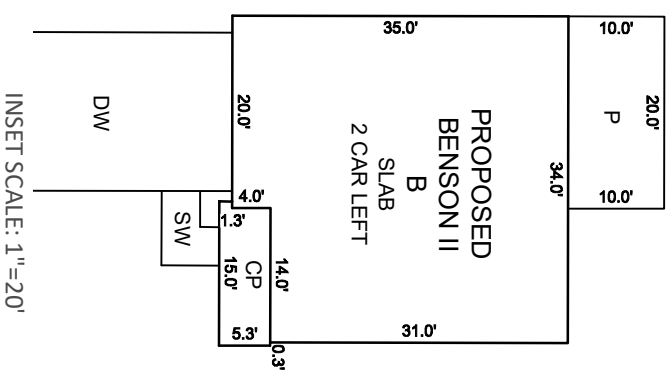


LOT INFORMATION:

PIN: NOT RECORDED
 REFERENCE: DB: 4224 PGS. 1026-1027
 TOTAL LOT AREA = 0.459 AC = 20,013 SF
 HOUSE = 1,134 SF
 FRONT CP = 77 SF
 SIDEWALK = 39 SF
 DRIVEWAY = 641 SF
 PATIO = 200 SF
 PROPOSED IMPERVIOUS = 2,091 SF
 PERCENT IMPERVIOUS = 10.45%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

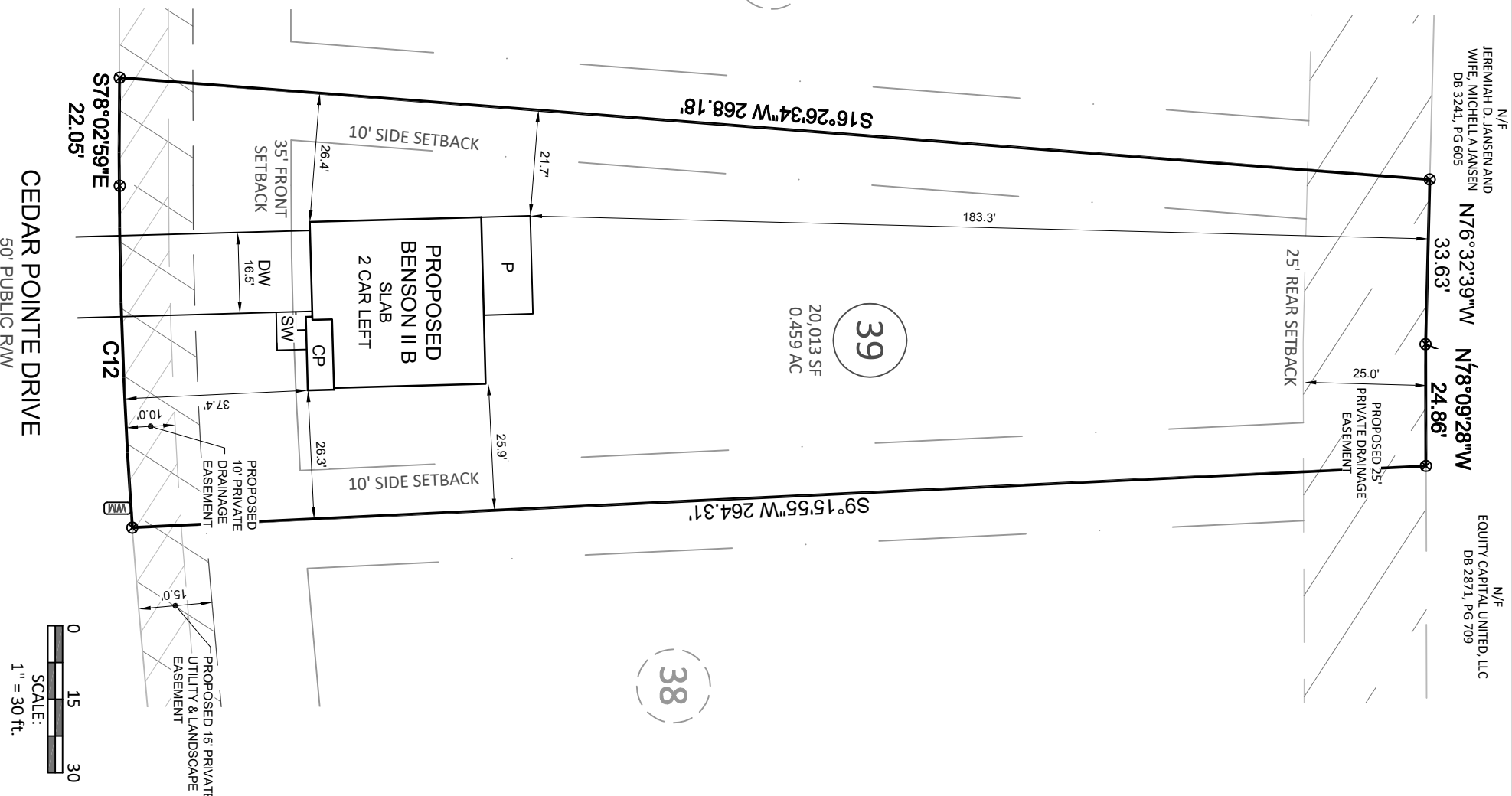
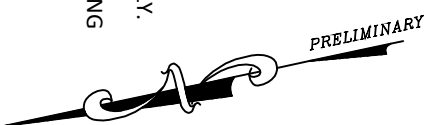
FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'



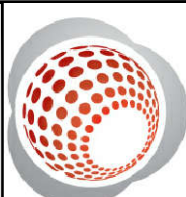
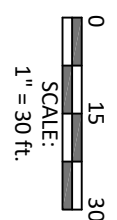
NOTES:

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
10. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539

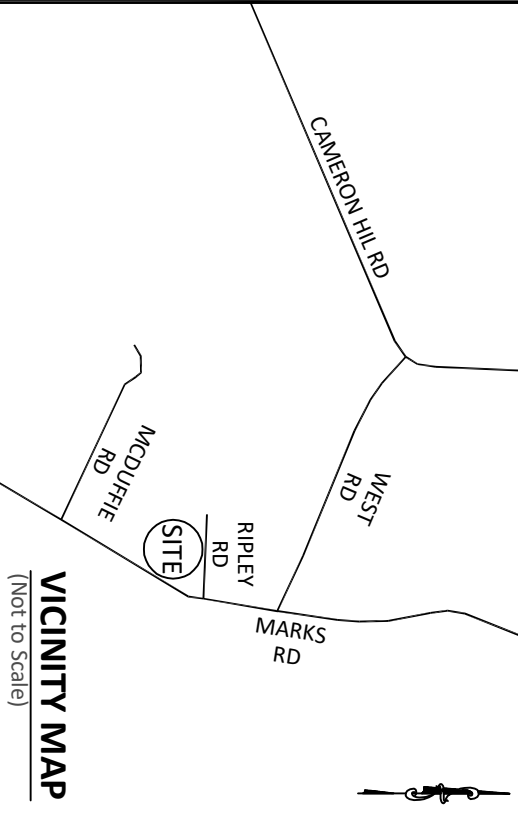
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C12	975.00'	69.88'	S 80°06'10" E
			69.86'



CEDAR POINTE DRIVE
 50' PUBLIC R/W



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 = PORCH
 SP = SCREENED PORCH/PATIO
 CP = COVERED PORCH/PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 P = CONC PATIO
 X = COMPUTED POINT
 X = MAG NAIL FOUND (IPF)
 O = IRON PIPE FOUND (IPS)
 O = IRON PIPE SET (PPS)
 O = DRILL HOLE FOUND
 W = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 S = SEWER MANHOLE
 E = ELECTRIC BOX
 E = CABLE BOX
 T = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 IC = IRRIGATION CONTROLLER
 L = LIGHT POLE
 U = UTILITY POLE
 F = FIRE HYDRANT
 DI = DRAIN INLET
 W = WATER VALVE
 S = STREET SIGN
 YI = YARD INLET
 G = GAS METER
 E = ELECTRIC METER

PRELIMINARY

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 39
 CEDAR POINT DRIVE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY
 DATE: 5/29/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: PRELIMINARY BCS# 240381 SCALE: 1" = 30'