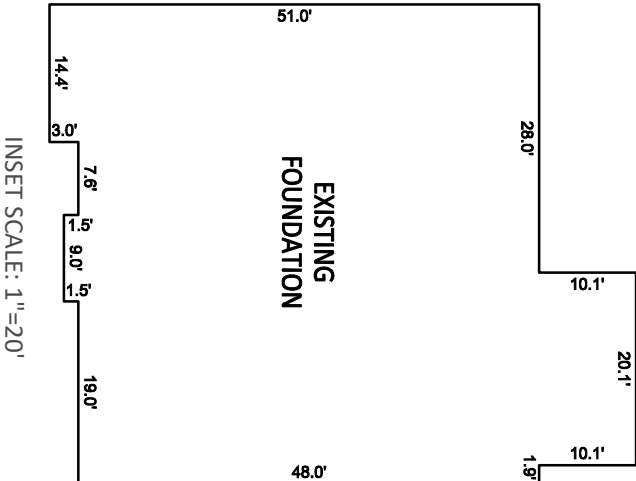


LOT INFORMATION:

PIN: 0642-84-4169.000
REFERENCE: DB 4184 PG 2546
TOTAL LOT AREA = 0.535 AC = 23,307 SF
FOUNDATION = 2,654 SF
EXISTING IMPERVIOUS = 2,654 SF
PERCENT IMPERVIOUS = 11.39%
MAX IMPERVIOUS = 5,000 SF

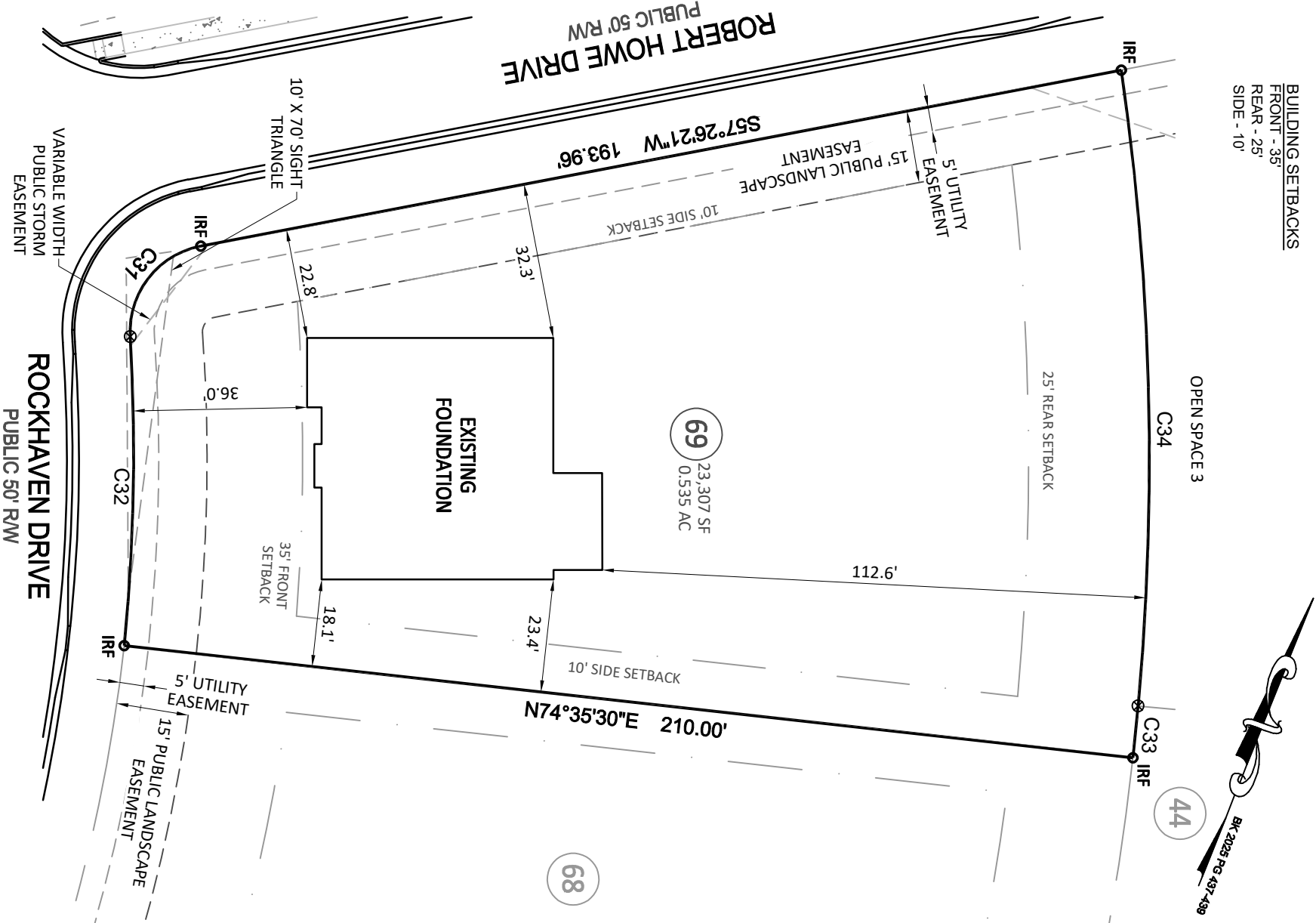
BUILDING SETBACKS

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



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- 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.
- 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.
- A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
- ZONING: RA-40 (HARNETT COUNTY GIS)
- BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM
1800 PERIMETER PARK DRIVE SUITE 140
MORRISVILLE, NC 27560



CURVE TABLE

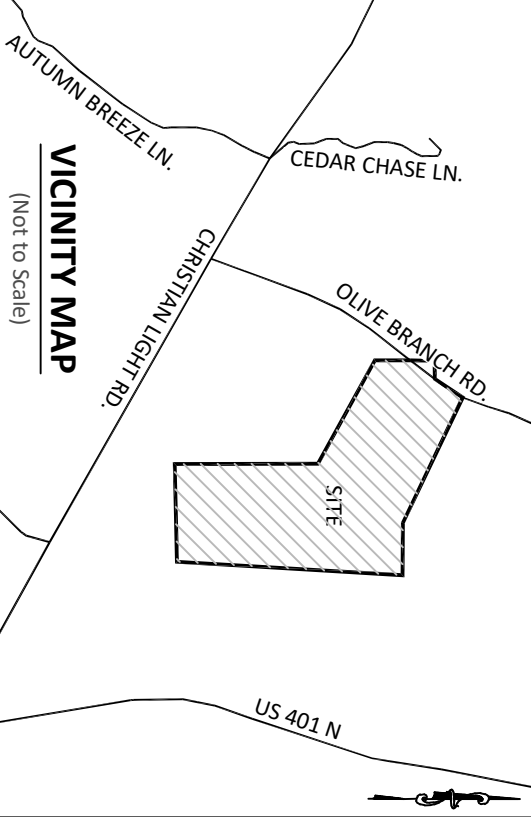
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C31	18.00'	25.92'	S16°10'50"W	23.74'
C32	413.72'	64.01'	S20°38'46"E	63.94'
C33	560.00'	10.77'	N15°57'33"W	10.77'
C34	560.00'	131.87'	N23°15'22"W	131.56'



Bateman Civil Survey Company

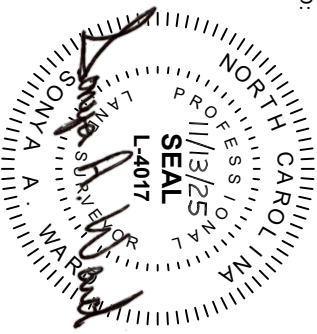
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBEIS Firm No. C-2378



LEGEND

- PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SD = SCREENED DECK
P = CONCRETE PATIO
⊗ = COMPUTED POINT
○ = IRON ROD FOUND (IRF)
● = 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
RW = RIGHT OF WAY
P/L = PROPERTY LINE
- 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:



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 69
301 ROCKHAVEN DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 11/13/25 DRAWN BY: SLA CHECKED BY: SAW

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