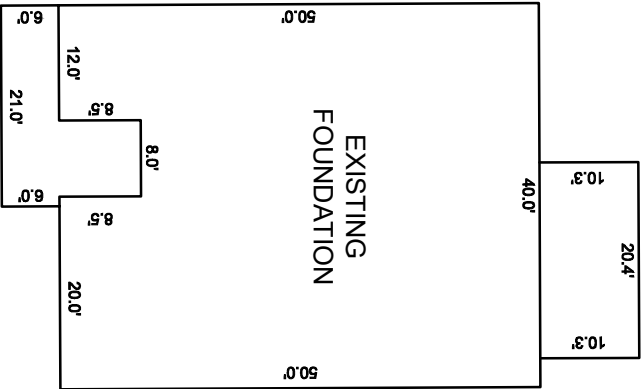


LOT INFORMATION:

PIN: 9588-55-7367.000
REFERENCE: DB, 4272, PG. 2219
TOTAL LOT AREA = 0.694 AC = 30,228 SF
FOUNDATION = 2,336 SF
EXISTING IMPERVIOUS = 2,336 SF
PERCENT IMPERVIOUS = 7.73%

NOW OR FORMERLY
JOHN A FEJERANG & CHRISTINA G FEJERANG
PIN: 9588-65-4370.000

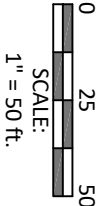
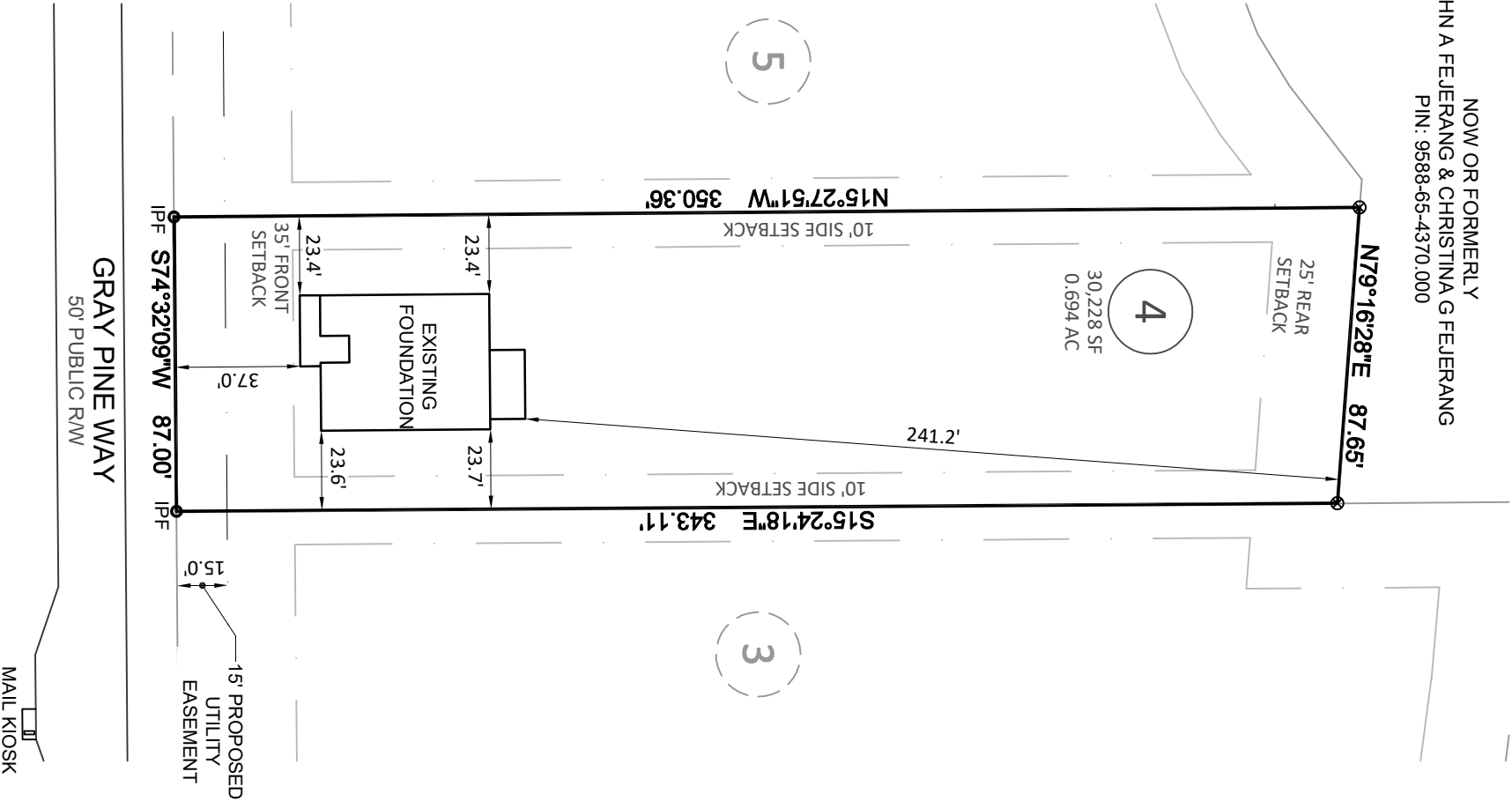
BUILDING SETBACKS
FRONT - 35'
SIDE - 10'
REAR - 25'
STREET SIDE - 20'



INSET SCALE: 1"=20'

NOTES:

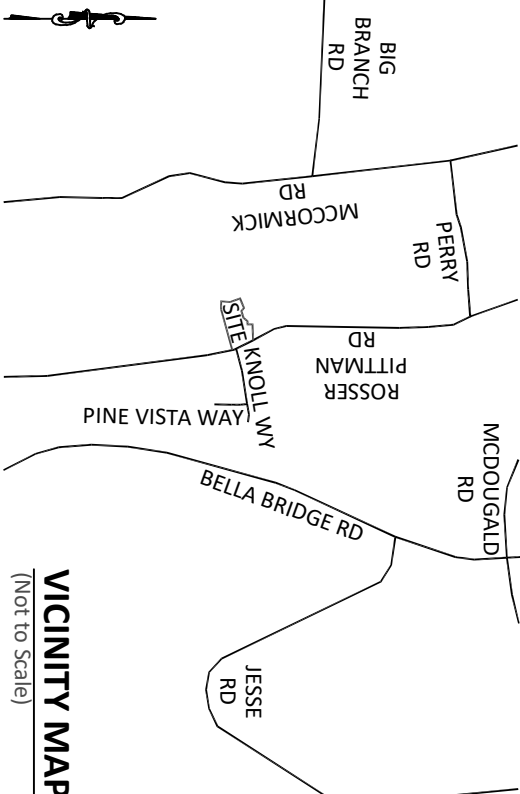
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED 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



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

- PO = COVERED FRONT PORCH
- S = STOOP
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONC PATIO
- ⊗ = COMPUTED POINT
- ⊙ = MAG NAIL FOUND (IPF)
- = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- Ⓜ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = SEWER MANHOLE
- Ⓜ = ELECTRIC BOX
- Ⓜ = CABLE BOX
- Ⓜ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- ⊗ = PROPOSED LIGHT POLE
- Ⓜ = UTILITY POLE
- Ⓜ = PROPOSED FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- Ⓜ = STREET SIGN
- VI = YARD INLET
- G = GAS METER
- N/F = NOW OR FORMERLY

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.

PRELIMINARY

FOUNDATION SURVEY
FOR
SMITH DOUGLAS HOMES

BRIARWOOD PARK - LOT 4
80 GRAY PINE WAY, SANFORD, NC
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 8/21/25 DRAWN BY: DOM CHECKED BY: SAW

REFERENCE: PB, 2025, PG. 20 BCS# 250487 SCALE: 1" = 50'