7.

ANY, ARE SCALED FROM THE RECORDED PLAT.

6

5

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.

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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

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.

9.

SEARCH MAY DISCLOSE.

10. BUILDER/DEVELOPER:

SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502

<u>,</u>

50.0 17.0 FOUNDATION INSET SCALE: 1"=20' **EXISTING** 10.0' 2.5 20.0' 10.0 3.0' 1.3 26.7 12.0' 12.0' SIDE - 10' REAR - 25'

EXISTING IMPERVIOUS = 2,445 SF REFERENCE: DB. 4272, PG. 2219 TOTAL LOT AREA = 1.025 AC = 44,668 SF PIN: 9588-55-3380.000 FOUNDATION = 2,445 SF

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

DB. 4150 PG. 2369

LOT INFORMATION

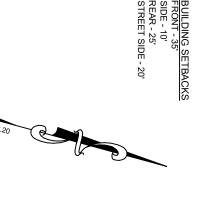
PERCENT IMPERVIOUS = 5.47%

S57°16'57"N

117.89

26.27

S76°14'30"W 13.70



PB. 2025, PG.20

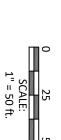
DB. 4150 PG. 2369

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

S13°17'03"E 261.80 10' SIDE SETBACK T:48T 25' REAR SETBACK 44,668 SF 1.025 AC ∞ 10' SIDE SETBACK N15°27'51"W 325.27

GRAY PINE WAY 50' PUBLIC R/W 35' FRONT SETBACK C11 92.1 90.2 37.0, C70 \$89°02'12"E EXISTING FOUNDATION 62.04 15.0' 15.0 15.0 15' PROPOSED EASEMENT

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 NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF CURVE RADIUS 50.00' CURVE TABLE | LENGTH | CHD BEARING 21.03' N69°56'30"W 103.56' S79°48'55"W CHORD

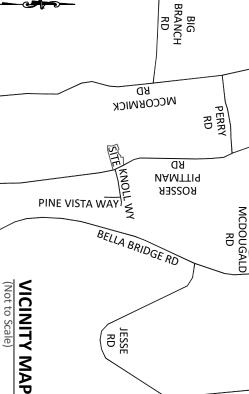




Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com Engineers • Surveyors • Planners info@batemancivilsurvey.com

NCBELS Firm No. C-2378



PO = COVERED FRONT PORCH
S = STOOP
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
© = CONC PATIO
O = IRON PIPE FOUND (IPF)
O = IRON PIPE SET (IPS)
O = DRILL HOLE FOUND
CO = CLEAN OUT
AC = AIR CONDITIONER
CO = CLEAN OUT
AC = AIR CONDITIONER
CO = CABLE BOX
T = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
CO = UTILITY POLE
CO = UTILITY POLE
TO = DRAIN INLET
W = WATER VALVE
RW = RIGHT OF WAY
P/L = PROPERTY LINE
G = GAS METER
N/F = NOW OR FORMERLY

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 I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK **BOUNDARIES NOT SURVEYED ARE CLEARLY** REFERENCED IN TITLE BLOCK); THAT THE CAROLINA. L-4017 NDICATED AS DRAWN FROM INFORMATION LISTED L-4017
L-

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

FOUNDATION SURVEY

SMITH DOUGLAS HOMES

BARBECUE TOWNSHIP, HARNETT COUNTY 164 GRAY PINE WAY, SANFORD, NC **BRIARWOOD PARK - LOT 8**

ATE: 10/9/25 DRAWN BY: DOM CHECKED BY: SAW

REFERENCE: PB. 2025, PG. 20