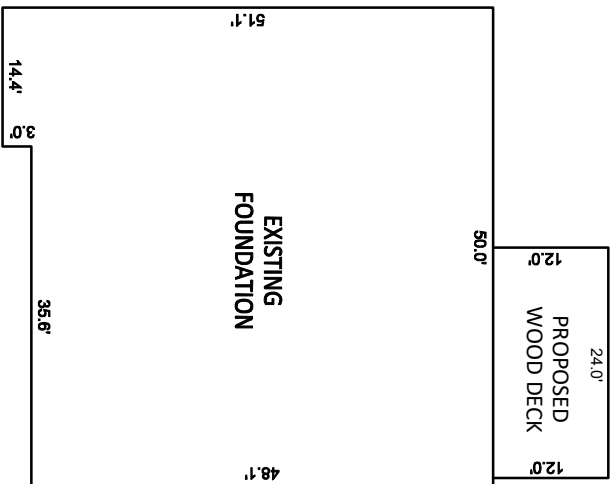


LOT INFORMATION:
PIN: 0642-85-3054
 REFERENCE: DB 4134 PG 2546 (PARENT TRACT)
 TOTAL LOT AREA = 0.581 AC = 25,319 SF
 FOUNDATION = 2,448 SF
 EXISTING IMPERVIOUS = 2,448 SF
 PERCENT IMPERVIOUS = 9.67 %

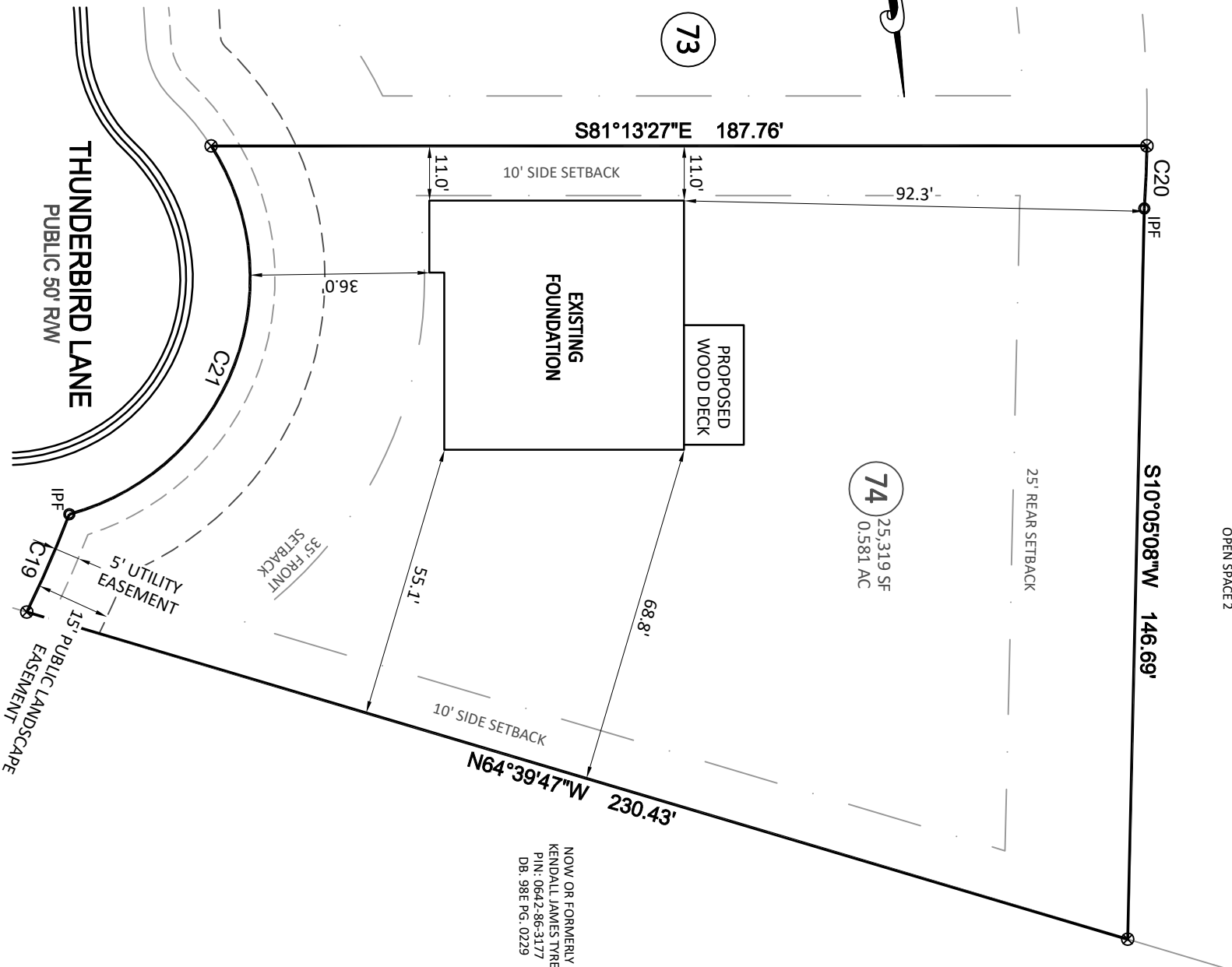
BUILDING SETBACKS
FRONT - 35'
REAR - 25'
SIDE - 10'



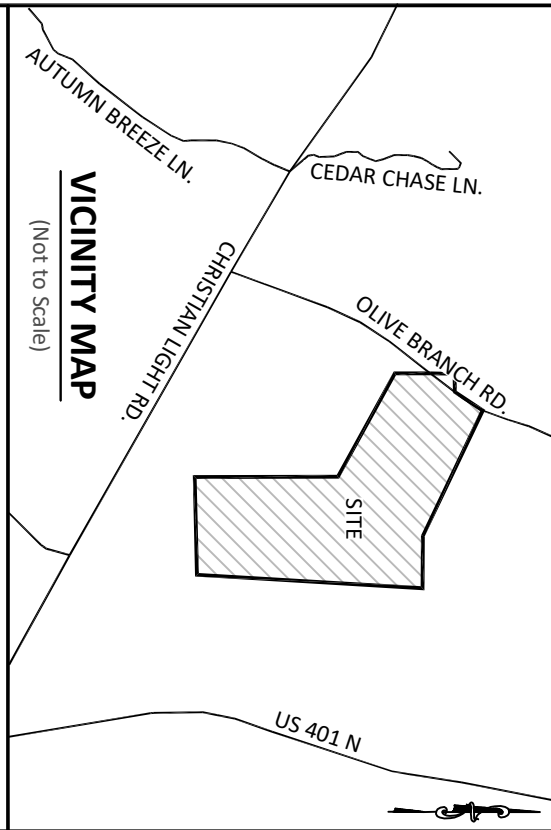
INSET SCALE: 1"=20'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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 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. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C19E	237.23'	21.42'	N32°15.65'E	21.41'
C20	255.79'	12.58'	S11°14.18'W	12.58'
C21	49.00'	92.22'	N29°50.47'E	79.20'



2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

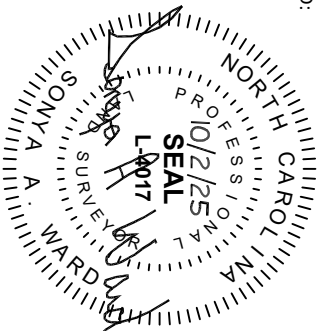
LEGEND

LEGEND

PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
X = COMPUTED POINT
O = IRON PIPE FOUND (IPE)

1. SONYA A. WARD. 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-4017

DATED: 11/11/2011



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

kib
HOME

BIRCHWOOD TRAILS - PHASE 1 - LOT 74
19 THUNDERBIRD LANE, FUQUAY-VARINA, NC
ECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/2/25 DRAWN BY: JSD CHECKED BY: SAW

REFERENCE: BK 2025 PG 437-439 BCSC# 250642 SCALE: 1" = 30'