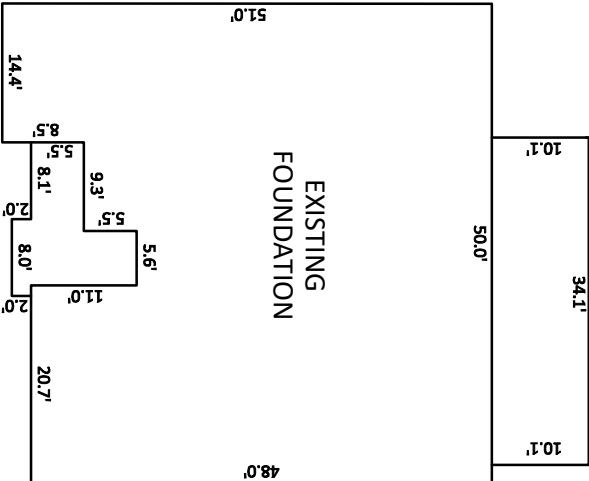


**LOT INFORMATION:**  
PIN: 0642-96-1627.000  
REFERENCE: DB: 4084 PGS. 320-324  
TOTAL LOT AREA = 0.517 AC = 22,520 SF  
EXISTING FOUNDATION = 2,803 SF  
EXISTING IMPERVIOUS = 2,803 SF  
PERCENT IMPERVIOUS = 12.45 %  
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



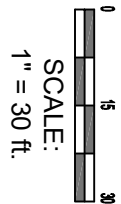
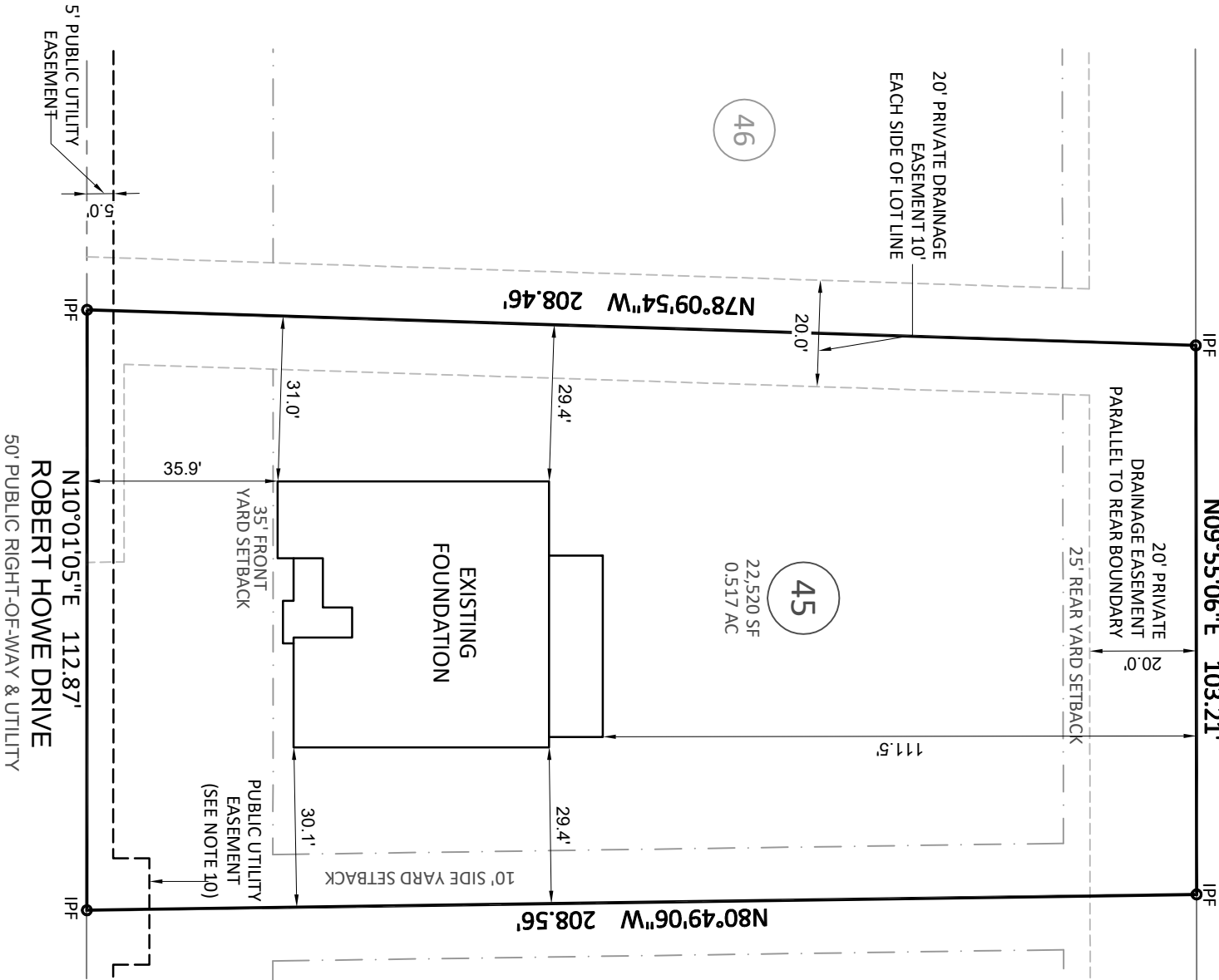
N/F  
KENDELL JAMES TYRE  
DB: 966 PGS: 228-229  
PIN: 0642-86-3177.000



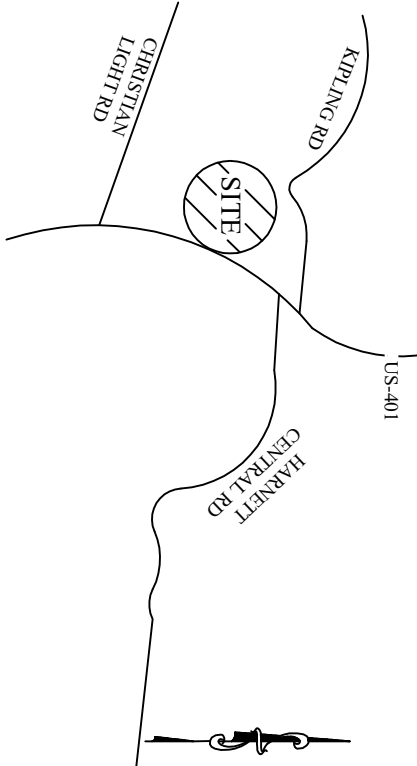
INSET SCALE: 1"=20'

- 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

**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  
Ⓢ = CLEANOUT  
AC = AIR CONDITIONER  
Ⓛ = ELECTRIC BOX  
Ⓛ = CABLE BOX  
Ⓛ = TELEPHONE PEDESTAL  
⊙ = LIGHT POLE  
FH = FIRE HYDRANT  
HP = HANDICAP PORTAL/JOHN WITH SCREENING  
⊙ = SEWER MANHOLE  
⚡ = PROPOSED FIRE HYDRANT  
N/F = NOW OR FORMERLY  
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.

*Steven P. Carson*  
2/28/25

**FOUNDATION SURVEY**  
FOR  
**KB HOME**

**BIRCHWOOD GROVE - PHASE 4 - LOT 45**  
42 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC  
HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
DATE: 2/28/25 DRAWN BY: DOM CHECKED BY: SPC  
REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"= 30'