

**LOT INFORMATION:**

PIN: NOT RECORDED  
 TOTAL LOT AREA = 0.699 AC = 30,474 SF  
 HOUSE = 1,398 SF  
 PORCH = 56 SF  
 SIDEWALK = 49 SF  
 DRIVEWAY = 890 SF  
 PATIO = 120 SF  
 PROPOSED IMPERVIOUS = 2,513 SF  
 PERCENT IMPERVIOUS = 8.25 %  
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

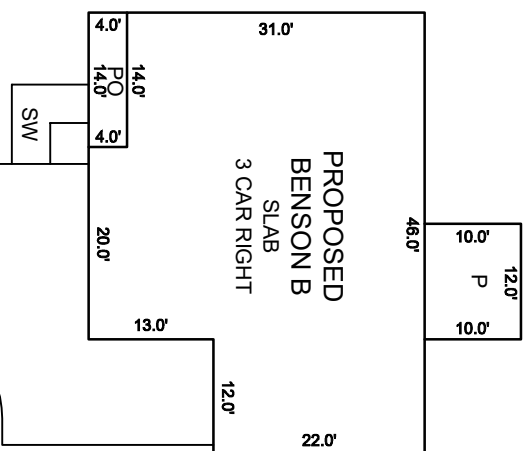
**BUILDING SETBACKS**

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

REVISION : FLIP TO RIGHT HAND DRIVE REVISE REAR PATIO TO 10' X 12'. AHB 5/21/24

N/F  
 SHERI T. HARDISON ET AL  
 PB 2003 PG 559

N/F  
 NAIMAH PAGE  
 PB 2022, PG 464

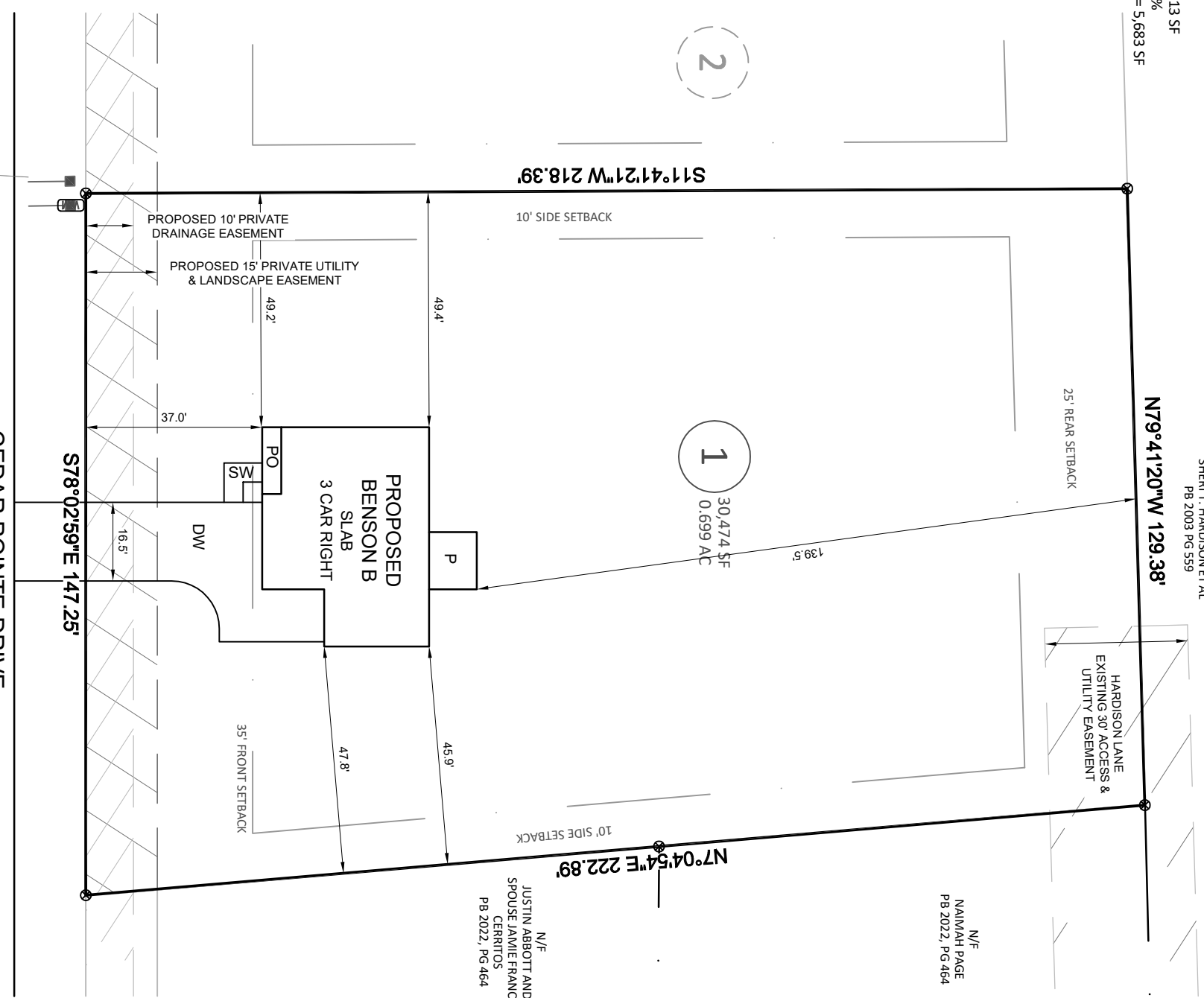


PROPOSED  
 BENSON B  
 SLAB  
 3 CAR RIGHT

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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
  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. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  10. ZONING: RA-20R
  11. PROPERTY OWNER: SMITH DOUGLAS HOMES  
 2520 RELIANCE AVENUE  
 APEX, NC 27539



10' SIDE SETBACK

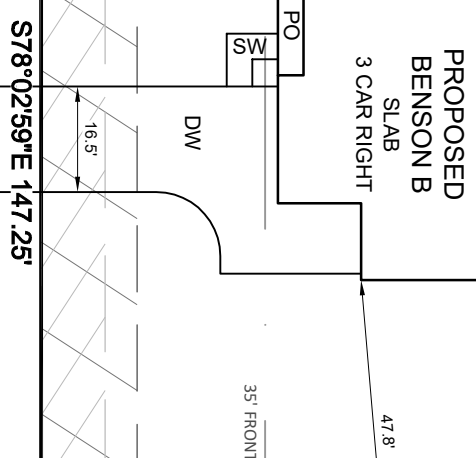
25' REAR SETBACK

N79°41'20\"/>

HARDISON LANE  
 EXISTING 30' ACCESS &  
 UTILITY EASEMENT

N7°04'54\"/>

N/F  
 JUSTIN ABBOTT AND  
 SPOUSE JAMIE FRANCO  
 CERRITOS  
 PB 2022, PG 464



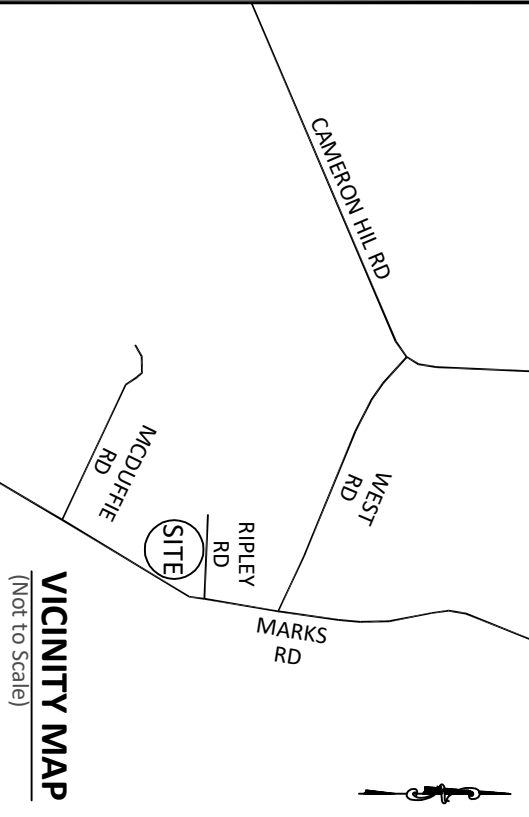
CEDAR POINTE DRIVE  
 50' PUBLIC R/W

S78°02'59\"/>



**Bateman Civil Survey Company**

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 NCBELS Firm No. C-2378



**VICINITY MAP**  
 (Not to Scale)

- LEGEND**
- PO = PORCH
  - SP = SCREENED PORCH/PATIO
  - CP = COVERED PORCH/PATIO
  - WD = WOOD DECK
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - P = CONC PATIO
  - ⊗ = COMPUTED POINT
  - ⊗ = IRON NAIL FOUND
  - ⊗ = IRON PIPE SET
  - ⊗ = DRILL HOLE FOUND
  - ⊗ = WATER METER
  - ⊗ = CLEAN OUT
  - ⊗ = AIR CONDITIONER
  - ⊗ = SEWER MANHOLE
  - ⊗ = CABLE BOX
  - ⊗ = TELEPHONE PEDESTAL
  - ⊗ = CATCH BASIN
  - ⊗ = IRRIGATION CONTROLLER
  - ⊗ = LIGHT POLE
  - ⊗ = UTILITY POLE
  - ⊗ = FIRE HYDRANT
  - DI = DRAIN INLET
  - WV = WATER VALVE
  - ⊗ = STREET SIGN
  - YI = YARD INLET
  - G = GAS METER
  - E = ELECTRIC METER

**PRELIMINARY**

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  
 DATED:

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**

**CEDAR POINTE - LOT 1**  
 CEDAR POINT DRIVE, CAMERON, NC  
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 5/13/24 DRAWN BY: AHB CHECKED BY: SPC  
 REFERENCE: PRELIMINARY BCS# 240381 SCALE: 1" = 30'