

**LOT INFORMATION:**

PIN: 9574-21-1388  
 REFERENCE: DB 4252  
 TOTAL LOT AREA = 0.459 AC = 20,016 SF  
 FOUNDATION = 1,803 SF  
 EXISTING IMPERVIOUS = 1,803 SF  
 PERCENT IMPERVIOUS = 9.01 %  
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

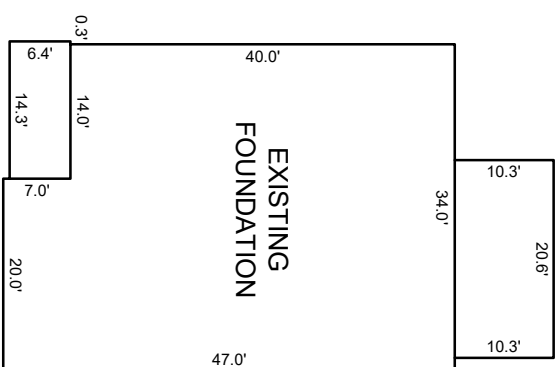
**BUILDING SETBACKS**

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

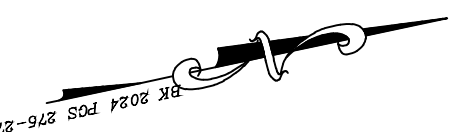
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C1	1025.00'	45.91'	N 79°19'59" W
			45.91'

N/F  
 SHERI T. HARDISON  
 ET AL  
 DB. 4164, PG 348

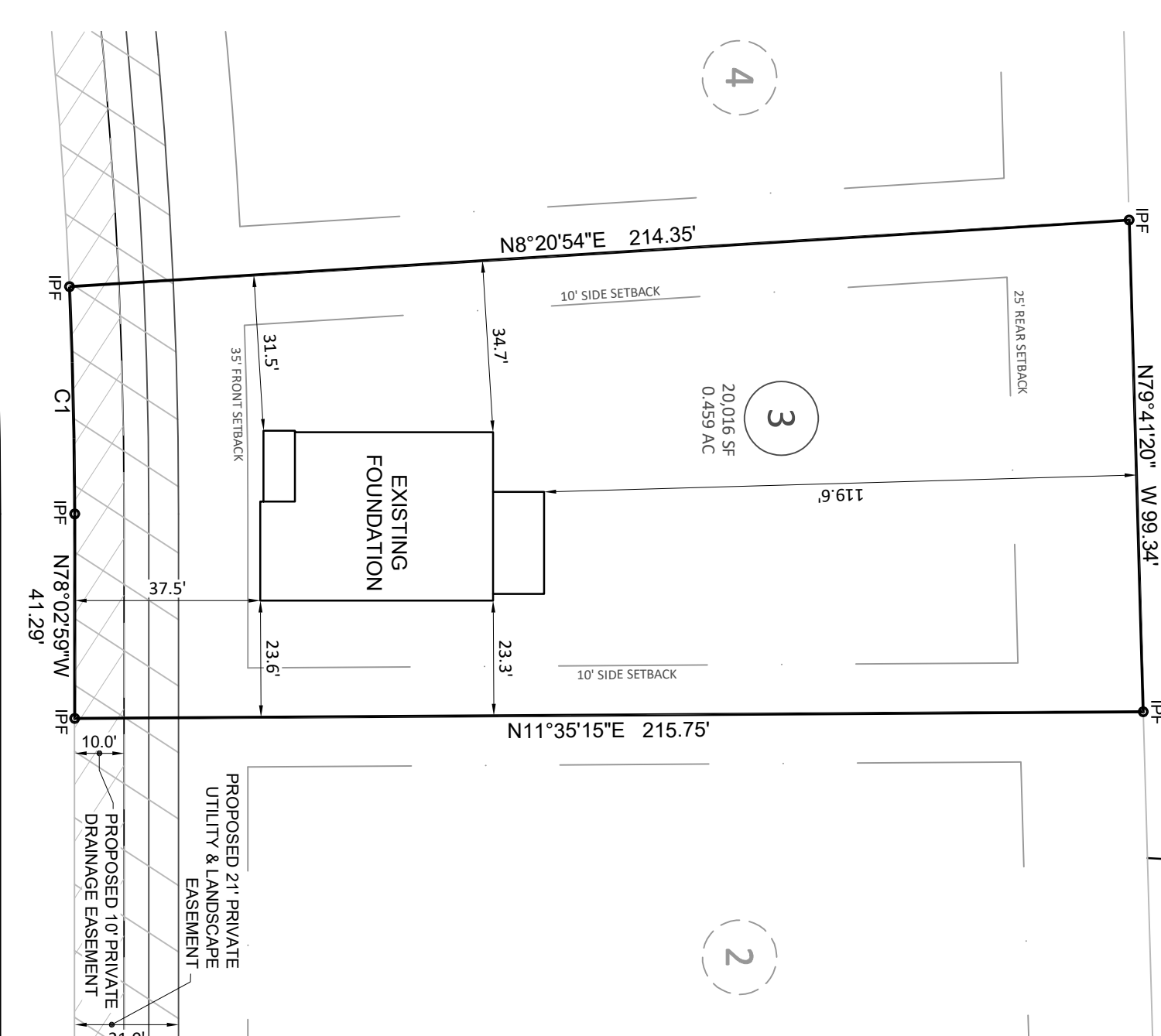
N/F  
 SHERI T. HARDISON  
 ET AL  
 DB. 2632, PG. 348



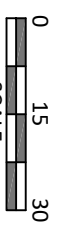
INSET SCALE: 1"=20'



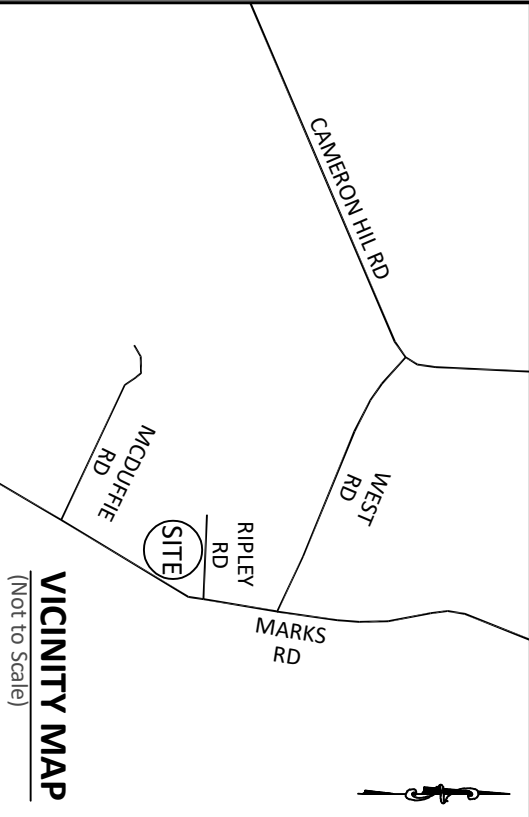
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
  3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
  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. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES  
2520 RELIANCE AVENUE  
APEX, NC 27539



DEODORA LANE  
50' PUBLIC R/W

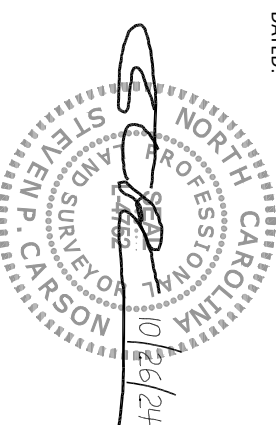


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 NCBELS Firm No. C-2378



**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
  - ⊗ = COMPUTED POINT
  - X = MAG NAIL FOUND (IPF)
  - ⊙ = IRON PIPE FOUND (IPF)
  - ⊚ = IRON PIPE SET (IPS)
  - ⦿ = DRILL HOLE FOUND
  - ⦶ = WATER METER
  - ⦶ = CLEAN OUT
  - ⦶ = AIR CONDITIONER
  - ⦶ = SEWER MANHOLE
  - ⦶ = ELECTRIC BOX
  - ⦶ = CABLE BOX
  - ⦶ = TELEPHONE PEDESTAL
  - ⦶ = CATCH BASIN
  - ⦶ = IRRIGATION CONTROLLER
  - ⦶ = LIGHT POLE
  - ⦶ = UTILITY POLE
  - ⦶ = FIRE HYDRANT
  - ⦶ = DRAIN INLET
  - ⦶ = WATER VALVE
  - ⦶ = STREET SIGN
  - ⦶ = YARD INLET
  - ⦶ = GAS METER
  - ⦶ = 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.

**FOUNDATION SURVEY**  
 FOR  
**SMITH DOUGLAS HOMES**

**CEDAR POINTE - LOT 3**  
 94 DEODORA LANE, CAMERON, NC  
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 10/26/24 DRAWN BY: AJR CHECKED BY: SPC  
 REFERENCE: BK 2024 PGS 275-276 BCS# 240381 SCALE: 1" = 30'