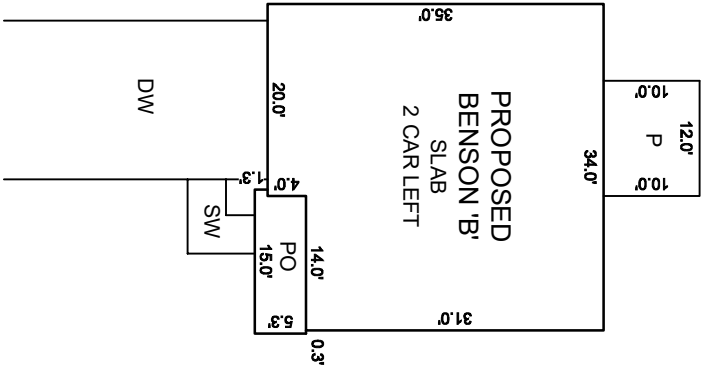


LOT INFORMATION:

PIN: 9588-75-4782.000  
REFERENCE: DB, DB, 4244, PGS, 1729-1733  
TOTAL LOT AREA = 0.531 AC = 23,128 SF  
HOUSE = 1,134 SF  
PORCH = 77 SF  
SIDEWALK = 43 SF  
DRIVEWAY = 629 SF  
PATIO = 120 SF  
PROPOSED IMPERVIOUS = 2,003 SF  
PERCENT IMPERVIOUS = 8.66%

BUILDING SETBACKS  
FRONT - 35'  
SIDE - 10'  
REAR - 25'  
STREET SIDE - 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	CHORD
C5	255.00'	42.55'	N87°16'10"E	42.50'

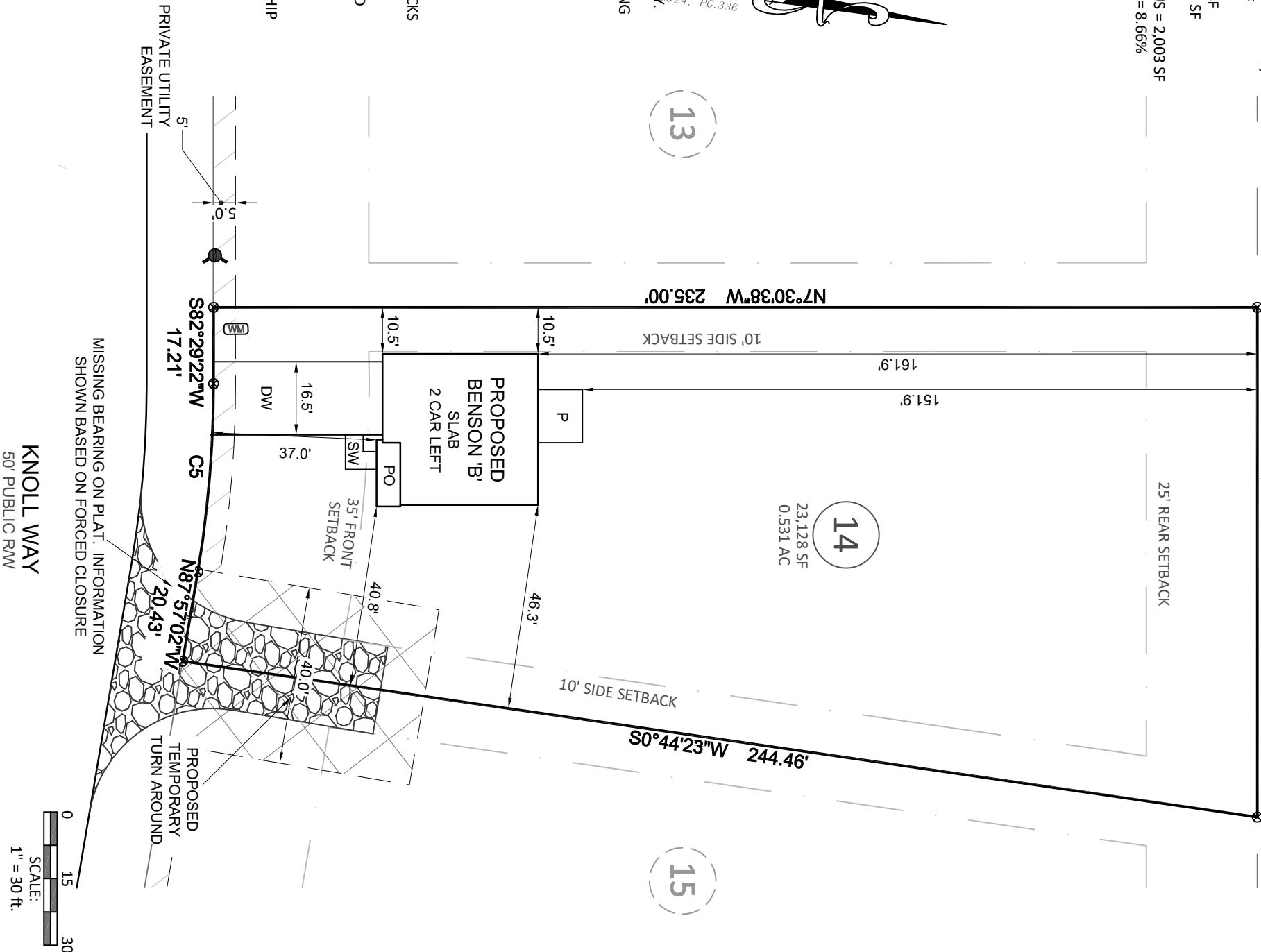
NOW OR FORMERLY  
BETTY STONE MASSEY  
NOEL J. MASSEY  
PIN: 9588-65-8914.000  
DB: 875 PG: 41

N82°29'22"E 114.78'

13

14  
23,128 SF  
0.531 AC

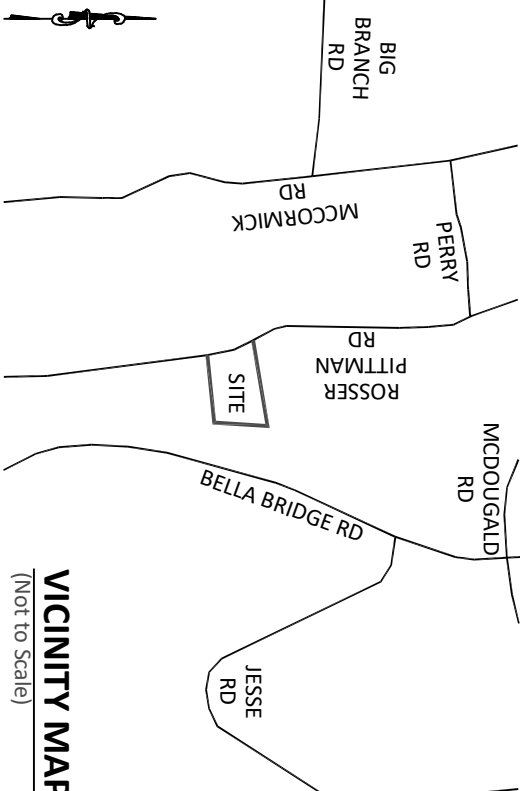
15



Bateman Civil Survey Company

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www.batemancivilsurvey.com info@batemancivilsurvey.com  
NCBELS Firm No. C-2378



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  
[FH] = PROPOSED FIRE HYDRANT  
DI = DRAIN INLET  
WV = WATER VALVE  
[X] = STREET SIGN  
YI = YARD INLET  
G = GAS METER  
S = STOOP

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 14  
253 KNOLL WAY, SANFORD, NC  
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 3/13/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: PB, 2024, PG. 336

BCS# 240400

SCALE: 1" = 30'