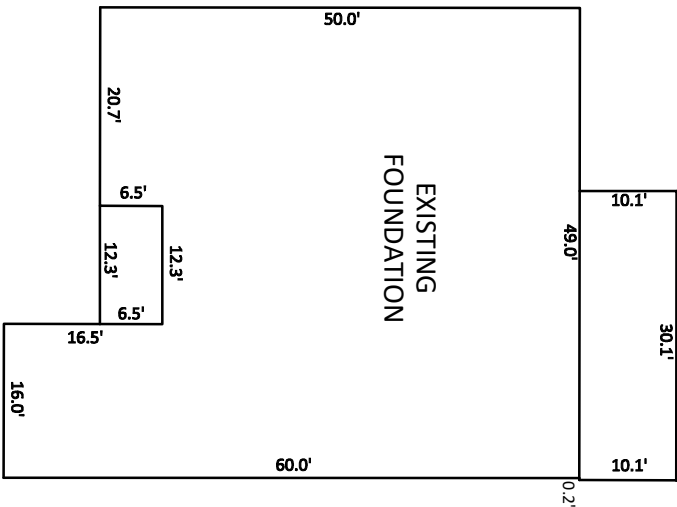


LOT INFORMATION:

PIN: 0642-96-8487.000
REFERENCE: DB, 4084 PGS, 320-324
TOTAL LOT AREA = 0.566 AC = 24,670 SF
FOUNDATION = 2,909
EXISTING IMPERVIOUS = 2,909 SF
PERCENT IMPERVIOUS = 11.79%
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

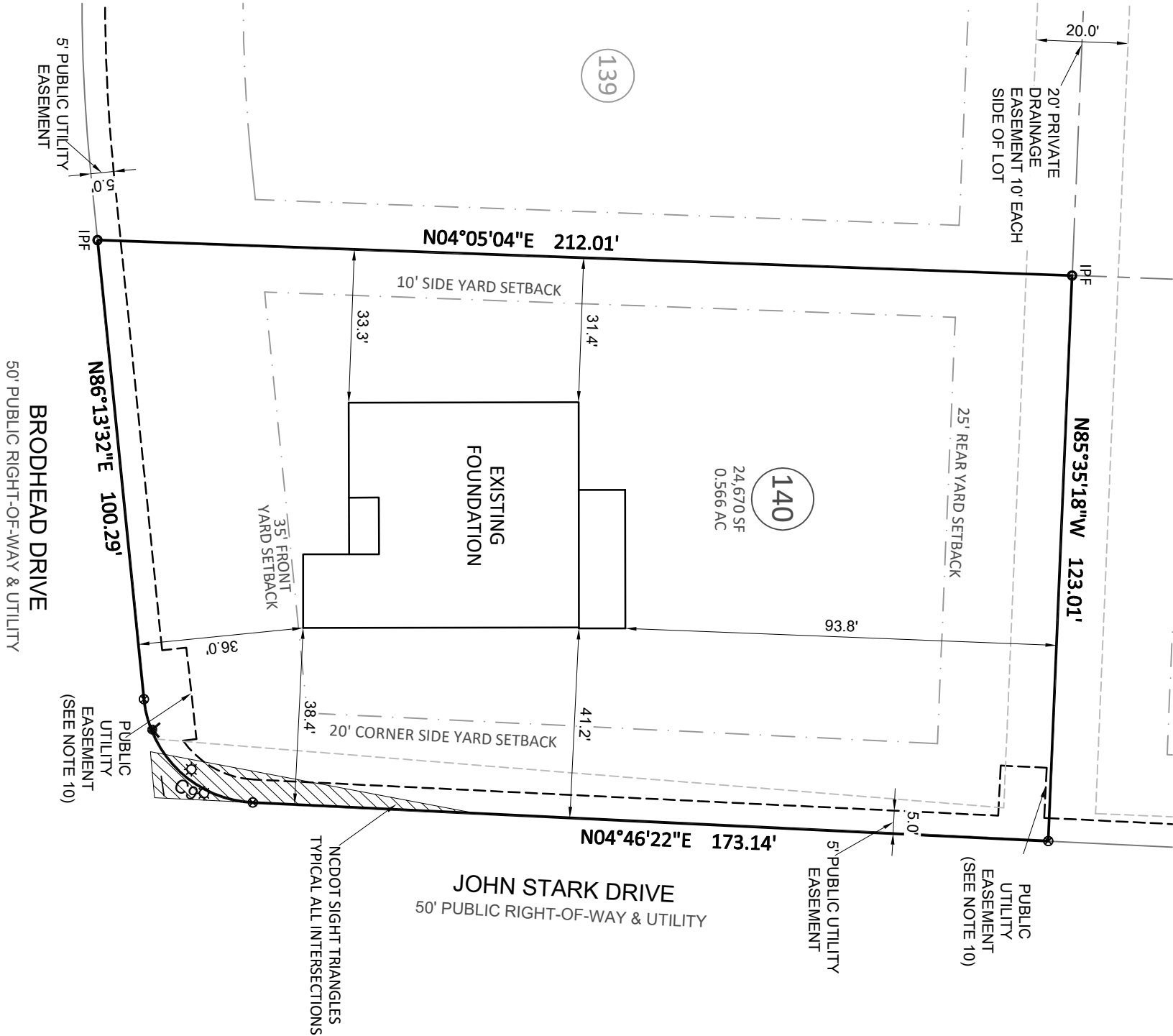
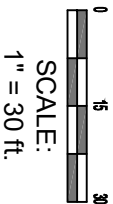
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C9	25.00'	35.54'	S49°29'57"E
			32.62'



INSET SCALE: 1"=20'



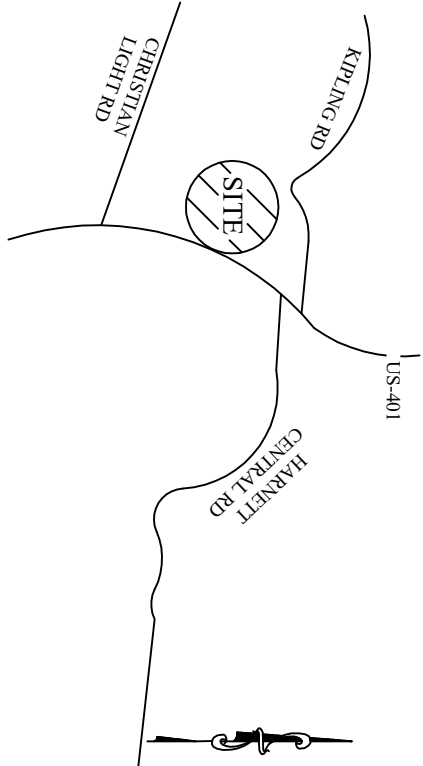
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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.
 - DEVELOPER/BUILDER : KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD, #100
DURHAM, NC, 27703



Bateman Civil Survey Company

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

PO = FRONT COVERED PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
S = STOOP
SW = SIDEWALK
DW = CONC DRIVEWAY
● = COMPUTED POINT (IPF)
● = 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
WV = WATER VALVE
VI = YARD INLET
FH = PROPOSED FIRE HYDRANT
HP = HANDICAP PORTAL/JOHN WITH SCREENING
S = SEWER MANHOLE
F = PROPOSED FIRE HYDRANT
TR = TRASH RECEPTACLES
S = STOOP

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft

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.

PROFESSIONAL SURVEYOR
STEVEN P. CARSON
4/30/25

FOUNDATION SURVEY

FOR

KB HOME

BIRCHWOOD GROVE - PHASE 4 - LOT 140
18 BRODHEAD DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY
DATE: 4/30/25 DRAWN BY: DOM CHECKED BY: SPC