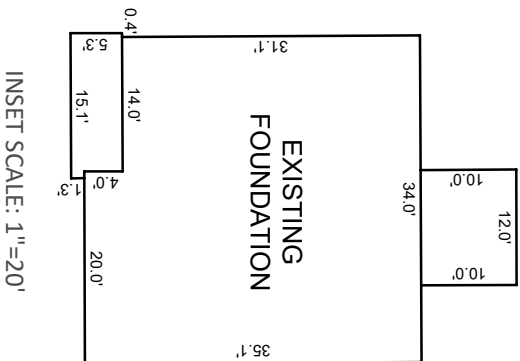


LOT INFORMATION:

PIN: 9588-75-0398.000
REFERENCE: DB. 4265, PGS. 2456-2459
TOTAL LOT AREA = 0.503 AC = 21,924 SF
FOUNDATION = 1,333 SF
EXISTING IMPERVIOUS = 1,333 SF
PERCENT IMPERVIOUS = 6.08%



INSET SCALE: 1"=20'



BUILDING SETBACKS

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

28

IPF N87°36'19"E 97.39'

25' REAR SETBACK

30

21,924 SF
0.503 AC

31

S7°30'38"E 230.37'

10' SIDE SETBACK

S7°30'38"E 221.68'

10' SIDE SETBACK

EXISTING FOUNDATION

31.1'

31.5'

5' PRIVATE UTILITY EASEMENT (TYP.)

S82°29'22"W 97.00'
(BEARING MISSING FROM RECORDED PLAT)

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



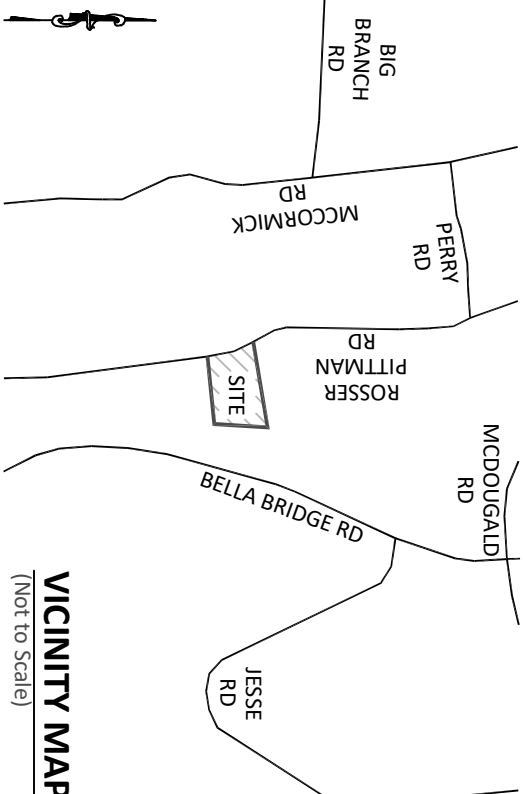
KNOLL WAY
50' PUBLIC R/W



Bateman Civil Survey Company

Engineers • Surveyors • Planners

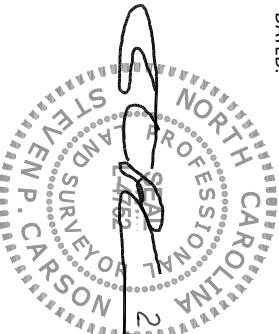
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com • info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

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



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
SMITH DOUGLAS HOMES

BRIARWOOD BLUFF - LOT 30
172 KNOLL WAY, SANFORD, NC
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 2/27/25 DRAWN BY: LCJ CHECKED BY: SPC

REFERENCE: PB. 2024, PG. 336

SCALE: 1" = 30'