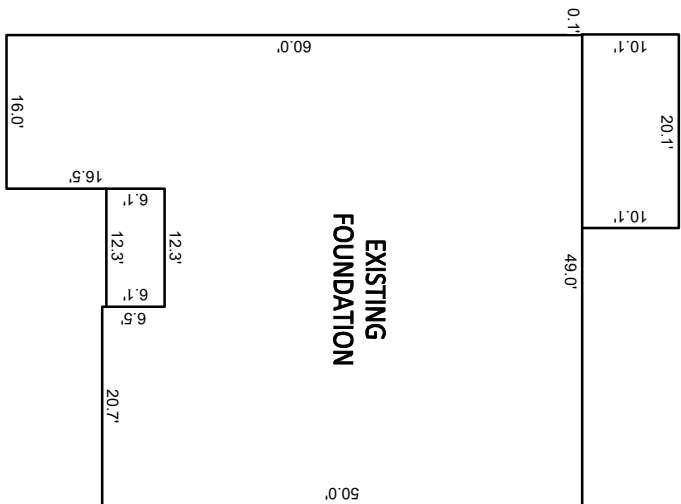




INSET SCALE: 1"=20'

NOTES:

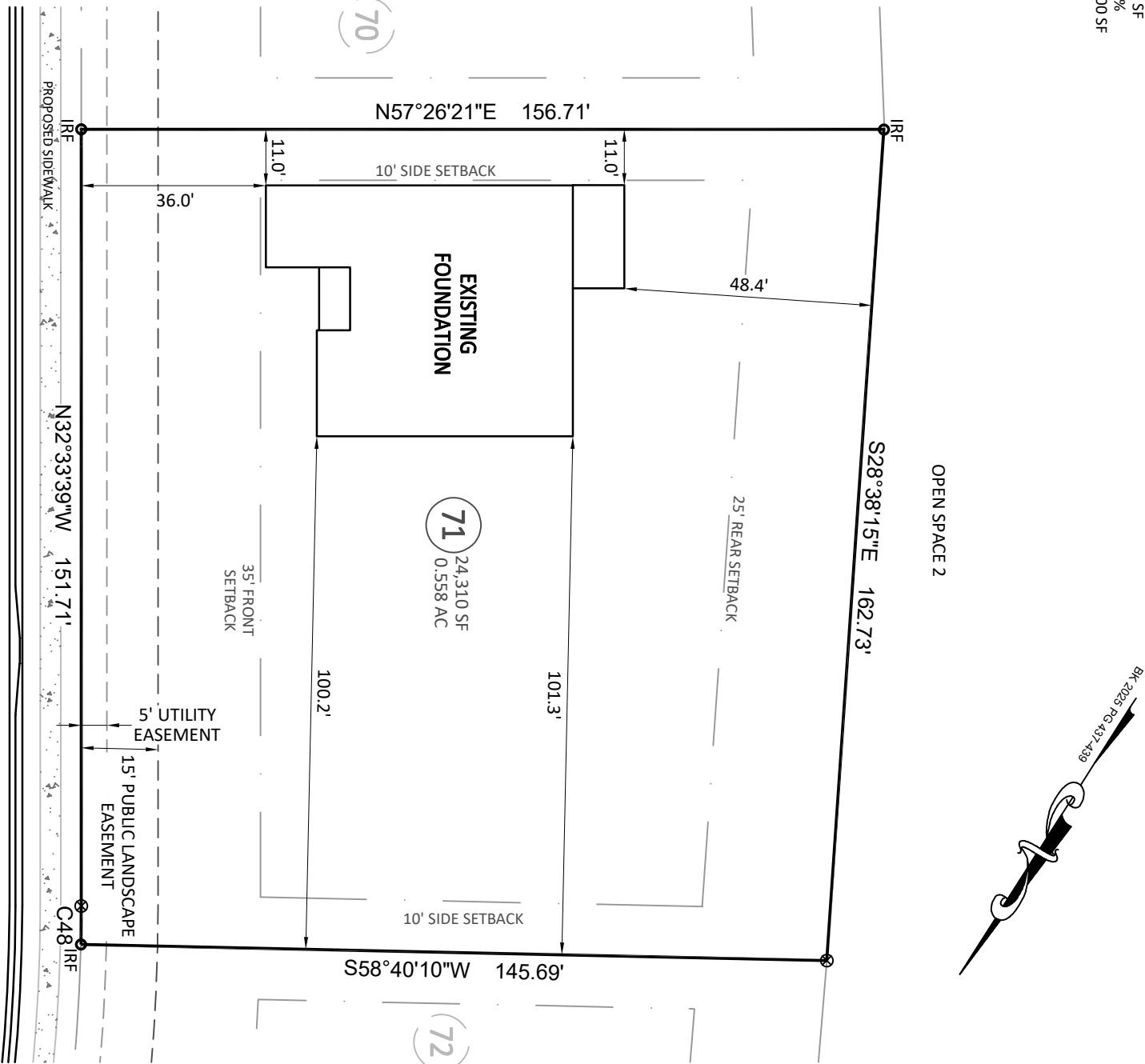
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED 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.

LOT INFORMATION:

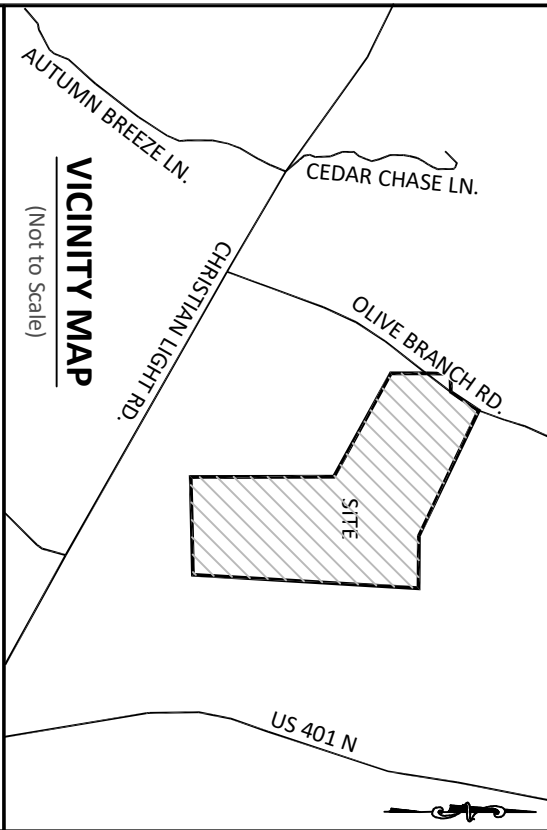
PIN: 0642-84-4681.000
REFERENCE: DB, 4184, PG. 2546
TOTAL LOT AREA = 0.558 AC = 24,310 SF
FOUNDATION = 2,806 SF
EXISTING IMPERVIOUS = 2,806 SF
PERCENT IMPERVIOUS = 11.54%
MAXIMUM IMPERVIOUS = 5,000 SF

BUILDING SETBACKS

FRONT - 3
REAR - 25
SIDE - 10'



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C48	350.00'	7.51'	N31°56'44"W	7.51'

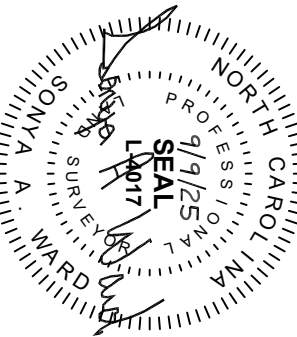


LEGEND

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 ROD FOUND (IF RE)
DATED:

I, SONJA 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



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

FOUNDATION SURVEY

FOR
kpb
HOME

BIRCHWOOD TRAILS - PHASE 1 - LOT 71
553 THUNDERBIRD LANE, FUQUAY-VARINA, NC
ECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 9/9/25 DRAWN BY: SLA CHECKED BY: SAW

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



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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