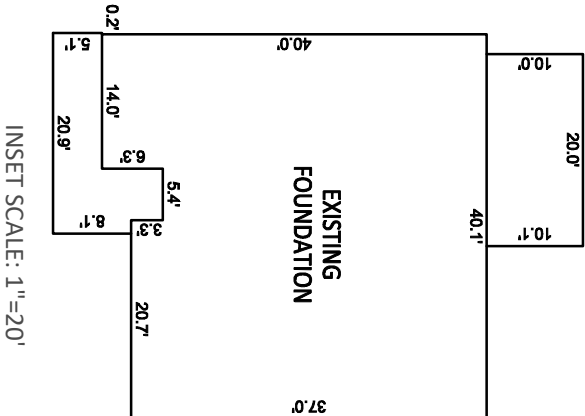


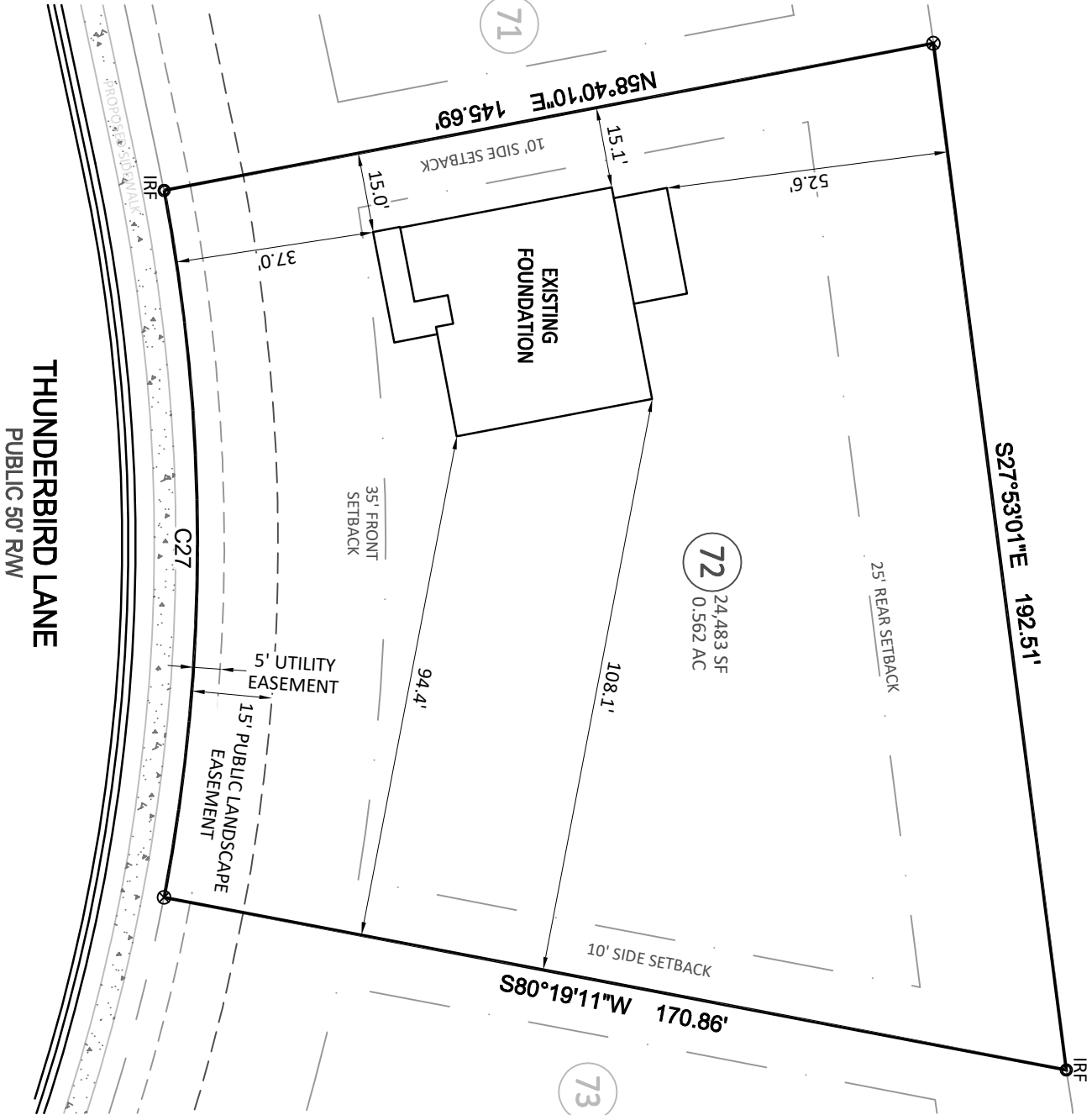
LOT INFORMATION:
PIN: 0642-84-3796
REFERENCE: DB 4184 PG 2546 (PARENT TRACT)
TOTAL LOT AREA = 0.562 AC = 24,483 SF
FOUNDATION = 1,853 SF
EXISTING IMPERVIOUS = 1,853 SF
PERCENT IMPERVIOUS = 7.57 %

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



INSET SCALE: 1"=20'

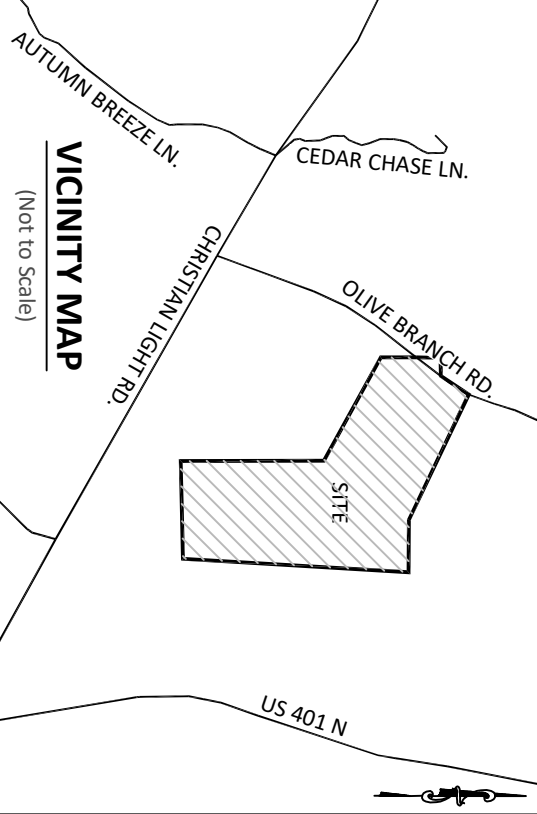
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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.
 10. ZONING: RA-40 (HARNETT COUNTY GIS)
 11. BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM
1800 PERIMETER PARK DRIVE SUITE 140
MORRISVILLE, NC 27560



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHD BEARING
C27	350.00'	132.25'	N20°30'20\"/>



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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

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
⊗ = COMPUTED POINT
○ = IRON ROD FOUND (IRF)
● = IRON PIPE SET (IPS)
● = SCRIBE FOUND/SET (SS)
◌ = WATER METER
◌ = CLEAN OUT
AC = AIR CONDITIONER
⊙ = CABLE PEDESTAL
⊙ = SEWER MANHOLE
☎ = TELEPHONE PEDESTAL
☎ = CATCH BASIN/CURB INLET
☎ = LIGHT POLE
☎ = HAND HOLE/UTILITY VAULT
☎ = ELECTRIC BOX/TRANSFORMER
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER
P/L = PROPERTY LINE
RW = RIGHT OF WAY

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: 9/4/25

PROFESSIONAL SEAL
SONYA A. WARD
PLS. 10017

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



BIRCHWOOD TRAILS - PHASE 1 - LOT 72
79 THUNDERBIRD LANE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY
DATE: 9/4/25 DRAWN BY: JSD CHECKED BY: SAW
REFERENCE: BK 2025 PG 437-439 BCSC# 250642 SCALE: 1" = 30'