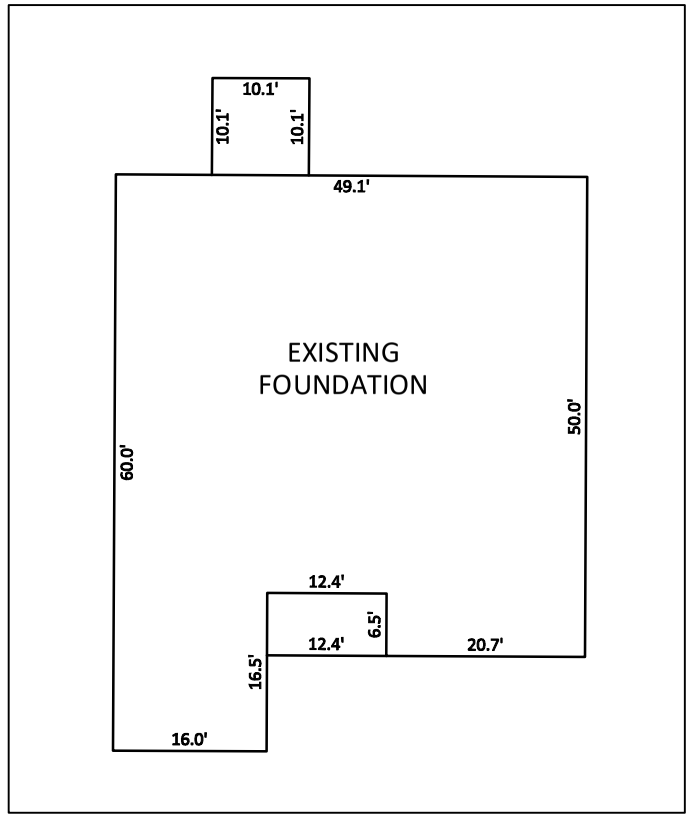


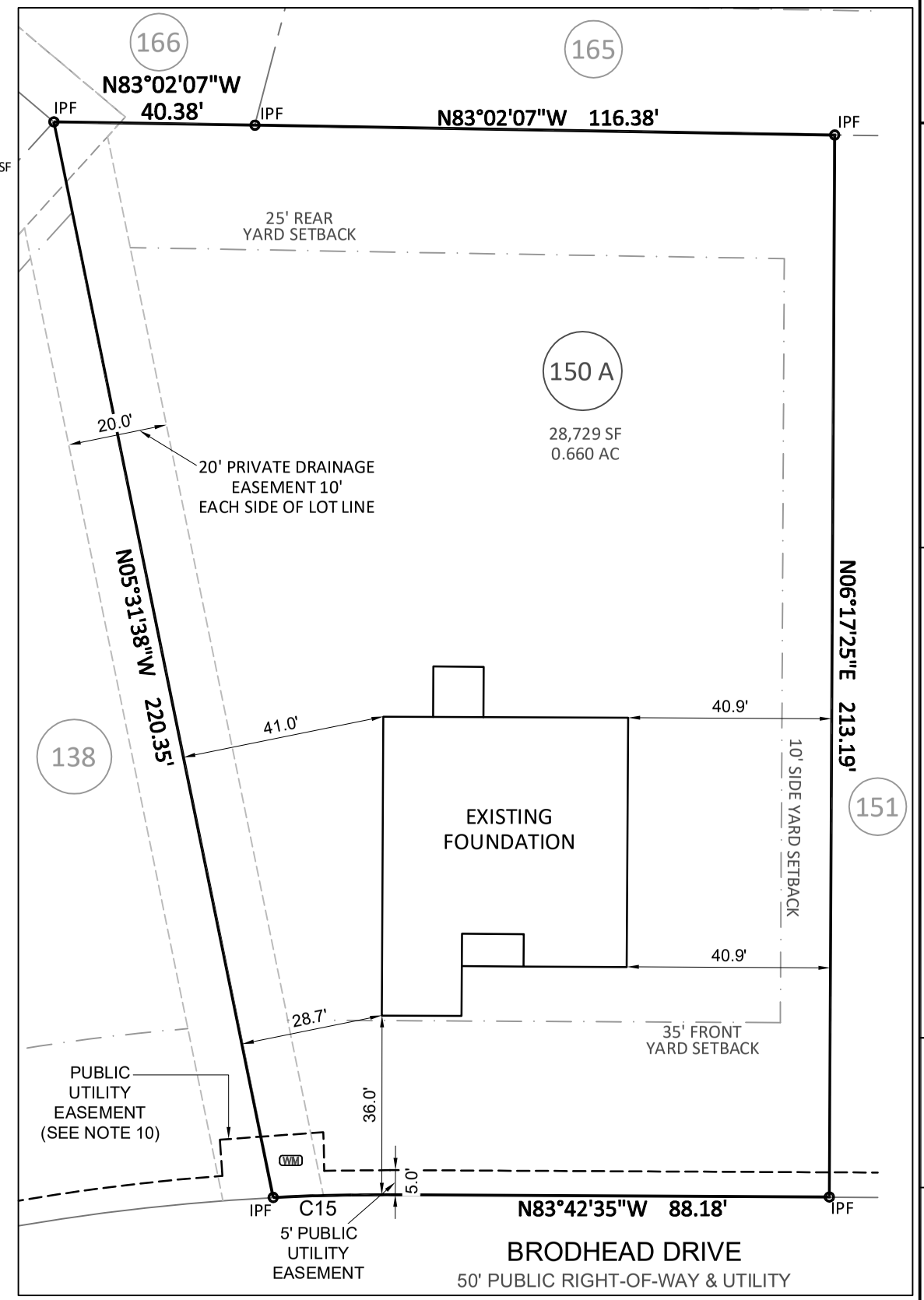

INSET SCALE: 1"=20'

## LOT INFORMATION:

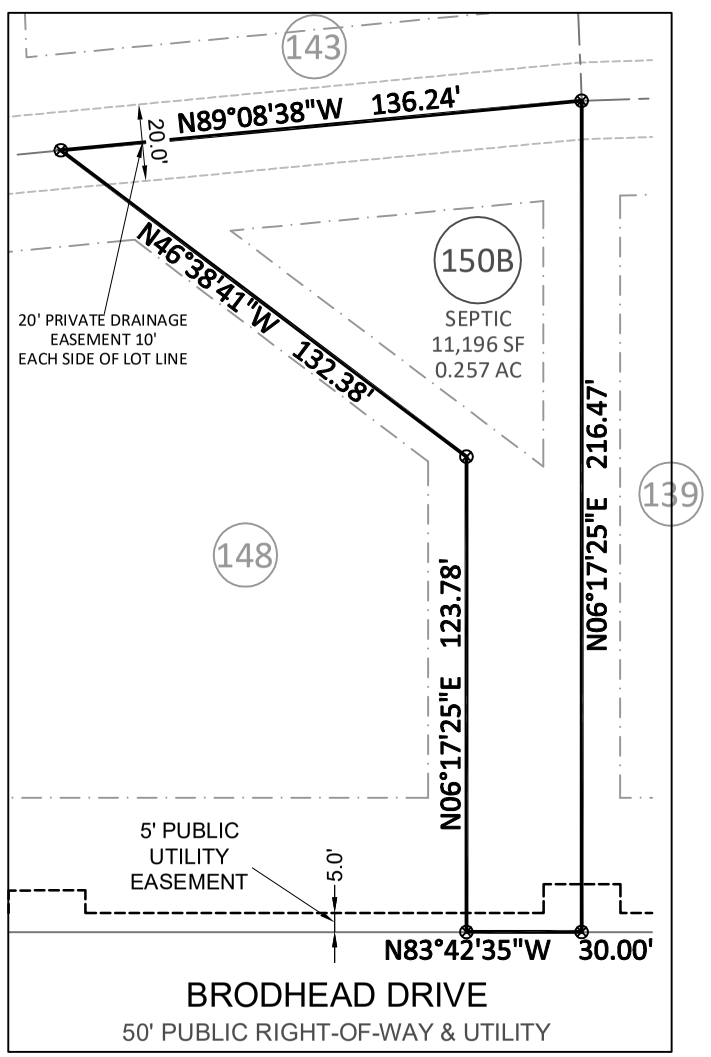
PIN:0642-96-6291.000
REFERENCE: DB. 4084 PGS. 320-324
TOTAL LOT AREA = 0.660 AC = 28,729 SF
FOUNDATION = 2,717 SF
EXISTING IMPERVIOUS = 2,717 SF
PERCENT IMPERVIOUS = 9.46 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

**NOTES:**

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. 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.
8. 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.
9. ZONING IS : RA-40
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
11. PROPERTY DEVELOPER:
    KB HOME RALEIGH- DURHAM
    4506 S. MIAMI BLVD. #100
    DURHAM, NC. 27703




SCALE:
1" = 30 ft.




INSET SCALE: 1"=50'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C15 | 425.00' | 23.45' | S85°17'26"E | 23.45' |


**Bateman Civil Survey Company**
Engineers • Surveyors • Planners
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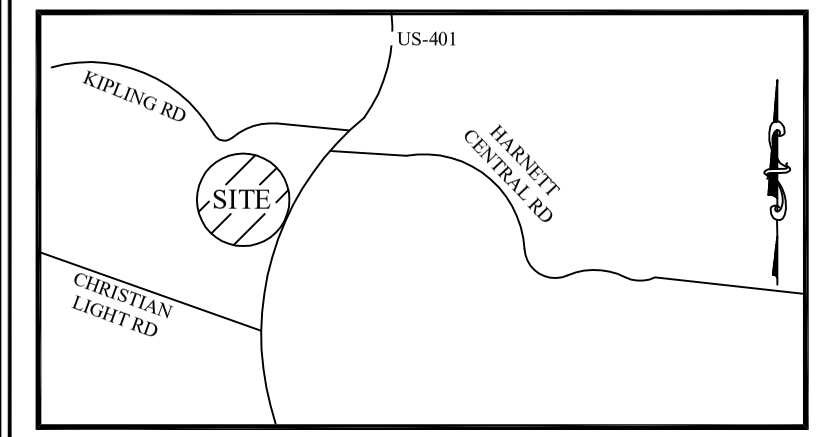
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378


## 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
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
☼ = LIGHT POLE
CI = CURB INLET
YI = 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

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK ); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON
5/13/25

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 150 A
49 BRODHEAD DR, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 5/13/25 DRAWN BY: AHB CHECKED BY: SPC
REFERENCE: BK 2024 PG 235-236 PROJECT# 220207 SCALE: 1"= 30'

P:\2022 Projects\220207 Birchwood Grove\dwg\220207 - Birchwood Grove.dwg, 5/15/2025 12:11:38 PM, Foxit Reader PDF Printer