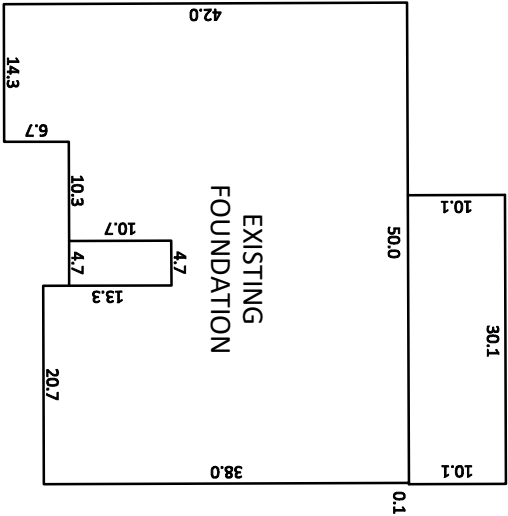


LOT INFORMATION:
PIN:0642-96-4274.000
REFERENCE: DB, 4084 PGS, 320-324
TOTAL LOT AREA = 0.495 AC = 21,560 SF
EXISTING FOUNDATION = 2,221 SF
EXISTING IMPERVIOUS = 2,221 SF
PERCENT IMPERVIOUS = 10.30 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



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.
- PROPERTY DEVELOPER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD, #100
DURHAM, NC, 27703

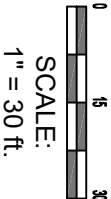
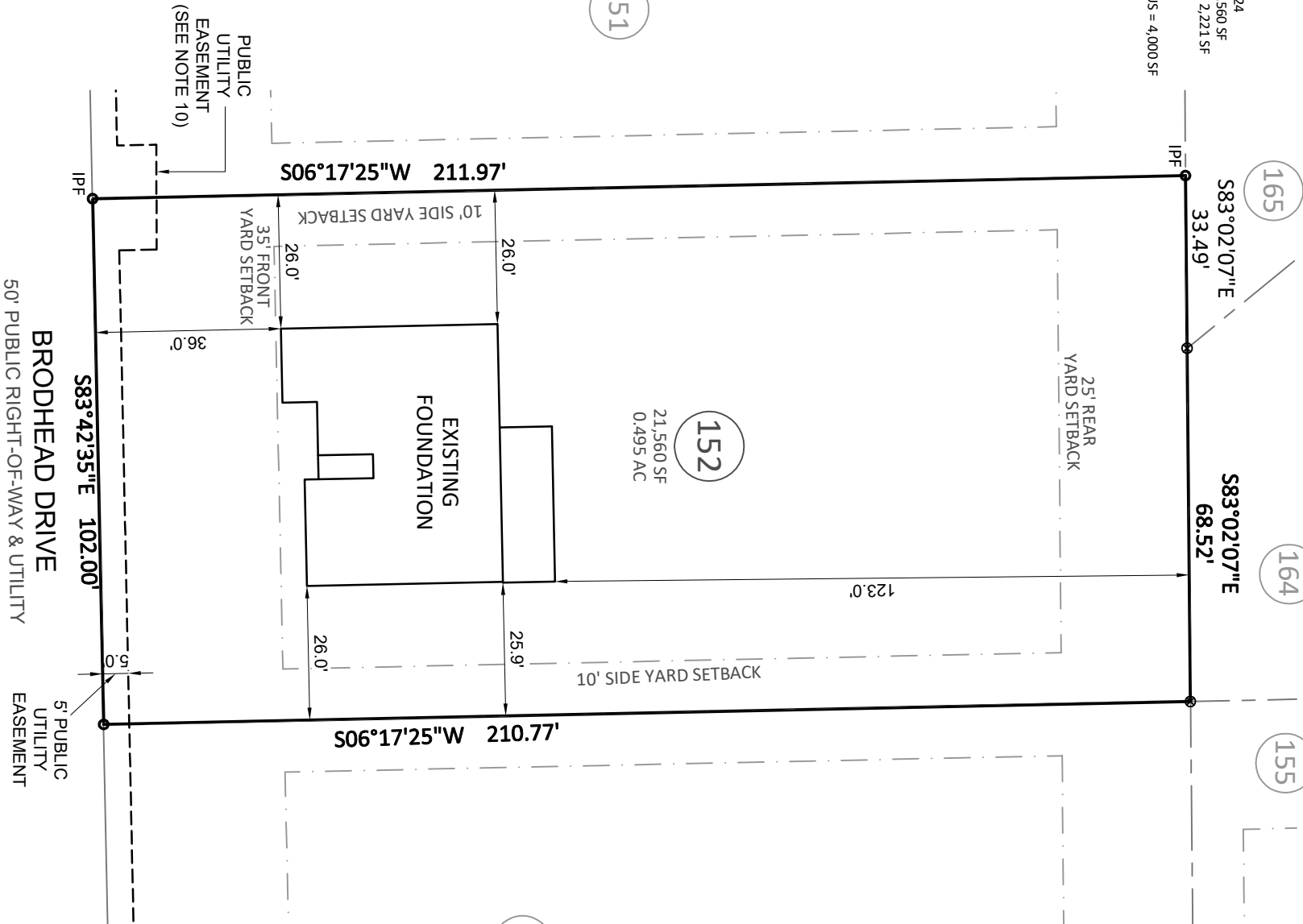


151

152

21,560 SF
0.495 AC

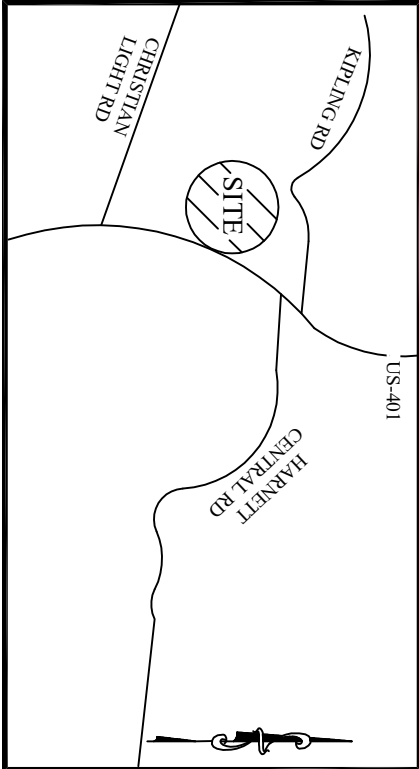
153



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 = FRONT COVERED PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT (IPF)
⊙ = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
Ⓜ = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
Ⓛ = ELECTRIC BOX
Ⓛ = CABLE BOX
Ⓛ = TELEPHONE PEDESTAL
⊙ = LIGHT POLE
C = CURB INLET
V = YARD INLET
FH = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
SC = SEPTIC CONTROL
⚡ = FIRE HYDRANT
TR = TRASH RECEPTACLES
- 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.

FOUNDATION SURVEY

FOR

KB HOME

BIRCHWOOD GROVE - PHASE 4 - LOT 152
91 BRODHEAD DR, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 4/30/25 DRAWN BY: DOM CHECKED BY: SPC

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