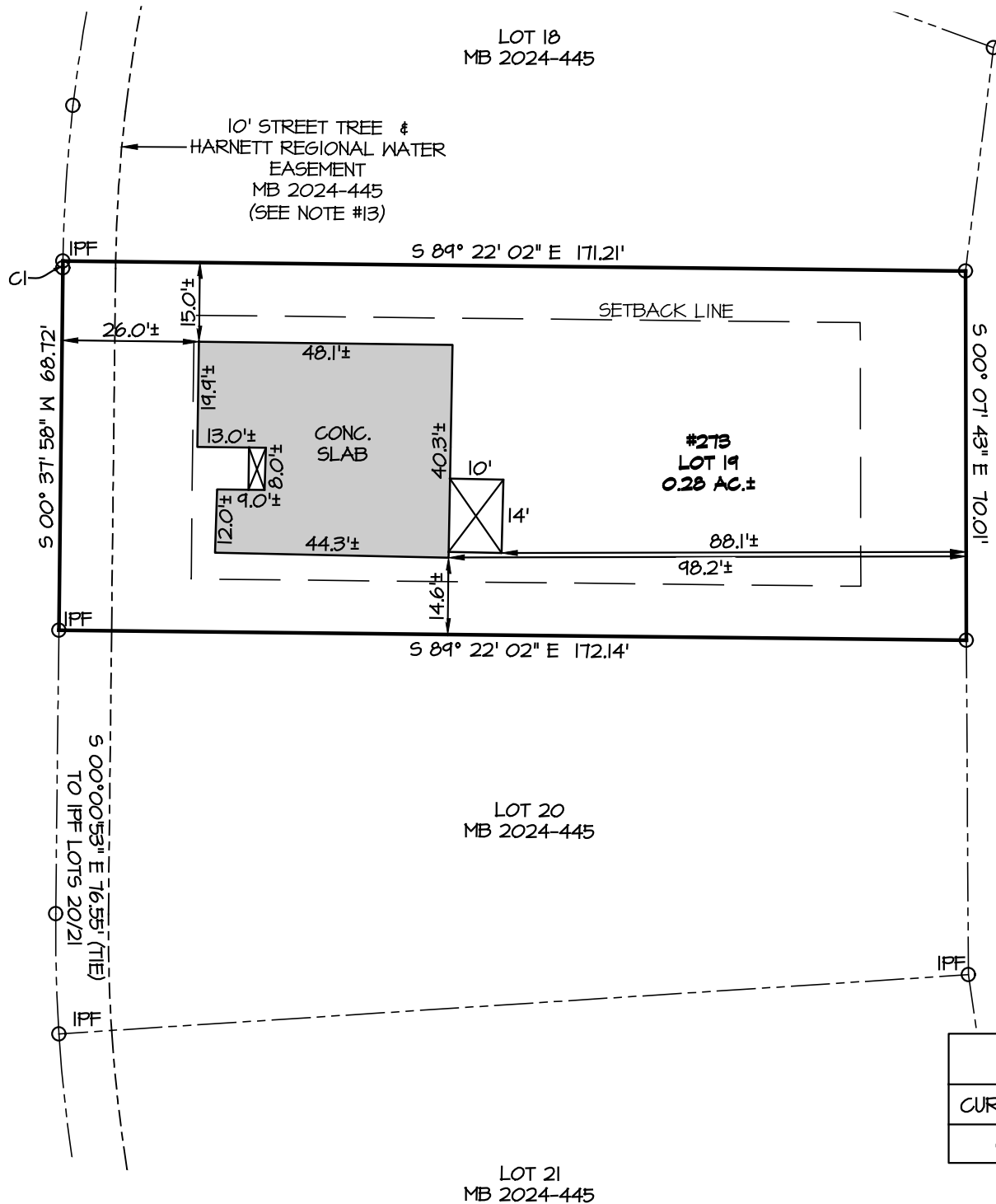


SOUTH BREEZE WAY
50' PUBLIC R/W - MB 2024-445

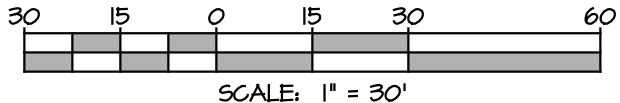


OPEN SPACE
MB 2024-445

THIS MAP IS NOT A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE WITH
ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS

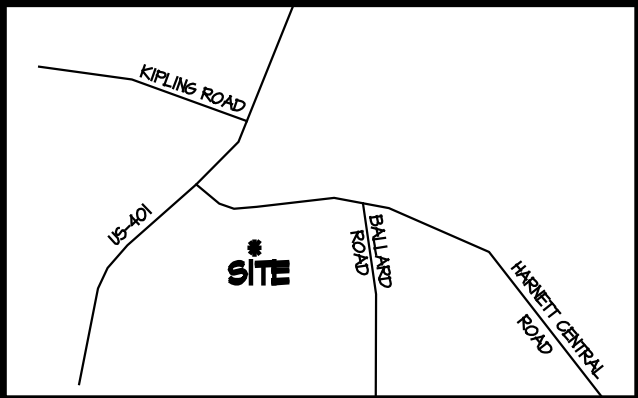
CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1.28'	300.00'	S 00° 45' 17" W	1.28'



LEGEND

- IPF IRON PIPE FND.
- IPS IRON PIPE SET
- IRF REBAR FND.
- CALCULATED POINT
- W WATER METER
- CLEANOUT
- Y YARD DRAIN
- TRN ELEC. TRANSFORMER
- C CABLE BOX
- E ELEC. BOX
- T COMM. VAULT
- TE TELE. PEDESTAL
- HVAC
- CONC. CONCRETE
- AG ABOVE GROUND
- BG BELOW GROUND
- MB MAP BOOK



VICINITY 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.
- PLAT REFERENCE: MAP BOOK 2024, PAGES 443-447.
- 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.
- 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.
- ZONING - RA-20R
- DATE OF FIELD SURVEY: 07/21/2025
- SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.
- 10' STREET TREE & HRW EASEMENT SHOWN HERON PER SUBDIVISION PLAT "KIPLING VILLAGE, PHASE IB" IS NOT SPECIFIED AS PUBLIC OR PRIVATE. AN ATTORNEY SHOULD BE CONTACTED FOR ANY ISSUES OR CLARIFICATIONS.

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD-RUN SURVEY AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN. DEED REFERENCES ARE AS DEPICTED HEREON. THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

CALEB TROY CLAYTON SR., PLS L-5306

07/25/25



MORRIS & RITCHIE ASSOCIATES OF NC, PC

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MRASTA.COM
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FOUNDATION AS-BUILT SURVEY
LOT 19 - #273 SOUTH BREEZE WAY
KIPLING VILLAGE - PHASE IB
HARNETT COUNTY-FUQUAY-VARINA-NORTH CAROLINA

SURVEYED FOR: RYAN HOMES - RALEIGH
5734 TRINITY ROAD, SUITE 200
RALEIGH, NC 27607

SCALE: 1"=30'

DATE: 07/22/2025

DRAWN BY: CDM

REVISED:

REVIEW BY: CTC

JOB NO.: 21103