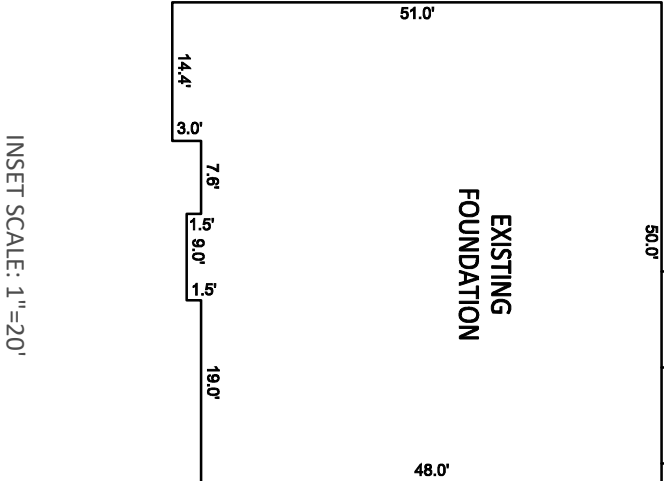


LOT INFORMATION:
PIN: 0642-74-8634.000
REFERENCE: DB 4184 PG 2546-2549
TOTAL LOT AREA = 0.541 AC = 23,555 SF
FOUNDATION = 2,454 SF
EXISTING IMPERVIOUS = 2,454 SF
PERCENT IMPERVIOUS = 10.42 %
MAXIMUM IMPERVIOUS = 5,000 SF

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

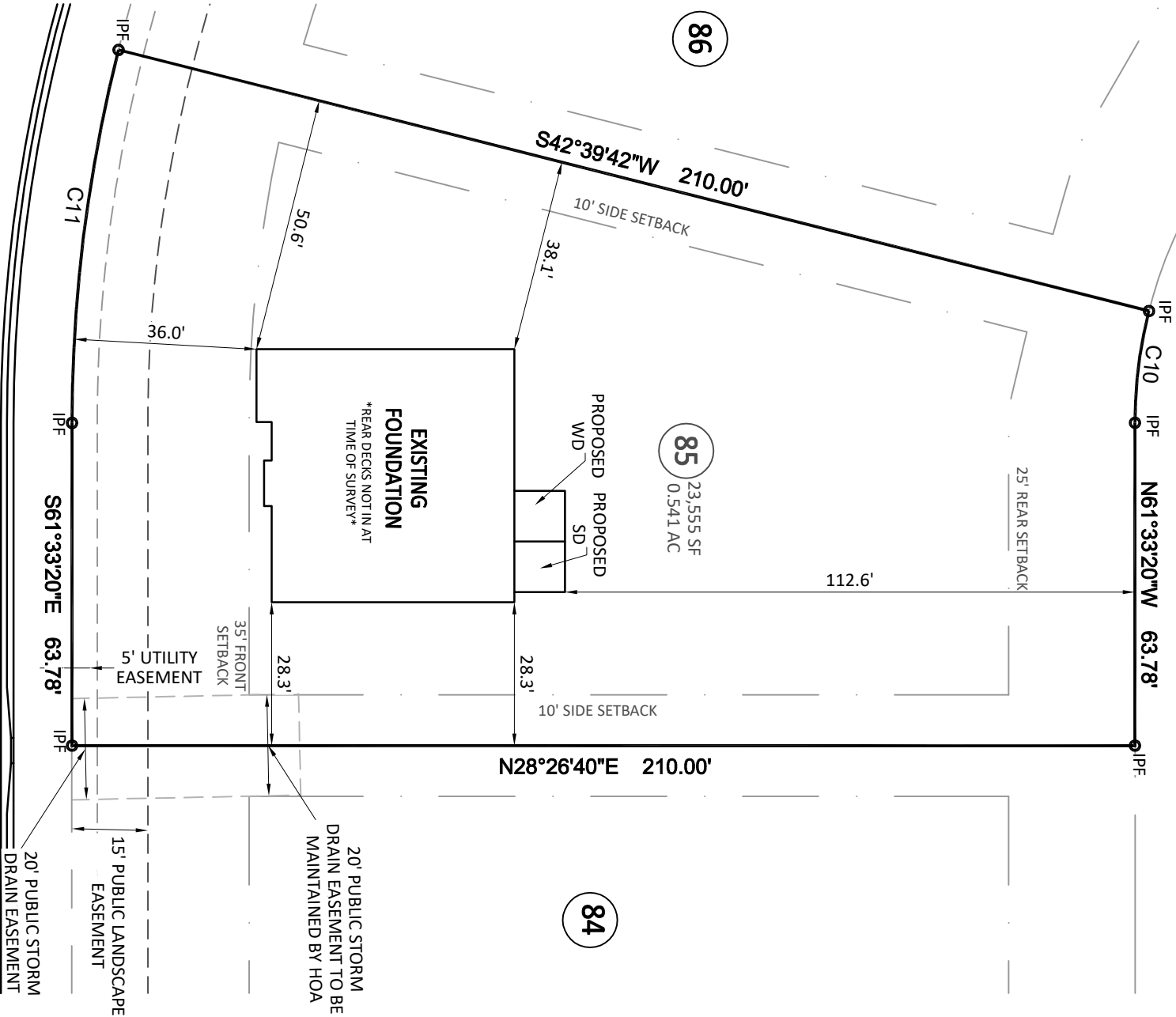
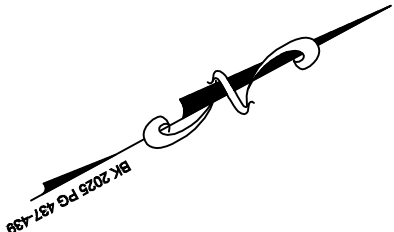
OPEN SPACE 2



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



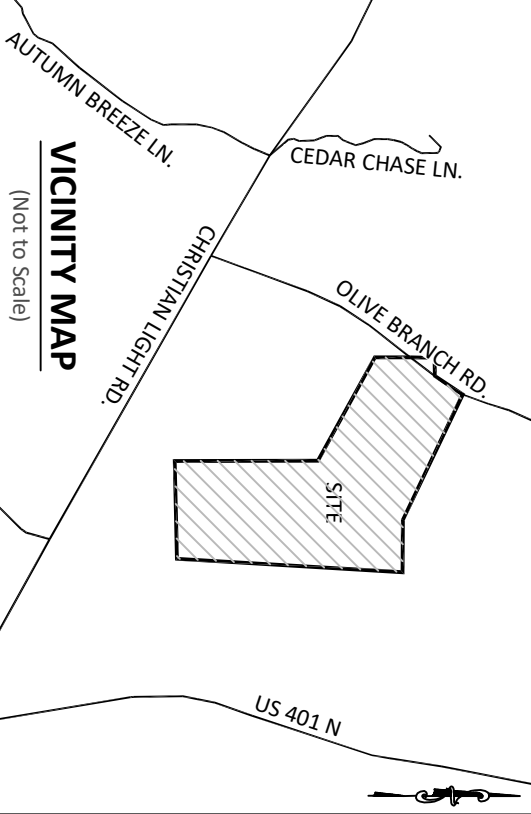
CURVE TABLE

CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C10	90.00'	22.33'	N54°26'49"W	22.28'
C11	300.00'	74.44'	S54°26'49"E	74.25'

ROCKHAVEN DRIVE
PUBLIC 50' RIGHT OF WAY



Bateman Civil Survey Company
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2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



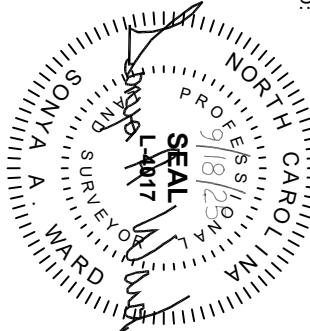
VICINITY MAP

(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 PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- = SCRIBE FOUND/SET (SS)
- ◻ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE PEDESTAL
- ⊙ = SEWER MANHOLE
- ☒ = TELEPHONE PEDESTAL
- ☒ = CATCH BASIN/CURB INLET
- ☼ = LIGHT POLE
- ☼ = HAND HOLE/UTILITY VAULT
- ☼ = ELECTRIC BOX/TRANSFORMER
- ☼ = FIRE HYDRANT
- DI = DRAIN INLET/YARD INLET
- G = GAS METER
- E = ELECTRIC METER

I, 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: 9/18/2024



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



BIRCHWOOD TRAILS - PHASE 1 - LOT 85
163 ROCKHAVEN DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 9/18/25 DRAWN BY: DOM CHECKED BY: SAW

REFERENCE: BK 2025 PG 437-439

BGSC# 250642

SCALE: 1" = 30'