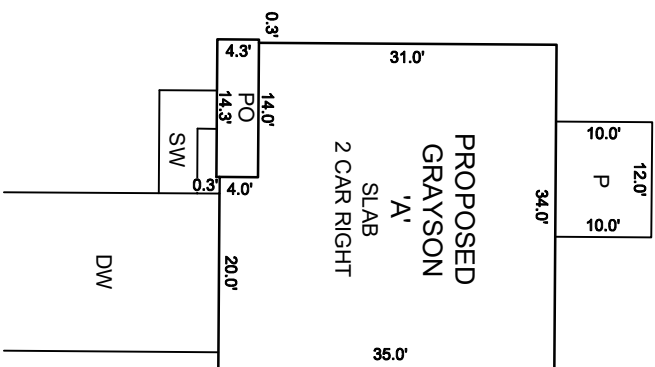


**LOT INFORMATION:**

PIN: 9588-75-4155.000  
REFERENCE: DB, 4.277, PG, 879-882  
TOTAL LOT AREA = 0.550 AC = 23,947 SF  
HOUSE = 1,134 SF  
PORCH = 62 SF  
SIDEWALK = 51 SF  
DRIVEWAY = 616 SF  
PATIO = 120 SF  
PROPOSED IMPERVIOUS = 1,983 SF  
PERCENT IMPERVIOUS = 8.28%

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

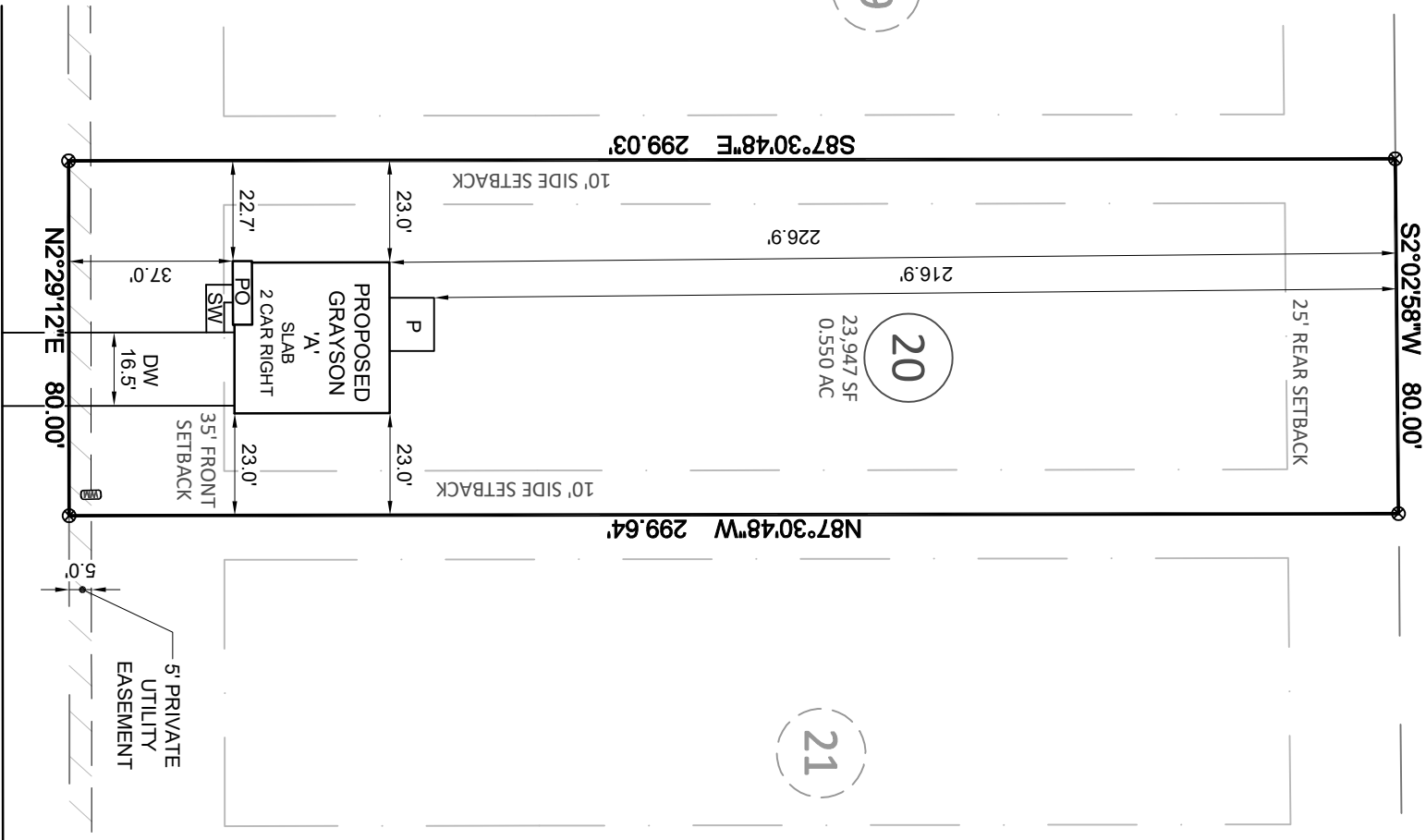


*PB. 2024, PG.336*

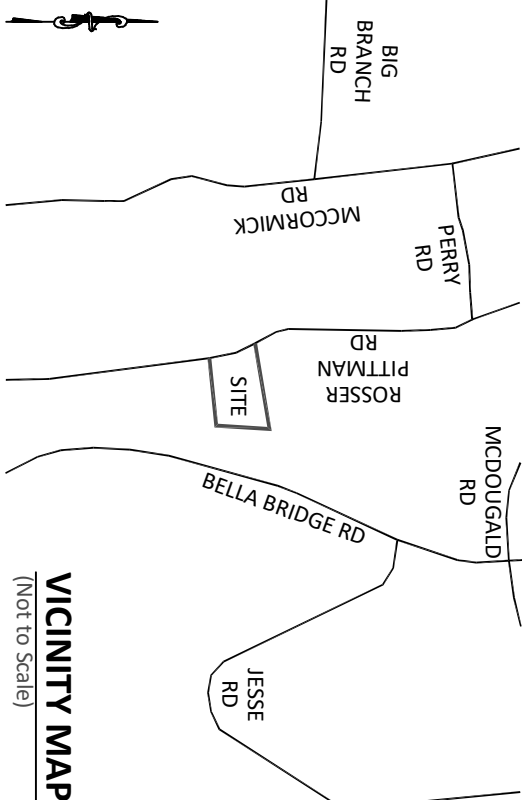
- NOTES:**

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

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



PINE VISTA WAY  
50' PUBLIC RMW



## LEGEND

- PO = COVERED FRONT PORCH
- SP = SCREENED FRONT PORCH
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONC PATIO
- ⊗ = COMPUTED POINT
- ✕ = MAG NAIL FOUND
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)

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

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 20**  
73 PINE VISTA WAY, SANFORD, NC  
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 5/29/25    DRAWN BY: DOM    CHECKED BY: SPC

REFERENCE: P.B. 2024, PG. 336

BCS# 240400

SCALE: 1" = 40'