

LOT INFORMATION:

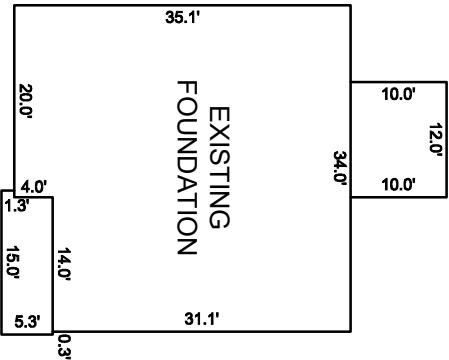
PIN: 9588-75-4782.000
REFERENCE: DB, DB, 4277, PG, 879
TOTAL LOT AREA = 0.531 AC = 23,128 SF
FOUNDATION = 1,334 SF
EXISTING IMPERVIOUS = 1,334 SF
PERCENT IMPERVIOUS = 5.77%

NOW OR FORMERLY
BETTY STONE MASSEY
NOEL J. MASSEY
PIN: 9588-65-8914.000
DB: 875 PG: 41

N82°29'22"E 114.78'

25' REAR SETBACK

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



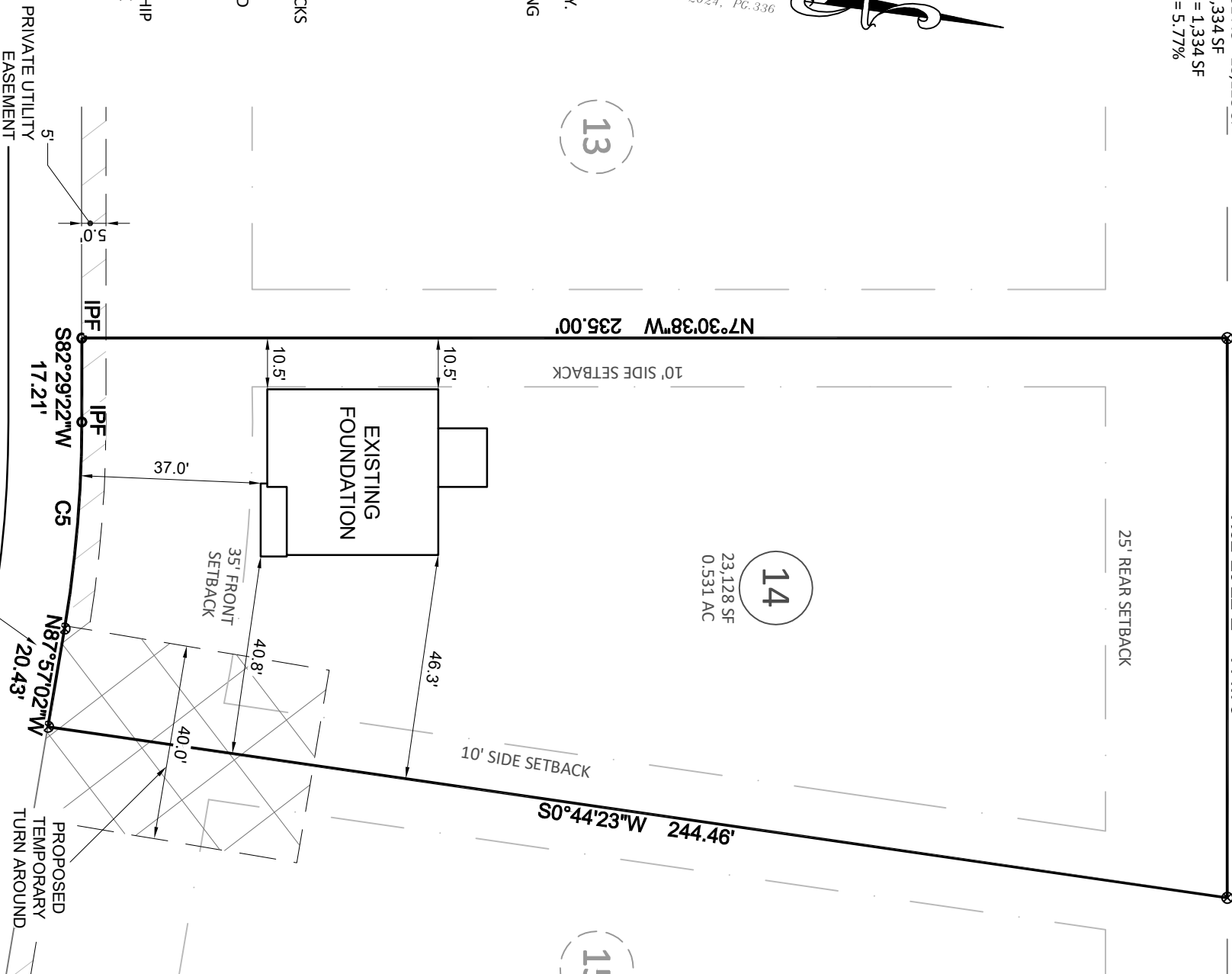
INSET SCALE: 1"=20'



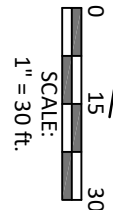
NOTES:

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

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHD BEARING
C5	255.00'	42.55'	N87°16'10"E



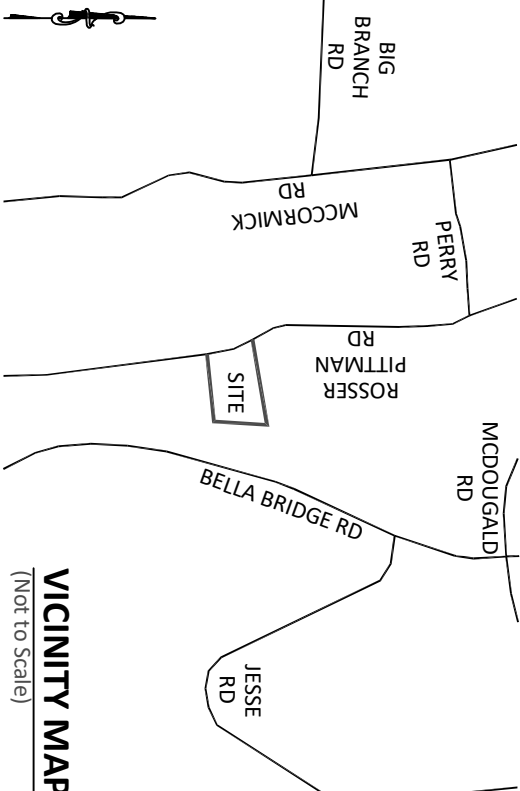
KNOLL WAY
50' PUBLIC R/W



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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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 SET (IPS)
● = DRILL HOLE FOUND
[WMD] = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
[S] = SEWER MANHOLE
[EB] = ELECTRIC BOX
[CB] = CABLE BOX
[TP] = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
[X] = PROPOSED LIGHT POLE
[U] = UTILITY POLE
[F] = PROPOSED FIRE HYDRANT
DI = DRAIN INLET
WV = WATER VALVE
[X] = STREET SIGN
YI = YARD INLET
G = GAS METER
S = STOOP
- 1, STEVEN P. CARSON, 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-4752, DATED 4/24/25.
- SEAL
L-4752
4/24/25
STEVEN P. CARSON, PLS
PROFESSIONAL SURVEYOR
- 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 14

253 KNOLL WAY, SANFORD, NC
BARBEQUE TOWNSHIP, HARNETT COUNTY

DATE: 4/24/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: PB, 2024, PG, 336

BCS# 240400

SCALE: 1" = 30'