œ

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

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.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND

DEVELOPMENT REGULATIONS.

9

SEARCH MAY DISCLOSE.

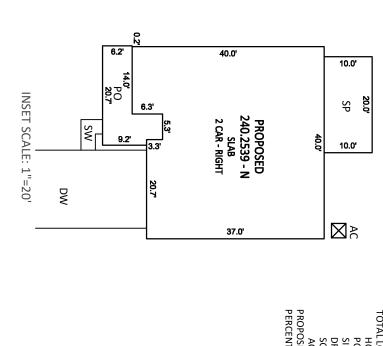
A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.

11.

BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM 1800 PERIMETER PARK DRIVE SUITE 140 MORRISVILLE, NC 27560

ZONING: RA-40 (HARNETT COUNTY GIS)

6.



SIDEWALK = 27 SF DRIVEWAY = 777 SF SCREENED PATIO = 200 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 2,661 SF PERCENT IMPERVIOUS = 10.87 % REFERENCE: DB 4184 PG 2546 (PARENT TRACT) TOTAL LOT AREA = 0.562 AC = 24,483 SF HOUSE = 1,504 SF PORCH = 144 SF

LOT INFORMATION:

BUILDING SETBACKS FRONT - 35' REAR - 25' SIDE - 10' S27°53'01"E 25' REAR SETBACK 192.51

CEDAR CHASE LN.

SITE

US 401 N

OLINE BRANCH RO.

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

N28.40,10"E '68.₆₄₁ 10, SIDE SELBYCK 14.9 SP PROPOSED 240.2539 - N SLAB 2 CAR - RIGHT 36.0 В 5.12 SW S THUNDERBIRD LANE MA \mathbb{V} 16.3 35' FRONT SETBACK)24,483 SF) 0.562 AC 5' UTILITY EASEMENT 108.1 94.5 15' PUBLIC LANDSCAPE EASEMENT ŴN 10' SIDE SETBACK S80°19'11"W 170.86 73

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.

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE

2.

NOTES:

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.

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I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

AUTUNIN BREEZE IN.

VICINITY MAP

CHRSUM/UCH RO

(Not to Scale)

= COV. FRONT PORCH/PATIO = COV. REAR PORCH/PATIO = WOOD DECK

= CONCRETE PATIO = SCREENED PORCH/PATIO = CONCRETE DRIVEWAY

= COMPUTED POINT

 $\bullet \bullet \bullet \Diamond \otimes \mathsf{P} \overset{\circ}{\mathsf{P}} \overset{\circ}{\mathsf{P}} \overset{\circ}{\mathsf{Q}} \overset{\circ}{\mathsf{Q}} \overset{\circ}{\mathsf{Q}} \overset{\circ}{\mathsf{P}} \overset{\circ}{\mathsf{Q}} \overset{\circ}{\mathsf{P}} \overset{\circ}{\mathsf{Q}}$ = SCRIBE FOUND/SET (SS) = IRON PIPE SET (IPS) = IRON PIPE FOUND (IPF)

= CLEAN OUT = WATER METER

= TELEPHONE PEDESTAL = CATCH BASIN/CURB INLET = SEWER MANHOLE = AIR CONDITIONER = CABLE PEDESTAL

= HAND HOLE/UTILITY VAULT

= DRAIN INLET/YARD INLET = ELECTRIC BOX/TRNSFRMR = FIRE HYDRANT

> UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4017 NDICATED AS DRAWN FROM INFORMATION LISTED PREIMINARY.

and is only intended for the parties and purposes shown. This map not for recordation. No title report provided. This map is of an existing parcel of land

MPERVIOUS NOTED ON THIS PLOT PLAN **BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL**

FOR ₹**6**

BIRCHWOOD TRAILS - PHASE 1 - LOT 72 THUNDERBIRD LANE, FUQUAY-VARINA, NC

DATE: 6/19/25 HECTORS CREEK TOWNSHIP, HARNETT COUNTY DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 437-439

BCSC# 250642

SCALE: 1" = 30'

RADIUS LENGTH CHD BEARING 350.00' 132.25' N20°30'20"W CURVE TABLE CHORD

PUBLIC 50' R/W

CURVE



PRELIMINARY PLOT PLAN