∞

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

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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

ZONING: RA-40 (HARNETT COUNTY GIS)

6.

DEVELOPMENT REGULATIONS.

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

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

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NOTES:

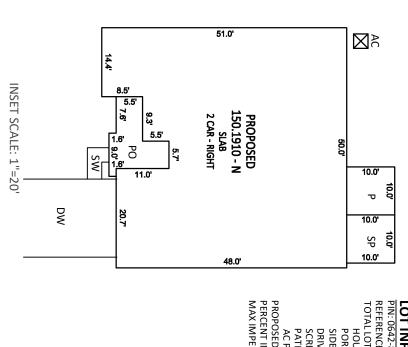
THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.

4.

SURVEYOR BY THE CLIENT.

SHOWN.

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



PROPOSED IMPERVIOUS = 3,329 SF PERCENT IMPERVIOUS = 14.28% MAX IMPERVIOUS = 5,000 SF REFERENCE: DB 4184 PG 2546 (PARENT TRACT) TOTAL LOT AREA = 0.535 AC = 23,307 SF HOUSE = 2,329 SF PIN: 0642-84-4169.000 LOT INFORMATION: SIDEWALK/STEPS = 24 SF DRIVEWAY (TO P/L) = 640 SF SCREENED PATIO = 100 SF PATIO = 100 SF ACPAD = 9SF

BUILDING SETBACKS FRONT - 35' REAR - 25' SIDE - 10' 15' PUBLIC LANDSCAPE EASEMENT -EAȘEMENT TILLITY VARIABLE WIDTHPUBLIC STORMEASEMENT 25' REAR SETBACK **OPEN SPACE 3** 112.7 , C33 4 AUTUNIN BREEZE IN.

PUBLIC 50' R/W ROBERT HOWE DRIVE M., 12,92.29S '98.£91 10, SIDE SELBYCK ⊠∂ 69)23,307 SF) 0.535 AC ₽ Р 10' SIDE SETBACK N74°35'30"E 210.00

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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

= COMPUTED POINT = CONCRETE PATIO = SCREENED DECK = CONCRETE DRIVEWAY = WOOD DECK

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

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

NDICATED AS DRAWN FROM INFORMATION LISTED

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VICINITY MAP

CHRISTIAN LIGHT RO.

(Not to Scale)

= LIGHT POLE

= TELEPHONE PEDESTAL = CATCH BASIN/CURB INLET

= AIR CONDITIONER = CABLE PEDESTAL

= CLEAN OUT = WATER METER

PREIMINARY.

= SEWER MANHOLE

= SCRIBE FOUND/SET (SS) = IRON PIPE SET (IPS) = IRON PIPE FOUND (IPF)

= DRAIN INLET/YARD INLET V = RIGHT OF WAY

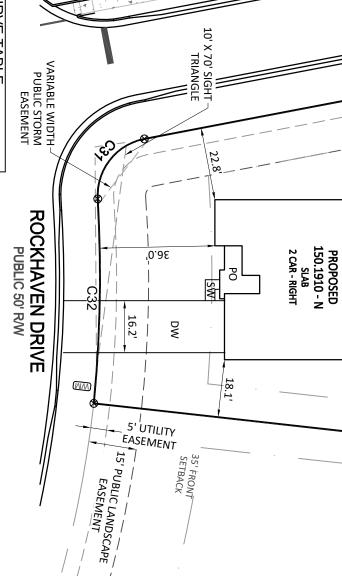
and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

This map is of an existing parcel of land

= FIRE HYDRANT

= ELECTRIC BOX/TRNSFRMR

= HAND HOLE/UTILITY VAULT



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

CURVE



CEDAR CHASE LN.

OLIVE BRANCH RD.

SITE

US 401 N

www.batemancivilsurvey.com

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 Engineers • Surveyors • Planners

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

Bateman Civil Survey Company

IMPERVIOUS NOTED ON THIS PLOT PLAN **DIMENSIONS AND REVIEW TOTAL**

BUILDER TO VERIFY HOUSE LOCATION

PRELIMINARY PLOT PLAN

FOR



HECTORS CREEK TOWNSHIP, HARNETT COUNTY 301 ROCKHAVEN DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD TRAILS - PHASE 1 - LOT 69**

CHECKED BY: SAW SCALE: 1" = 30'

DATE: 10/14/25 DRAWN BY: AHB

REFERENCE: BK 2025 PG 437-439

SCALE: 1" = 30 ft.

BCSC# 250642