

LOT INFORMATION:

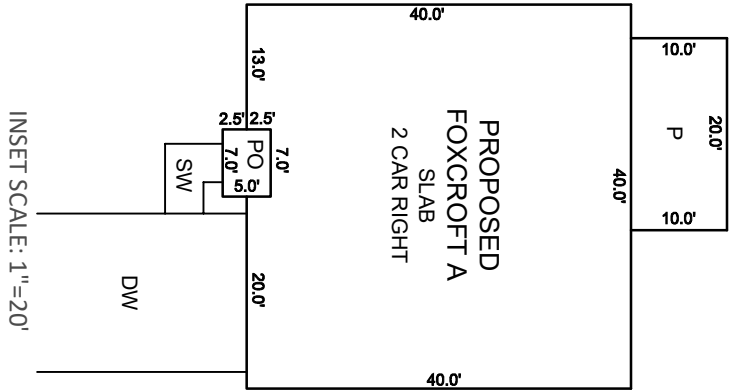
PIN: NOT RECORDED
 REFERENCE: DB: 4224 PGS. 1026-1027
 TOTAL LOT AREA = 0.459 AC = 20,012 SF
 HOUSE = 1,583 SF
 PORCH = 35 SF
 SIDEWALK = 37 SF
 DRIVEWAY = 652 SF
 PATIO = 200 SF
 PROPOSED IMPERVIOUS = 2,507 SF
 PERCENT IMPERVIOUS = 12.53 %
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

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

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

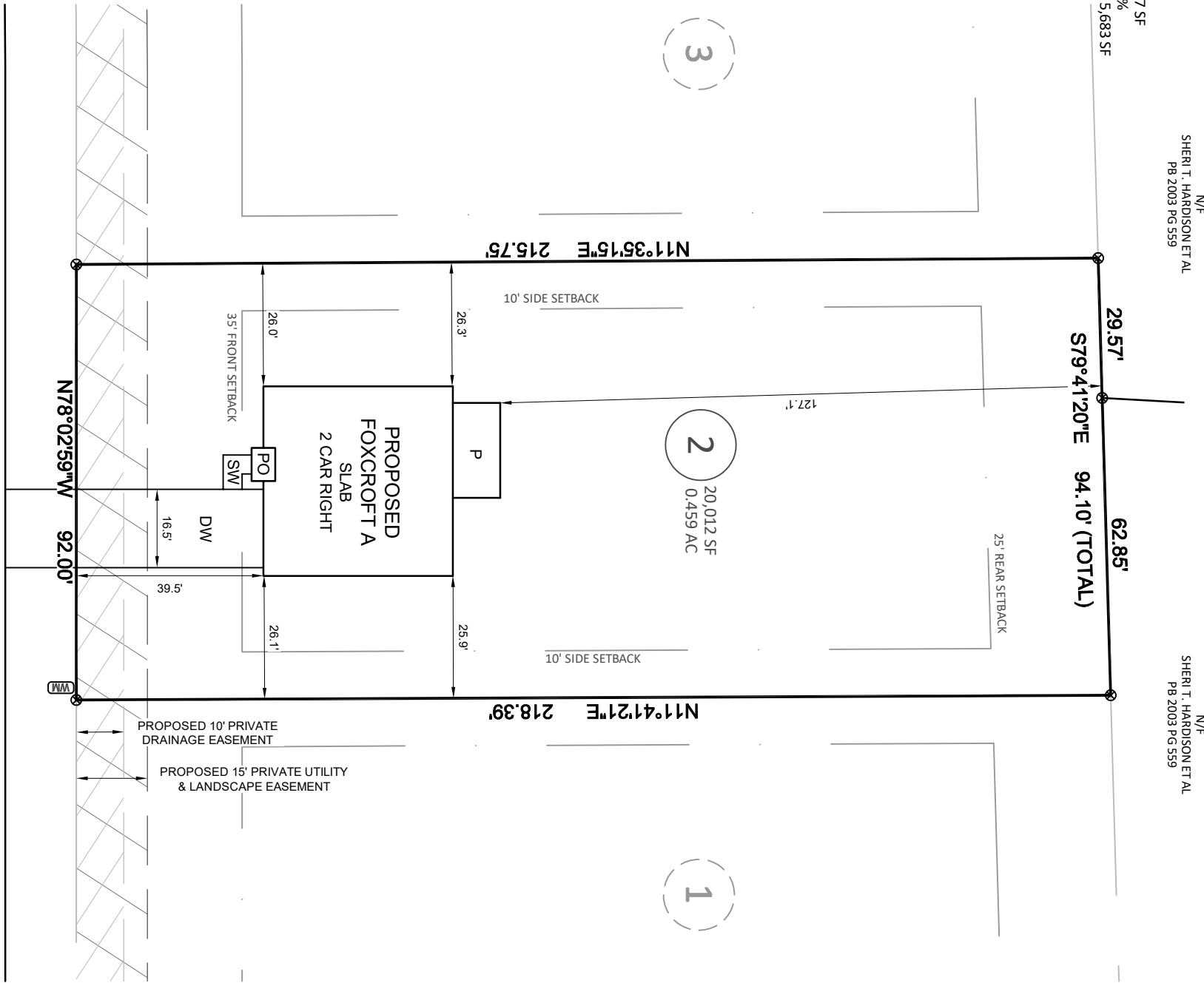
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 SHERI T. HARDISON ET AL
 PB 2003 PG 559



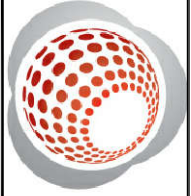
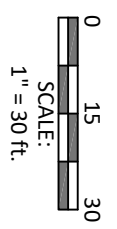
INSET SCALE: 1"=20'



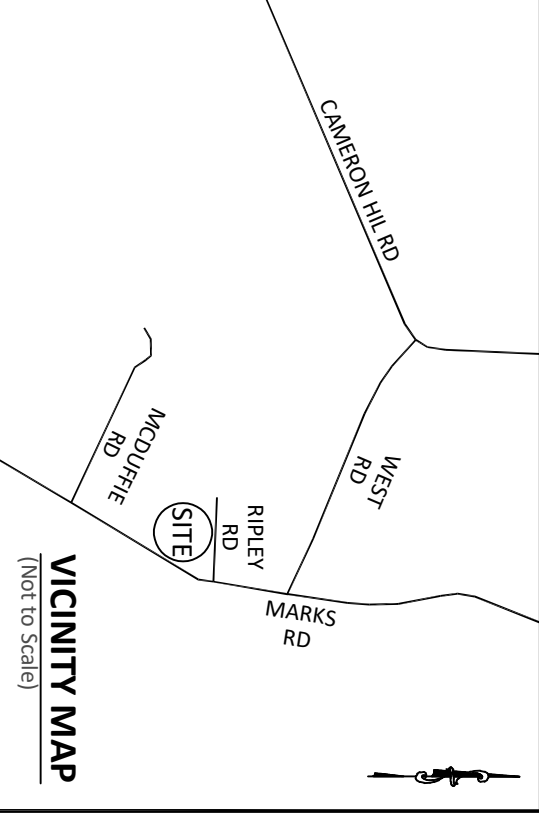
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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, FLOOD ZONES 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. ZONING: RA-20R
 11. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539



CEDAR POINTE DRIVE
 50' PUBLIC R/W



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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
 - X = MAG NAIL FOUND (IPF)
 - = IRON PIPE FOUND (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
 - ☼ = LIGHT POLE
 - Ⓜ = UTILITY POLE
 - Ⓜ = FIRE HYDRANT
 - DI = DRAIN INLET
 - WV = WATER VALVE
 - Ⓜ = STREET SIGN
 - YI = YARD INLET
 - G = GAS METER
 - E = ELECTRIC METER
- 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

CEDAR POINTE - LOT 2
 CEDAR POINT DRIVE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 5/23/24 DRAWN BY: AJR CHECKED BY: SPC
 REFERENCE: PRELIMINARY BCS# 240381 SCALE: 1" = 30'