

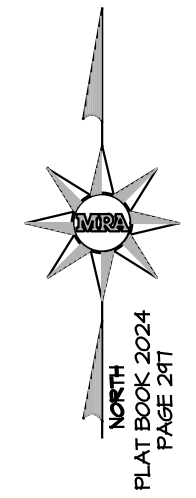
SOUTH BREEZE WAY
50' PUBLIC R/W - PB 2024-297

LOT 10
PB 2024-297

LOT 11
PB 2024-297

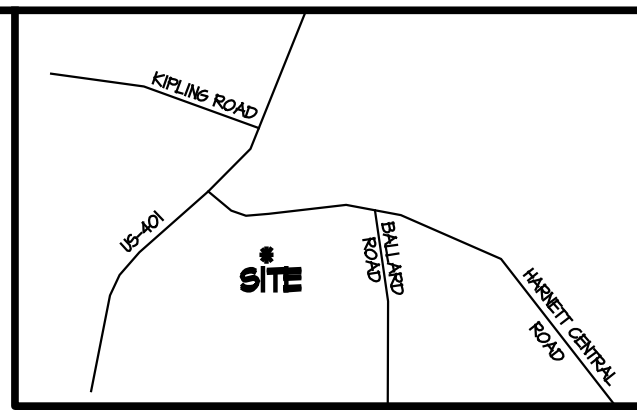
LOT 13
PB 2024-298

#181
LOT 12
0.30 AC.±



LEGEND

- IFF 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
- PB PLAT BOOK



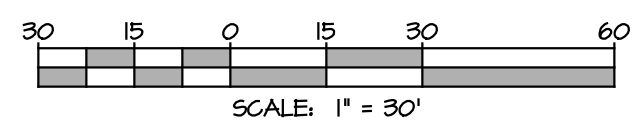
VICINITY MAP
(NOT TO SCALE)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	108.18'	300.00'	S 15° 49' 56" W	107.59'

GENERAL NOTES

1. DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD.
2. 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.
3. PLAT REFERENCE: PLAT BOOK 2024, PAGES 295-300.
4. 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.
5. 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.
6. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
7. ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
8. SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 20'
9. 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.
10. ZONING - RA-20R
11. DATE OF FIELD SURVEY: 01/15/2025
12. SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS



I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD-RUN SURVEY AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN. DEED REFERENCES ARE AS DEPICTED HEREON. THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

[Signature]
CALEB TROY CLAYTON SR, PLS L-5306
01/18/25



	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-492 MIRAGTA.COM © 2025 MORRIS & RITCHIE ASSOCIATES, INC.	FOUNDATION AS-BUILT SURVEY LOT 12 - #181 SOUTH BREEZE WAY KIPLING VILLAGE - PHASE 1A HARNETT COUNTY-FUGUAY-VARINA-NORTH CAROLINA SURVEYED FOR: RYAN HOMES - RALEIGH 5734 TRINITY ROAD, SUITE 200 RALEIGH, NC 27607
	SCALE: 1"=30' DATE: 01/17/2025 DRAWN BY: JJK REVISED:	REVIEW BY: CTC JOB NO.: 21103