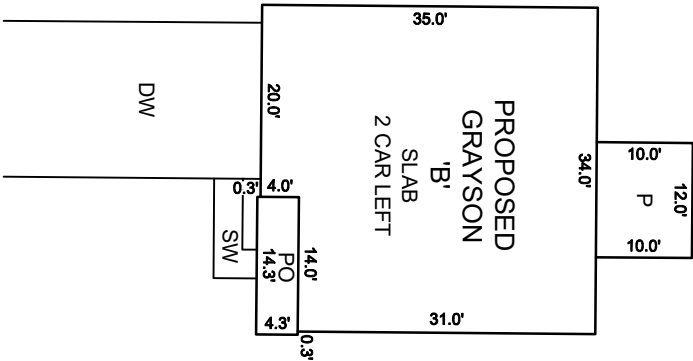


LOT INFORMATION:

PIN: 9588-74-0969.000
REFERENCE: DB, 4291, PG. 2161
TOTAL LOT AREA = 0.662 AC = 28,815 SF
HOUSE = 1,134 SF
PORCH = 62 SF
SIDEWALK/STEPS = 36 SF
DRIVEWAY (TO P/L) = 607 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 1,959 SF
PERCENT IMPERVIOUS = 6.80%

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



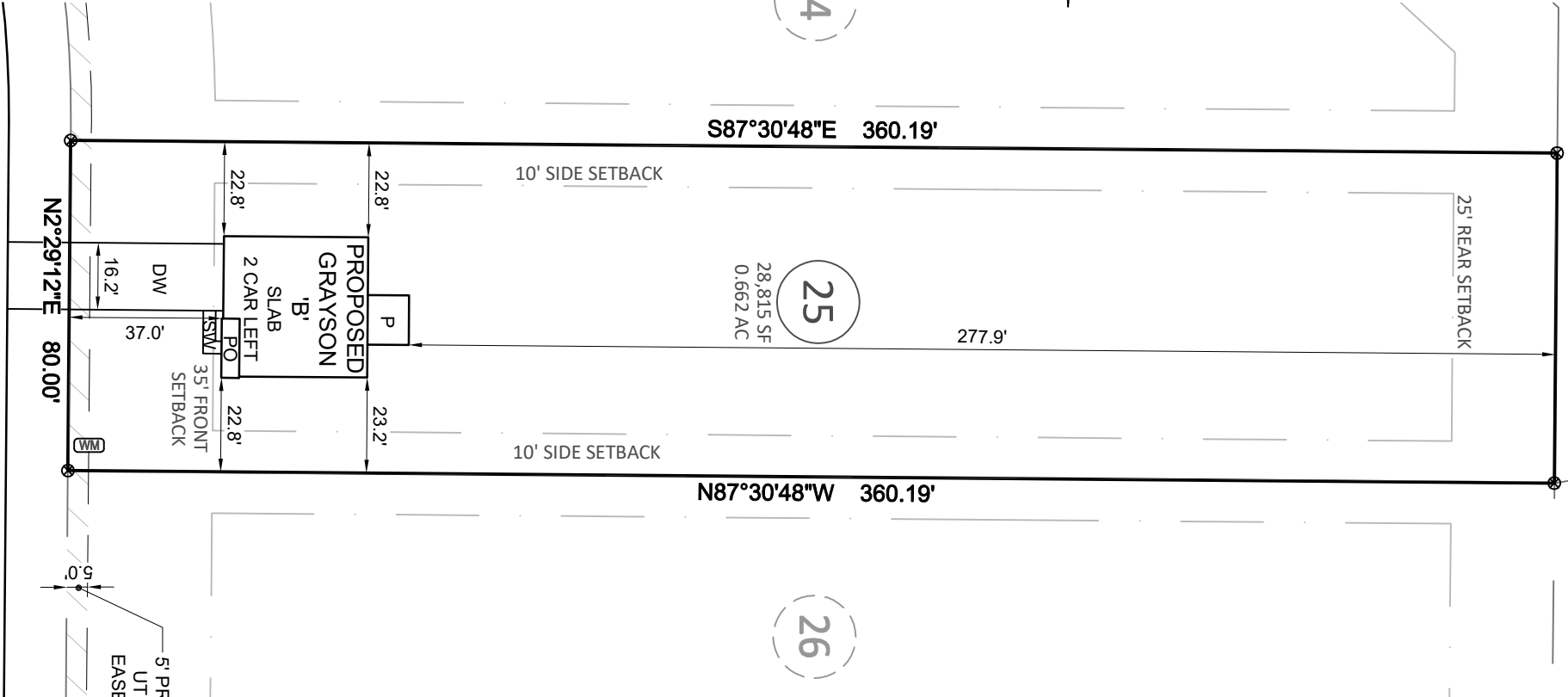
IMPROVED OPEN SPACE

OPEN SPACE 3

S2°29'12"W 80.00'

S87°30'48"E 360.19'

N87°30'48"W 360.19'



PINE VISTA WAY

50' PUBLIC R/W



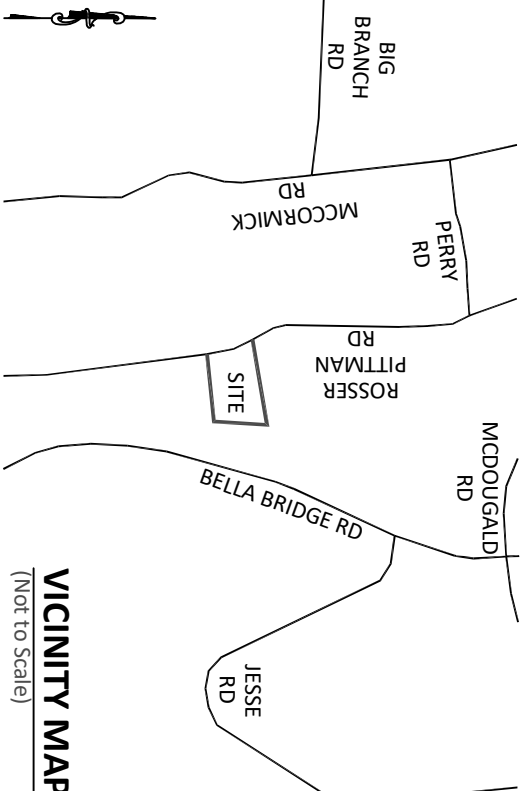
SCALE:
1" = 40 ft.



Bateman Civil Survey Company

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www.batemancivilsurvey.com info@batemancivilsurvey.com
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
DW = CONC DRIVEWAY
P = CONC PATIO
X = COMPUTED POINT
O = MAG NAIL FOUND (IPF)
● = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
S = SEWER MANHOLE
E = ELECTRIC BOX
C = CABLE BOX
P = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
X = PROPOSED LIGHT POLE
O = UTILITY POLE
H = FIRE HYDRANT
DI = DRAIN INLET
WV = WATER VALVE
X = STREET SIGN
VI = YARD INLET
G = GAS METER
N/F = NOW OR FORMERLY
PL = PROPERTY LINE
RW = RIGHT OF WAY
- 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

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 25

110 PINE VISTA WAY, SANFORD, NC
BARBECUE TOWNSHIP, HARNETT COUNTY

DATE: 10/8/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: PB, 2024, PG. 336

BCS# 240400

SCALE: 1" = 40'