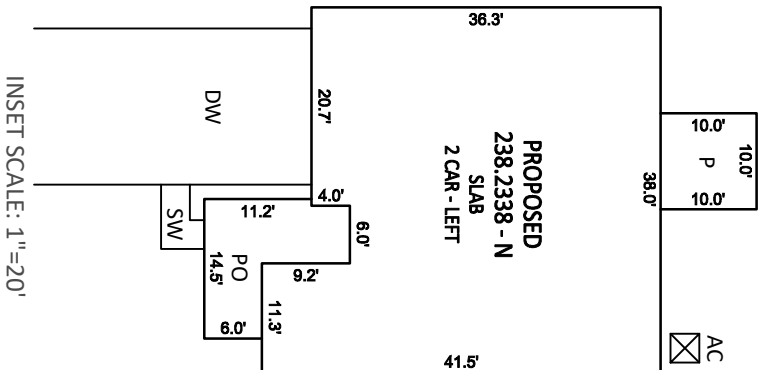


LOT INFORMATION:

PIN: 0642-84-7006.000
REFERENCE: DB 4184 PG 2546
TOTAL LOT AREA = 0.485 AC = 21,135 SF
HOUSE = 1,415 SF
PORCH = 146 SF
SIDEWALK = 25 SF
DRIVEMWAY = 768 SF
PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,463 SF
PERCENT IMPERVIOUS = 11.65%
MAX IMPERVIOUS = 5,000 SF

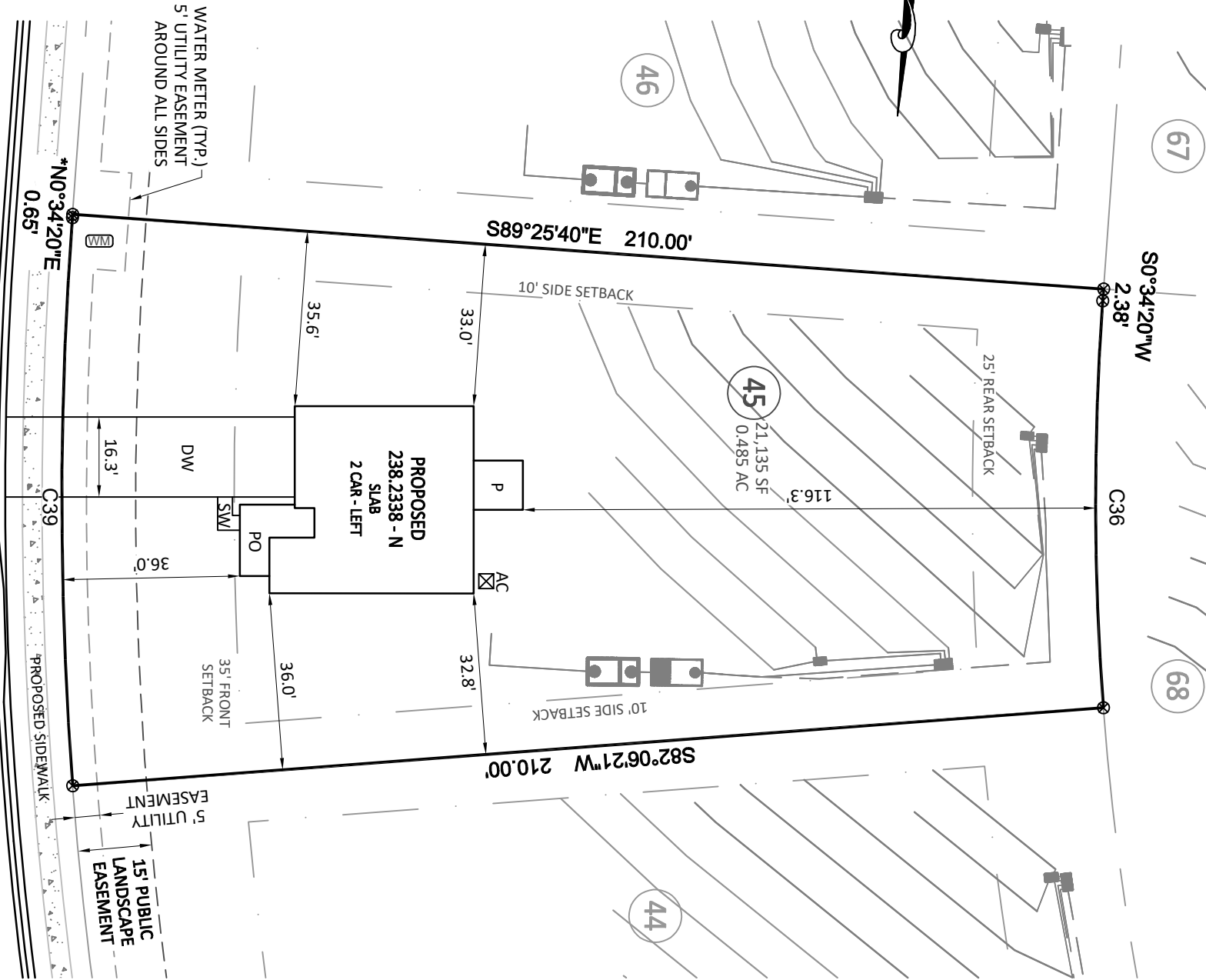
BUILDING SETBACKS

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



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
C36	560.00'	82.75'	S03°39'40"E
C39	770.63'	116.16'	N03°34'27"W

SPY GLASS DRIVE
PUBLIC 50' R/W

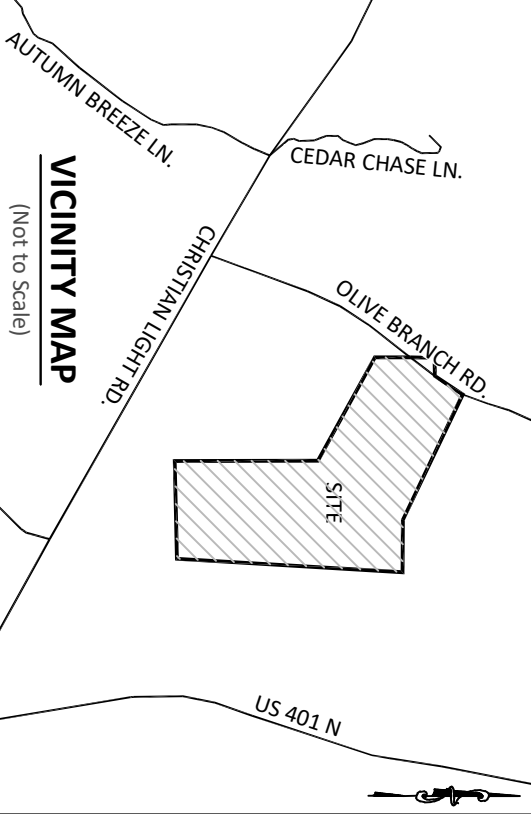
* BEARING AND DIMENSION MISSING FROM RECORDED PLAT. BASED ON FORCED CLOSURE.



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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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
X = COMPUTED POINT
● = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
● = SCRIBE FOUND/SET (SS)
DWD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
C = CABLE PEDESTAL
S = SEWER MANHOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
L = LIGHT POLE
H = HAND HOLE/UTILITY VAULT
EB = ELECTRIC BOX/TRANSFORMER
F = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER
RW = RIGHT OF WAY
PL = PROPERTY LINE
- 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.

PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

FOR



BIRCHWOOD TRAILS - PHASE 1 - LOT 45
80 SPY GLASS DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/27/25 DRAWN BY: AHB CHECKED BY: SAW

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