



LEGEND

- IPF IRON PIPE FND.
- IPS IRON PIPE SET
- IRF REBAR FND.
- CALCULATED POINT
- ⊞ WATER METER
- CLEANOUT
- ⊞ YARD DRAIN
- ⊞ ELEC. TRANSFORMER
- ⊞ CABLE BOX
- ⊞ ELEC. BOX
- ⊞ COMM. VAULT
- ⊞ TELE. PEDESTAL
- ⊞ HVAC
- CONC. CONCRETE
- AG ABOVE GROUND
- BG BELOW GROUND
- MB MAP BOOK

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT. PROPERTY DEPICTED HEREON MAY BE SUBJECT TO SUCH EASEMENTS, ETC. AS A CURRENT TITLE PACKAGE MAY DISCLOSE.
- PLAT REFERENCE: MAP BOOK 2024, PAGES 295-300.
- OFFSETS AND DIMENSIONS DEPICTED HEREON FROM THE PROPERTY LINES TO THE FOUNDATION OR BUILDING LINE ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES AND ARE NOT TO BE USED TO GUIDE OR ASSIST IN THE ERECTION OF FENCES, STRUCTURES, OR ANY OTHER IMPROVEMENTS.
- ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (OR REBAR) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
- ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
- SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 20'
- PER RECORDED MAP, PORTION OF PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA PER F.I.R.M. FLOOD RATE INSURANCE MAP NO. 3720064200J, BEARING EFFECTIVE DATE OF 10/03/2006.
- ZONING - RA-20R
- DATE OF FIELD SURVEY: 04/17/2025
- SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.
- 10' STREET TREE & HRW EASEMENT SHOWN HERON PER EXEMPT MAP OF CORRECTION "KIPLING VILLAGE, PHASE 1A" IS NOT SPECIFIED AS PUBLIC OR PRIVATE. AN ATTORNEY SHOULD BE CONTACTED FOR ANY ISSUES OR CLARIFICATIONS.

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
530 HINTON POND ROAD, SUITE 104
KNIGHTDALE, NORTH CAROLINA 27545
(984) 200-2103
LICENSE # C-4182, G-442
MRASTA.COM
© 2025 MORRIS & RITCHIE ASSOCIATES, INC.

FOUNDATION AS-BUILT SURVEY
LOT 7 - #145 SOUTH BREEZE WAY
KIPLING VILLAGE - PHASE 1A
HARNETT COUNTY-FUQUAY-VARINA-NORTH CAROLINA

SURVEYED FOR: RYAN HOMES - RALEIGH
5734 TRINITY ROAD, SUITE 200
RALEIGH, NC 27607

SCALE: 1"=30' DATE: 04/21/2025 DRAWN BY: JKK REVISED: REVIEW BY: CTC JOB NO.: 21103