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.

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SEARCH MAY DISCLOSE.

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

11.

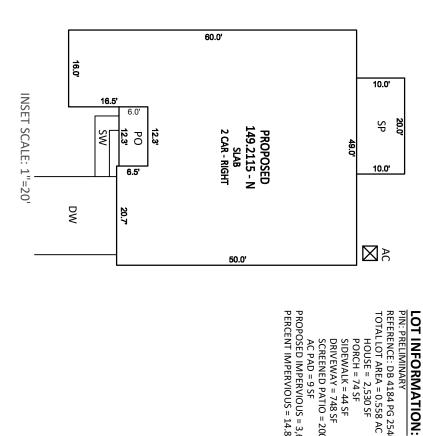
BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM 1800 PERIMETER PARK DRIVE SUITE 140 MORRISVILLE, NC 27560

CURVE

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

CURVE TABLE

ZONING: RA-40 (HARNETT COUNTY GIS)



REFERENCE: DB 4184 PG 2546 (PARENT TRACT) TOTAL LOT AREA = 0.558 AC = 24,310 SF HOUSE = 2,530 SF PORCH = 74 SF

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

SIDEWALK = 44 SF
DRIVEWAY = 748 SF
SCREENED PATIO = 200 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,605 SF
PERCENT IMPERVIOUS = 14.83 %

OPEN SPACE 2

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

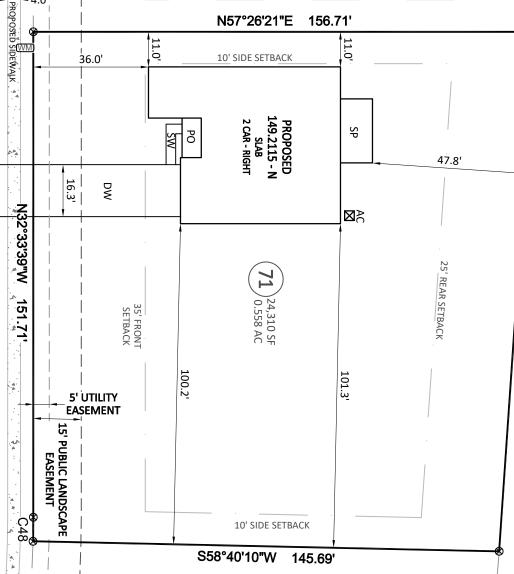
Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

S28°38'15"E



3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE

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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.

THUNDERBIRD LANE

PUBLIC 50' R/W

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AUTUNIN BREEZE IN.

VICINITY MAP

CHRISTIAN LIGHT RO.

(Not to Scale)

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

 $\bullet \bullet \bullet \Diamond \otimes P \otimes P \otimes S \otimes S \otimes P \circ$ = SCREENED PORCH/PATIO = CONCRETE DRIVEWAY

= IRON PIPE FOUND (IPF) = CONCRETE PATIO = COMPUTED POINT

= WATER METER = SCRIBE FOUND/SET (SS) = IRON PIPE SET (IPS)

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

= ELECTRIC BOX/TRNSFRMR = HAND HOLE/UTILITY VAULT

= DRAIN INLET/YARD INLET = FIRE HYDRANT

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

PRELIMINARY PLOT PLAN

FOR



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

DRAWN BY: AHB CHECKED BY: SAW

DATE: 7/28/25 REFERENCE: BK 2025 PG 437-439 BCSC# 250642 SCALE: 1" = 30'

SCALE: 1" = 30 ft.