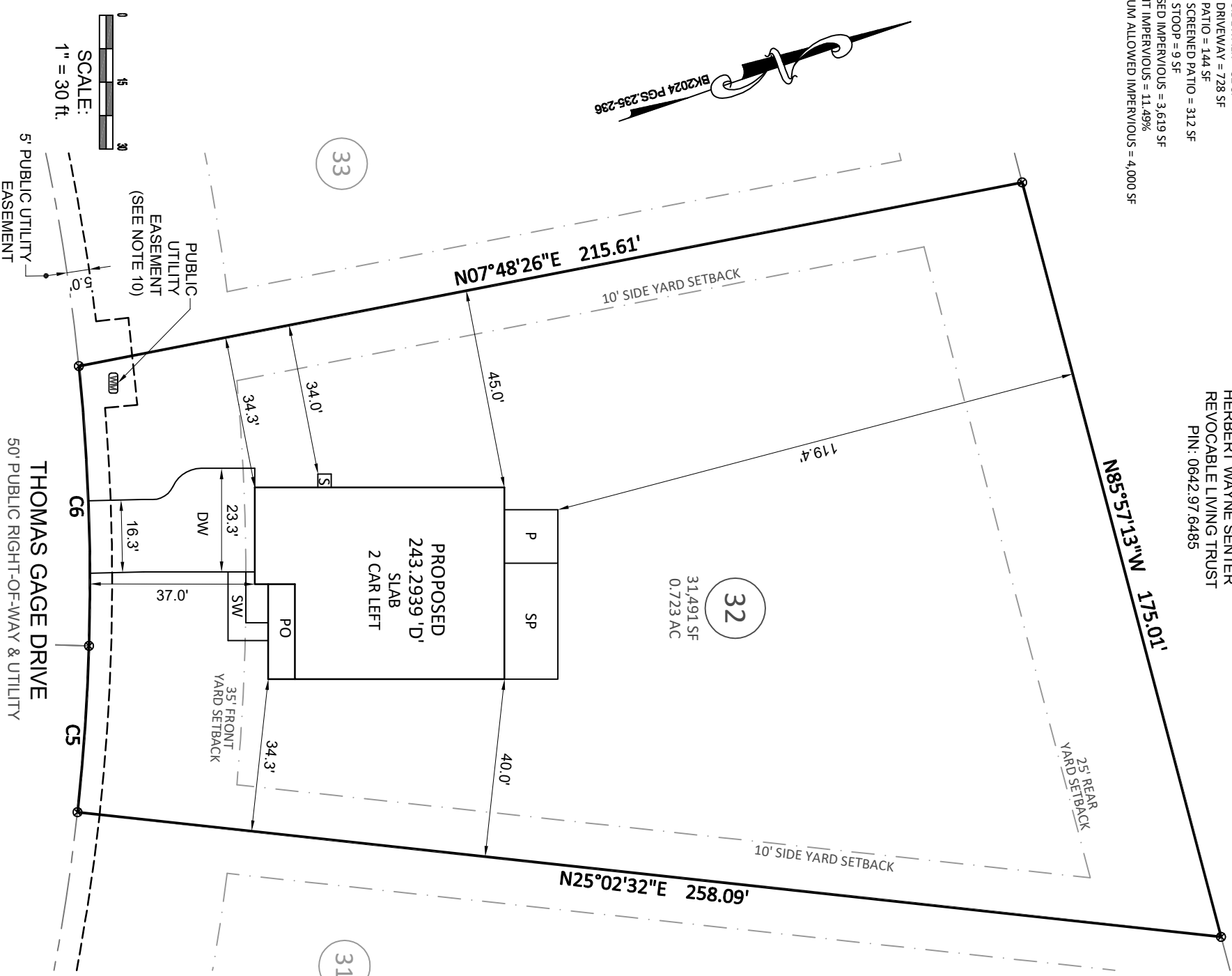
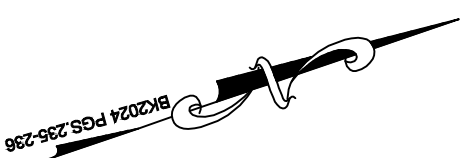


INSET SCALE: 1"=20'

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.
10. PROPERTY OWNER: 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 |

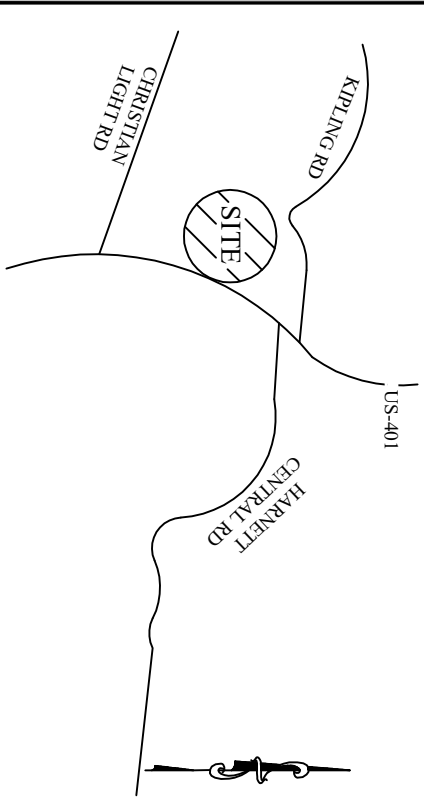


SCALE: 1" = 30 ft.



Bateman Civil Survey Company

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 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/PATIO
- CP = REAR COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DR = CONG DRIVEWAY
- = COMPUTED POINT (CPF)
- = 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

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.

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

PRELIMINARY PLOT PLAN

FOR
KB HOME

BIRCHWOOD GROVE - PHASE 4 - LOT 32
 482 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 8/7/24 DRAWN BY: CPV CHECKED BY: SPC