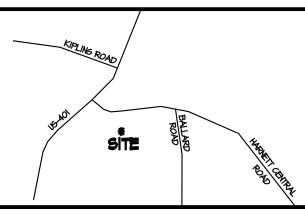


2024 18



YICINITY MAP (NOT TO SCALE)

## GENERAL NOTES

- DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT, PROPERTY DEPICTED HEREON MAY BE SUBJECT TO SUCH EASEMENTS, ETC. AS A CURRENT TITLE PACKAGE MAY DISCLOSE.
- 3. PLAT REFERENCE: MAP BOOK 2024, PAGES 295-300.
- OFFSETS AND DIMENSIONS DEPICTED HEREON FROM THE PROPERTY LINES TO THE FOUNDATION OR BUILDING LINE ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES AND ARE NOT TO BE USED TO GUIDE OR ASSIST IN THE ERECTION OF FENCES, STRUCTURES, OR ANY OTHER IMPROVEMENTS.
- ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (OR REBAR) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
- ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
- 8. SETBACKS: FRONT 25'

SIDE - 10'

**REAR - 20'** 

- PER RECORDED MAP, PORTION OF PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA PER F.I.R.M. FLOOD RATE INSURANCE MAP NO. 3720064200J, BEARING EFFECTIVE DATE OF 10/03/2006.
- 10. ZONING RA-20R
- DATE OF FIELD SURVEY: 07/02/2025
- SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.
- IO' STREET TREE & HARNETT REGIONAL WATER EASEMENT SHOWN HERON PER EXEMPT PLAT "KIPLING VILLAGE, PHASE IA" IS NOT SPECIFIED AS PUBLIC OR PRIVATE. AN ATTORNEY SHOULD BE CONTACTED FOR ANY ISSUES OR CLARIFICATIONS.

## MORRIS & RITCHIE ASSOCIATES OF NC. PC

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NORTH CAROLINA 27545

SURVEYED FOR: RYAN HOMES - RALEIGH 5734 TRINITY ROAD, SUITE 200

FOUNDATION AS-BUILT SURVEY

LOT 107 - #27 ARTESA COURT

KIPLING VILLAGE - PHASE IA

HARNETT COUNTY-FUQUAY-VARINA-NORTH CAROLINA

REVISED:

RALEIGH, NC 27607

REVIEW BY: CTC JOB NO. : 21103