

AS-BUILT IMPROVEMENTS FOR
NEW HOME, INC.
1949 BALLARD ROAD
LOT 195, PENNY ROAD DEVELOPERS, LLC
HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

KIPLING VILLAGE
PHASE 1A
P.B. 2024, PG. 248-253

P.B. 2025, PG. 258

LEGEND

- AIR CONDITIONER
BC BACK OF CURB
BFP BACK FLOW PREVENTER
CLEANOUT
CURB INLET
DHS DRILL HOLE SET
ECM EXISTING CONCRETE MONUMENT
EDH EXISTING DRILL HOLE
EIS EXISTING IRON STAKE
EIP EXISTING IRON PIPE
EM ELECTRIC METER
EPK EXISTING PK NAIL
ES ELECTRIC STUB
FLARED END SECTION
FIRE HYDRANT
FIBER OPTIC PEDESTAL
GAS METER
GUY
INV. INVERT
IPS IRON PIPE SET
IRS IRON ROD SET
LPT LIGHT POLE
MNS MAGNETIC NAIL SET
MNS MANHOLE SANITARY SEWER
MNS MANHOLE STORM SEWER
OHV OVERHEAD WIRES
PKS PK NAIL SET
PNS POINT NOT SET
RRS RAIL ROAD SPIKE
TPE TELEPHONE PEDESTAL
TPE TRANSFORMER PEDESTAL
TPE CABLE TV PEDESTAL
TPE UTILITY POLE
TPE WATER METER
TPE WATER VALVE
TPE YARD INLET
TPE FIELD MEASUREMENT
TPE REVISION TRIANGLE

SETBACK INFO

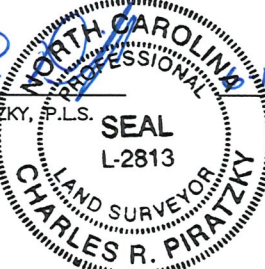
FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

VARIABLE WIDTH
PUBLIC UTILITY
EASEMENT
(SCALED FROM PLAT)

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM FIELDWORK DONE UNDER
MY SUPERVISION; THAT THE IMPROVEMENTS LIE
WHOLLY UPON THE LOT AND THAT THE PROPERTY
SHOWN IS AN EXISTING PARCEL OR PARCELS OF
LAND.

CHARLES R. PIRATZKY, P.L.S.
L-2813



BALLARD ROAD
60' PUBLIC R/W

THIS AS-BUILT IS
FOR CODE COMPLIANCE.
NOT FOR SALES OR
CONVEYANCE

DATE: JUNE 11, 2025

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LINE	BEARING	DISTANCE
L1	N 18°53'59" W	5.39'
L2	N 00°39'24" W	36.76'
L3	N 35°07'13" E	34.36'
L4	N 14°22'25" E	21.30'
L5	N 49°15'59" W	3.40'
L6	S 08°58'16" E	5.08'
L7	S 04°22'10" E	18.38'

REFERENCES:

P.B. 2025, PG. 258



SCALE: 1" = 30'

NOTES

- THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

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