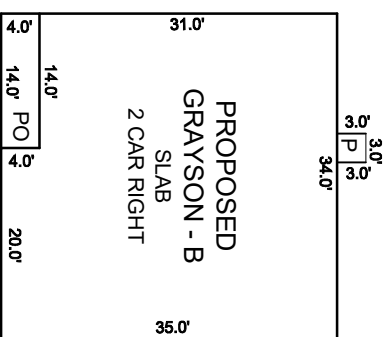


LOT INFORMATION:

PIN: 9588-65-7216.000
 REFERENCE: DB, 4253, PGS. 1543
 TOTAL LOT AREA = 0.709 AC = 30,909 SF
 HOUSE = 1,134 SF
 PORCH = 56 SF
 SIDEWALK = 42 SF
 DRIVEWAY = 614 SF
 PATIO = 9 SF
 PROPOSED IMPERVIOUS = 1,855 SF
 PERCENT IMPERVIOUS = 6.00%

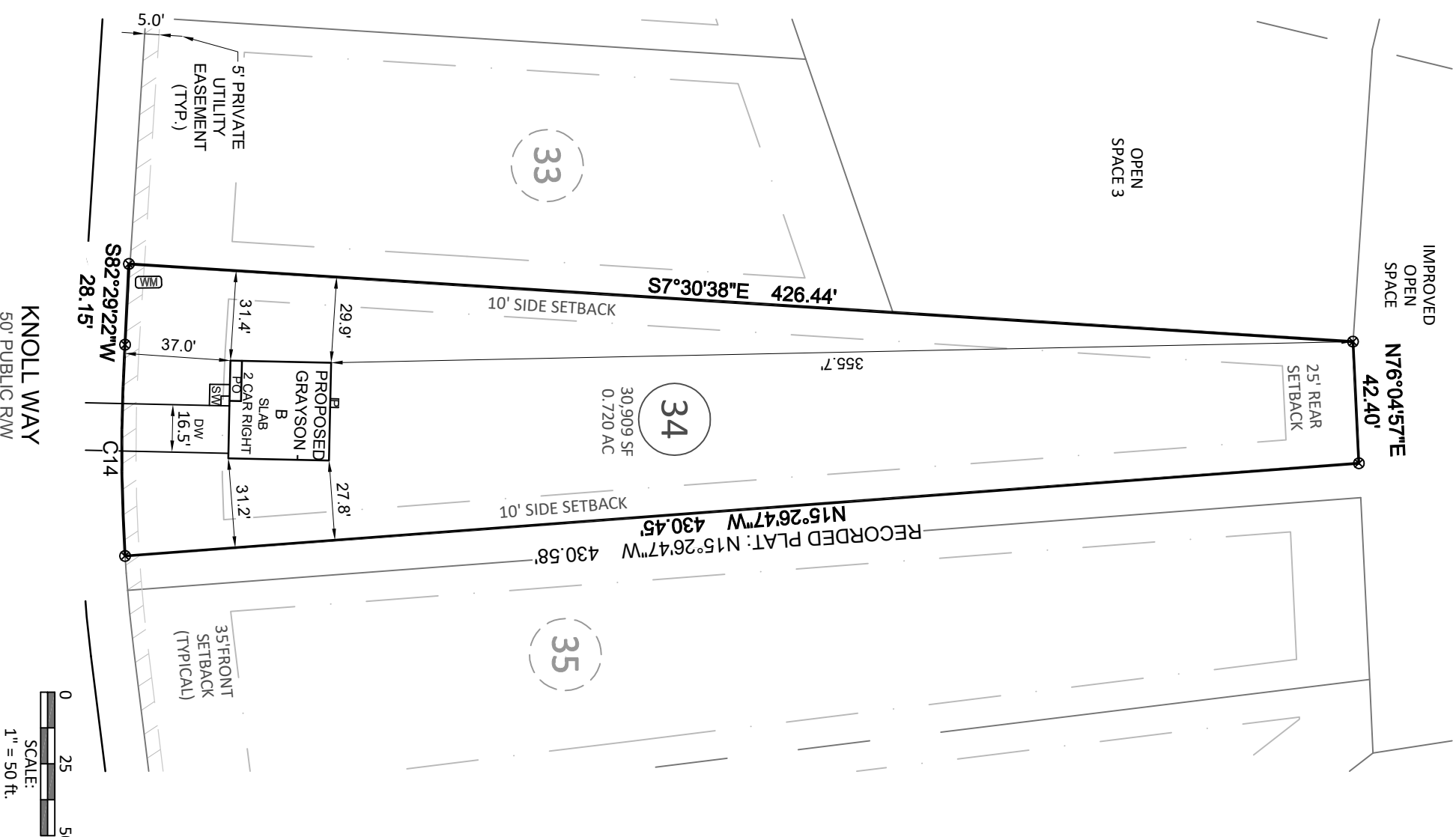


NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, 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. ZONING: RA-20R
10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
3412 APEX PEAKWAY
APEX, NC 27502

BUILDING SETBACKS
 FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'

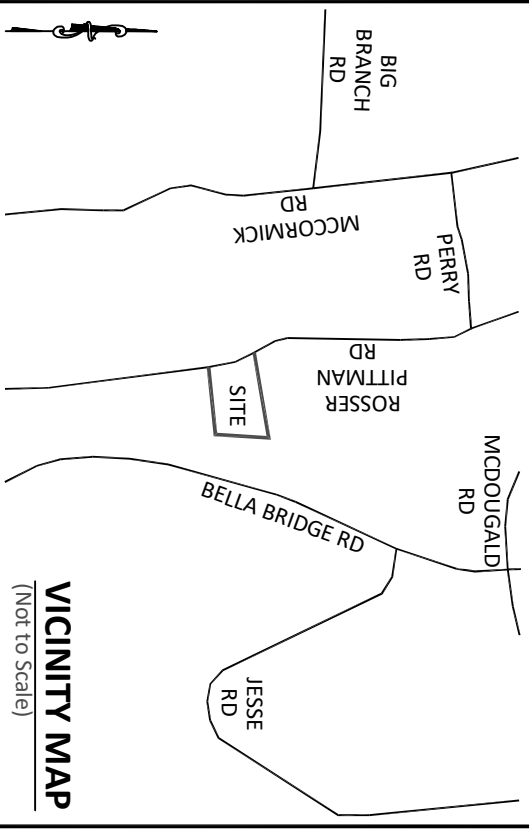
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C14	575.00'	12.00'	N74°33'13"E	12.00'



KNOLL WAY
 50' PUBLIC R/W



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
 NOBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

- PO = FRONT COVERED PORCH
- SP = SCREENED PORCH/PATIO
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONC PATIO
- ⊗ = COMPUTED POINT
- X = MAG NAIL FOUND
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- ⦿ = DRILL HOLE FOUND
- Ⓜ = WATER METER
- Ⓢ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- Ⓢ = SEWER MANHOLE
- Ⓜ = ELECTRIC BOX
- Ⓢ = CABLE BOX
- Ⓜ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- ⊙ = LIGHT POLE
- Ⓜ = UTILITY POLE
- Ⓢ = FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- Ⓜ = STREET SIGN
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER

PRELIMINARY

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.

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

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

BRIARWOOD BLUFF - LOT 34
 98 KNOLL WAY, SANFORD, NC
 BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 10/7/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: PB. 2024, PG. 336 BCS# 240400 SCALE: 1" = 50'