

LOT INFORMATION:

PIN: 9588-75-4361.000
REFERENCE: DB. 4277, PG. 879
TOTAL LOT AREA = 0.547 AC = 23,849 SF
HOUSE = 1,134 SF
PORCH = 56 SF
SIDEWALK = 36 SF
DRIVEWAY = 601 SF
STOOP = 9 SF
PROPOSED IMPERVIOUS = 1,836 SF
PERCENT IMPERVIOUS = 7.70%

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



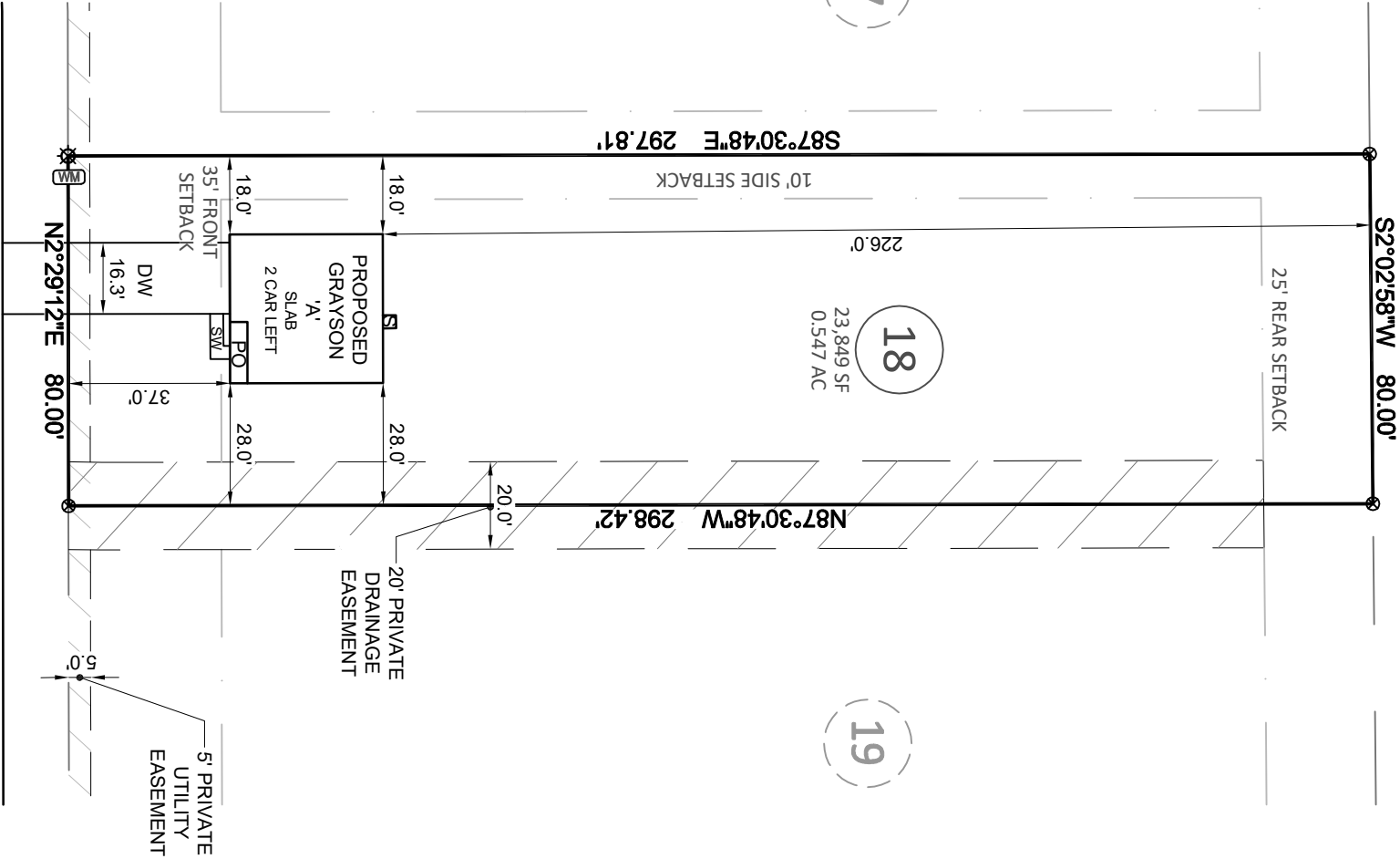
INSET SCALE: 1"=20'

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

REVISION : MOVE HOUSE 5.0' LEFT. AHB 4/17/25

NOW OR FORMERLY
MCCORMICK FARMS LTD PARTNERSHIP
PIN: 9588-94-5656.000
DB: 1133 PG: 465



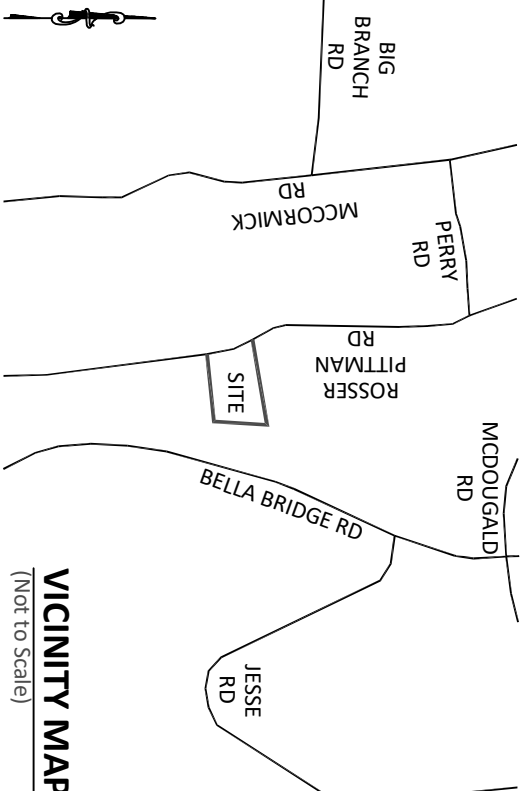
SCALE:
1" = 40 ft.



Bateman Civil Survey Company

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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
P = CONC DRIVEWAY
P = CONC PATIO
X = COMPUTED POINT
X = MAG NAIL FOUND (IPF)
X = IRON PIPE SET (IPS)
X = DRILL HOLE FOUND
X = WATER METER
X = CLEAN OUT
X = AIR CONDITIONER
X = SEWER MANHOLE
X = ELECTRIC BOX
X = CABLE BOX
X = TELEPHONE PEDESTAL
X = CATCH BASIN
X = IRRIGATION CONTROLLER
X = PROPOSED LIGHT POLE
X = UTILITY POLE
X = FIRE HYDRANT
X = DRAIN INLET
X = WATER VALVE
X = STREET SIGN
X = YARD INLET
X = GAS METER
X = 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 18
43 PINE VISTA WAY, SANFORD, NC
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 4/3/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: PB. 2024, PG. 336

BCS# 240400

SCALE: 1" = 40'