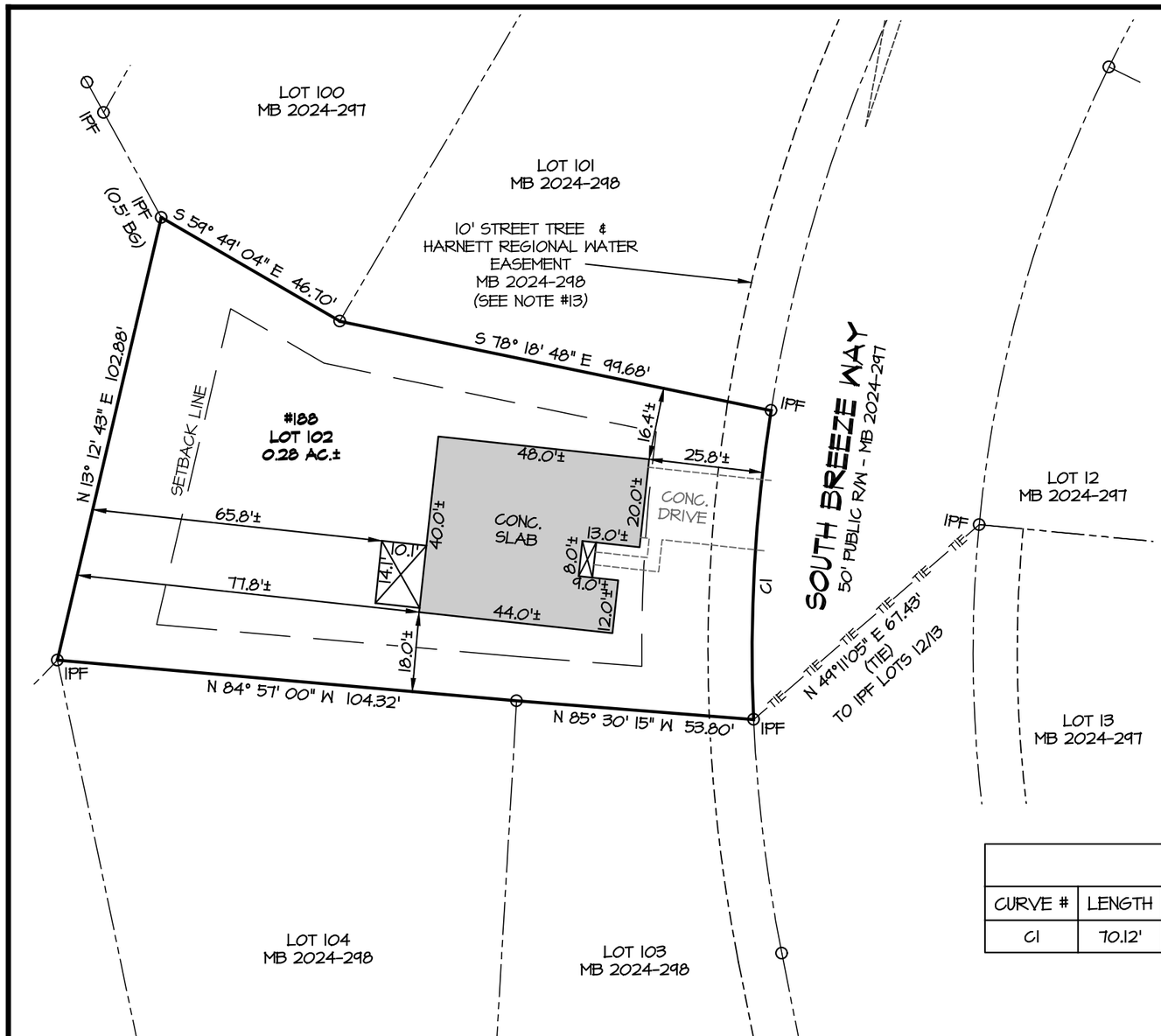
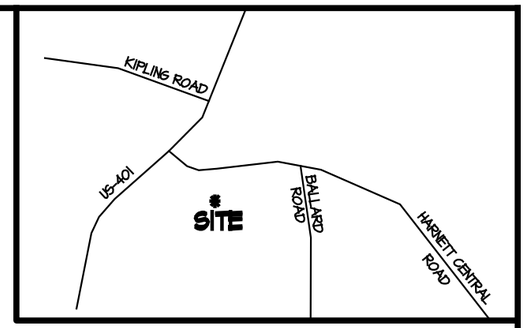


LEGEND

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



VICINITY MAP
(NOT TO SCALE)

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: MAP 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: 08/21/2025
12. SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.
13. 10' STREET TREE & HARNETT REGIONAL WATER EASEMENT SHOWN HERON PER EXEMPT PLAT "KIPLING VILLAGE, PHASE 1A" IS NOT SPECIFIED AS PUBLIC OR PRIVATE. AN ATTORNEY SHOULD BE CONTACTED FOR ANY ISSUES OR CLARIFICATIONS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	70.12'	350.00'	S 03° 13' 52" W	70.00'

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

30 15 0 15 30 60

SCALE: 1" = 30'

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).

08/29/25

CALEB TROY CLAYTON SR., PLS L-5306

NORTH CAROLINA PROFESSIONAL SEAL L-5306 LAND SURVEYOR CALEB TROY CLAYTON SR

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LICENSE # C-4182, C-442
MRAGTA.COM
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FOUNDATION AS-BUILT SURVEY
LOT 102 - #188 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: 08/25/2025	DRAWN BY: CDM	REVISED:	REVIEW BY: CTC	JOB NO. : 21103