

AS-BUILT IMPROVEMENTS FOR
NEW HOME, INC.
1931 BALLARD ROAD
LOT 194, PENNY ROAD DEVELOPERS, LLC
HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

P.B. 2025, PG. 258

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



WETLAND AREA
PENNY ROAD
DEVELOPERS LLC
D.B. 4261, PG. 1691
P.B. 2023, PG. 507

LEGEND

- AIR CONDITIONER
- BACK OF CURB
- 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
- LIGHT POLE
- MNS MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PKS PK NAIL SET
- PNS POINT NOT SET
- RRS RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT
- REVISION TRIANGLE

194
21,530 S.F.
0.494 AC

LINE	BEARING	DISTANCE
L1	N 34°13'22" E	31.42'
L2	N 65°02'46" W	33.78'
L3	S 00°51'48" E	26.21'
L4	N 74°45'36" W	46.09'
L5	N 00°39'24" W	28.23'
L6	N 14°04'31" E	37.36'
L7	N 18°53'59" W	24.96'
L8	S 04°22'10" E	52.74'
L9	S 02°23'38" E	37.38'

SETBACK INFO

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

REFERENCES:

P.B. 2025, PG. 258

BALLARD ROAD
60' PUBLIC R/W

30 0 30
SCALE: 1" = 30'

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.

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

NOTES

1. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. 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.

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

DATE

DATE: JUNE 11, 2025

Q:\FieldLoc\BALD 194-195_FDN.txt

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056