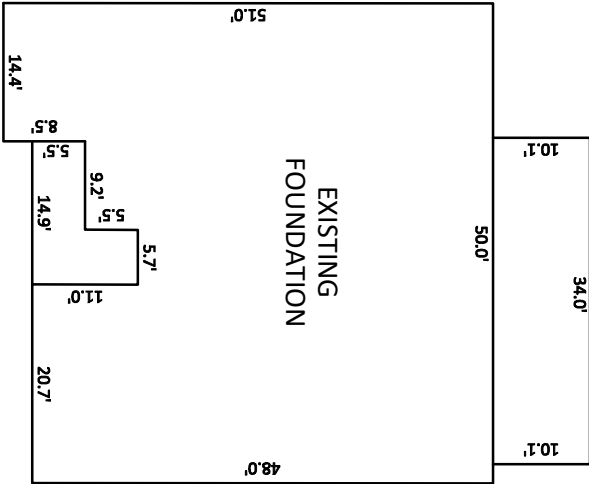


REFERENCE: BK 2023 PG 375-377
LOT INFORMATION:

PIN: 0642-96-1747.000
REFERENCE: DB: 4084 PGS. 320-324
TOTAL LOT AREA = 0.520 AC = 22,638 SF
FOUNDATION = 2,787 SF
EXISTING IMPERVIOUS = 2,787 SF
PERCENT IMPERVIOUS = 12.31 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



N/F
KENDALL JAMES TYRE
DB: 966 PGS: 228-229
PIN: 0642-86-3177.000

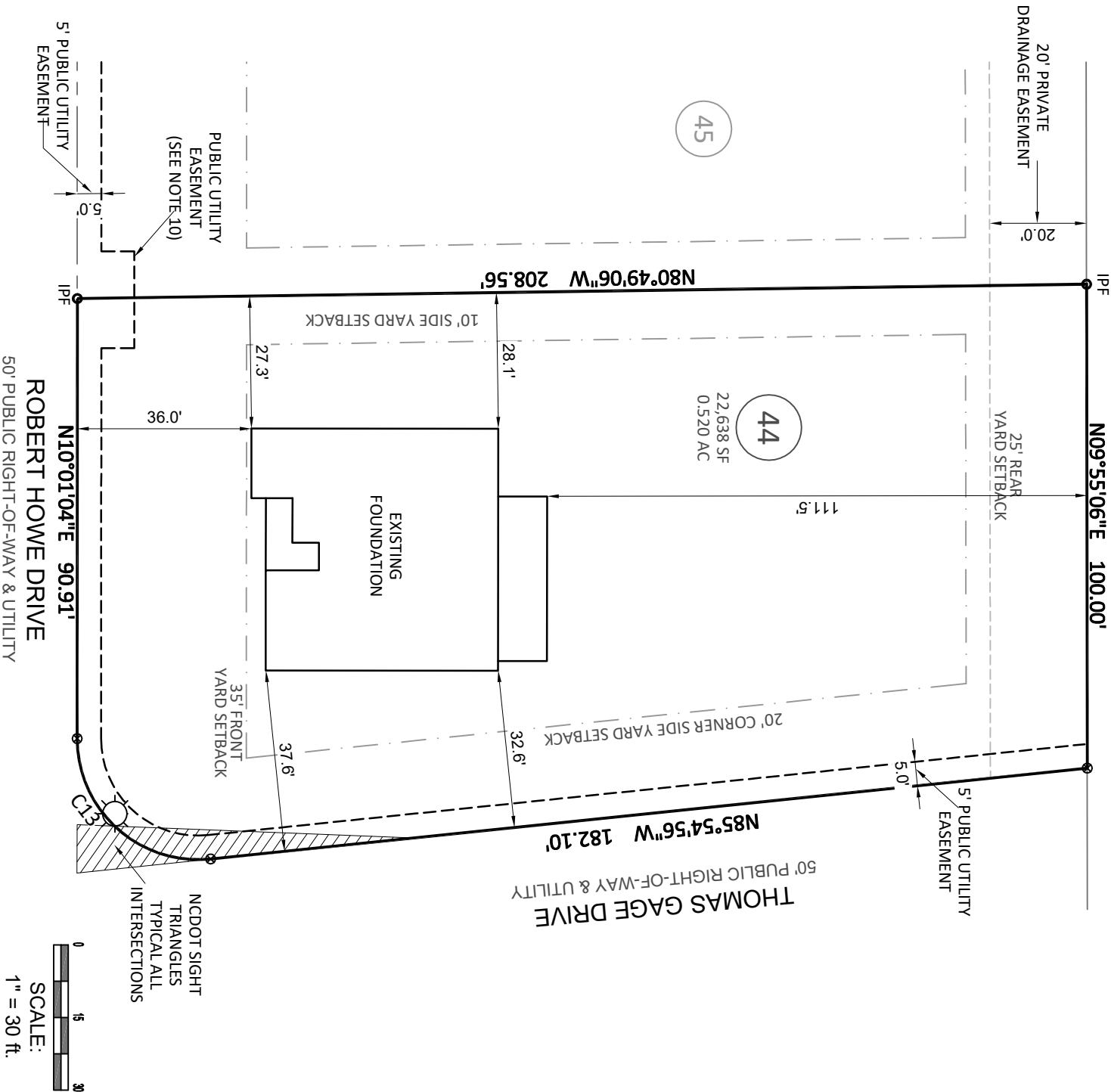


INSET SCALE: 1"=20'

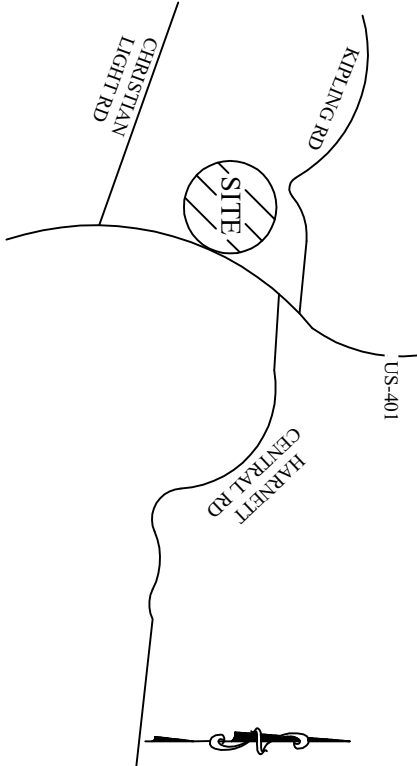
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
 - THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 - THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
 - 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.
 - 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.
 - ZONING IS: RA-40
 - A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
 - BUILDER/DEVELOPER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C13	25.00'	41.86'	S37°56'56"E
			37.14'

BUILDING SETBACKS:
FRONT = 36 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft



Bateman Civil Survey Company
Engineers • Surveyors • Planners
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 = COVERED FRONT PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
● = COMPUTED POINT
● = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
● = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
E = ELECTRIC BOX
C = CABLE BOX
T = TELEPHONE PEDESTAL
L = PROPOSED LIGHT POLE
FH = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
S = SEWER MANHOLE
F = PROPOSED FIRE HYDRANT
TR = TRASH RECEPTACLES
WV = WATER VALVE
NCDOT = NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

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.

FOUNDATION SURVEY

FOR

KB HOME

BIRCHWOOD GROVE - PHASE 4 - LOT 44

20 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 2/13/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"= 30'