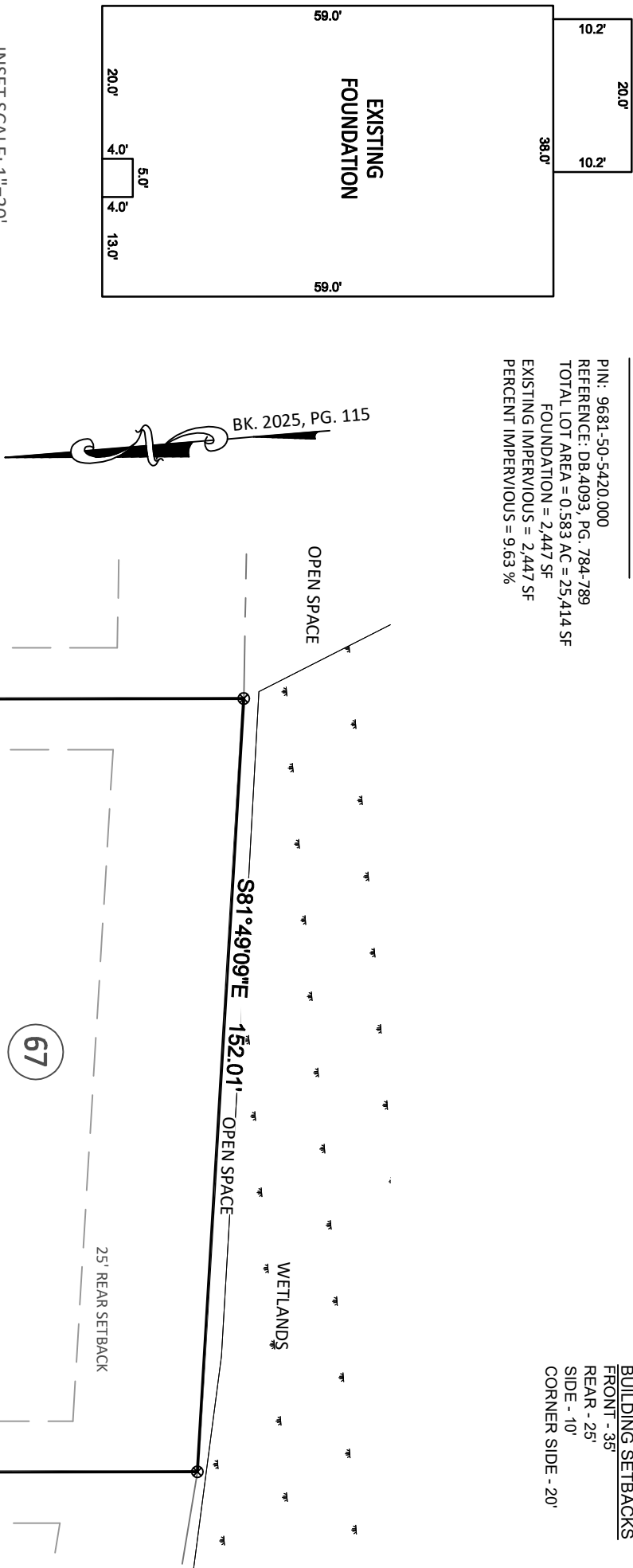


**LOT INFORMATION:**

PIN: 9681-50-5420.000  
REFERENCE: DB.4093, PG. 784-789  
TOTAL LOT AREA = 0.583 AC = 25,414 SF  
FOUNDATION = 2,447 SF  
EXISTING IMPERVIOUS = 2,447 SF  
PERCENT IMPERVIOUS = 9.63 %

## BUILDING SETBACKS

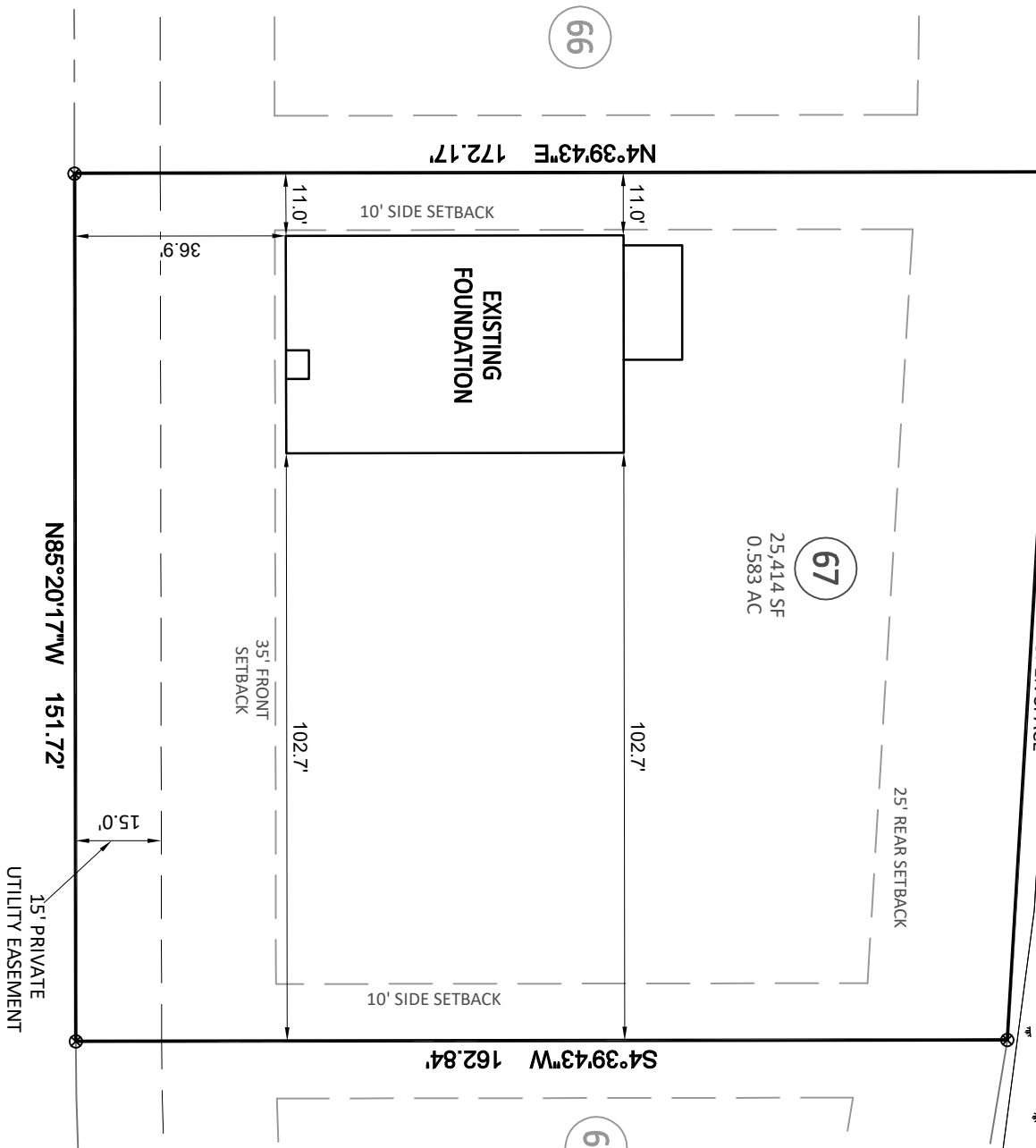
FRONT - 35'  
REAR - 25'  
SIDE - 10'  
CORNER SIDE - 20'



INSET SCALE: 1"=20'

## 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 IS RA-20.
10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES  
3412 APEX PEAKWAY  
APEX, NC 27502



**SAGE DRIVE**  
60' PUBLIC R/W

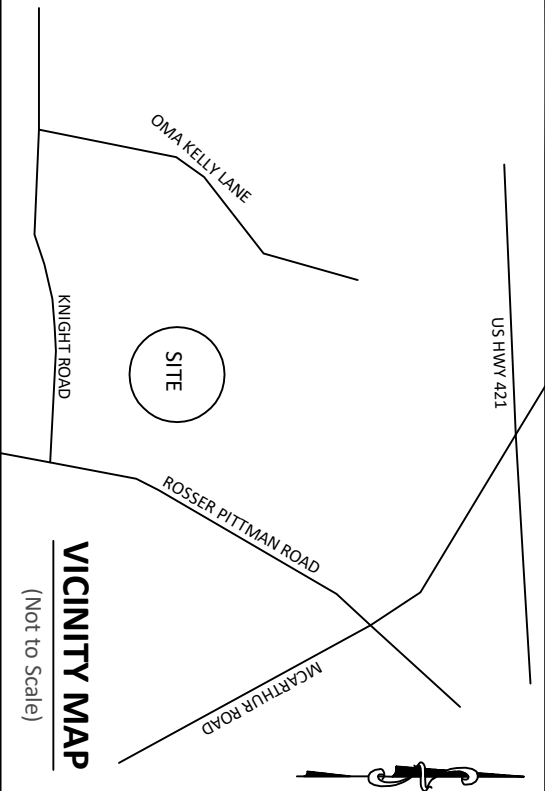


REFERENCE: BK. 2025, PG. 73



# Bateman Civil Survey Company

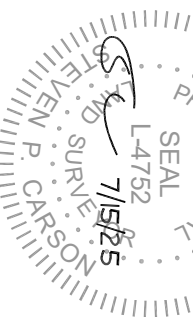
**Engineers • Surveyors • Planners**  
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
[www.datamancivilsurvey.com](http://www.datamancivilsurvey.com) [info@datamancivilsurvey.com](mailto:info@datamancivilsurvey.com)  
NCBELS Firm No. C-2378






## LEGEND

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  
M = MAG NAIL FOUND  
R = IRON PIPE FOUND (IPF)  
O = IRON PIPE SET (IPS)  
L = IRON PIPE SLOTT (IPS)  
1, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS  
DRAWN UNDER MY DIRECT SUPERVISION FROM A  
SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK  
IN TITLE BLOCK); THAT THE BOUNDARY  
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 1-4752  
DATED:

LANDS  
DATED:



-  = FIRE HYDRANT
- DI = DRAIN INLET
-  = WATER VALVE
-  = STREET SIGN
- YI = YARD INLET
- G = GAS METER
- E = 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**

**HARRINGTON PLACE - PHASE 3 - LOT 67**  
87 SAGE DRIVE, BROADWAY, NC  
EER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/15/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK. 2025, PG. 115

BCS# 230119

SCALE: 1" = 30'