

LOT INFORMATION:

PIN: NOT RECORDED
 REFERENCE: NOT RECORDED
 TOTAL LOT AREA = 0.459 AC = 20,016 SF
 HOUSE = 1,500 SF
 FRONT CP = 91 SF
 SIDEWALK = 38 SF
 DRIVEWAY = 609 SF
 P = 200 SF
 PROPOSED IMPERVIOUS = 2,438 SF
 PERCENT IMPERVIOUS = 12.18%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

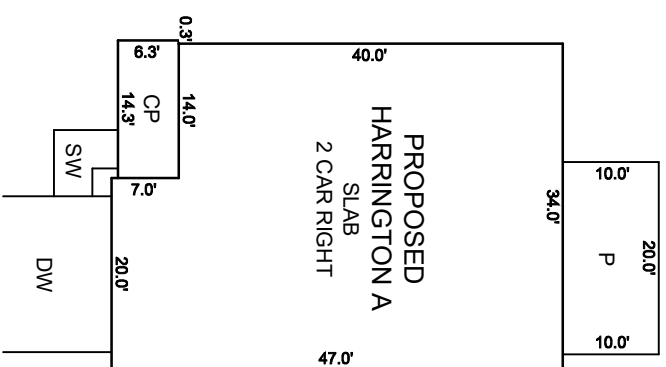
BUILDING SETBACKS

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

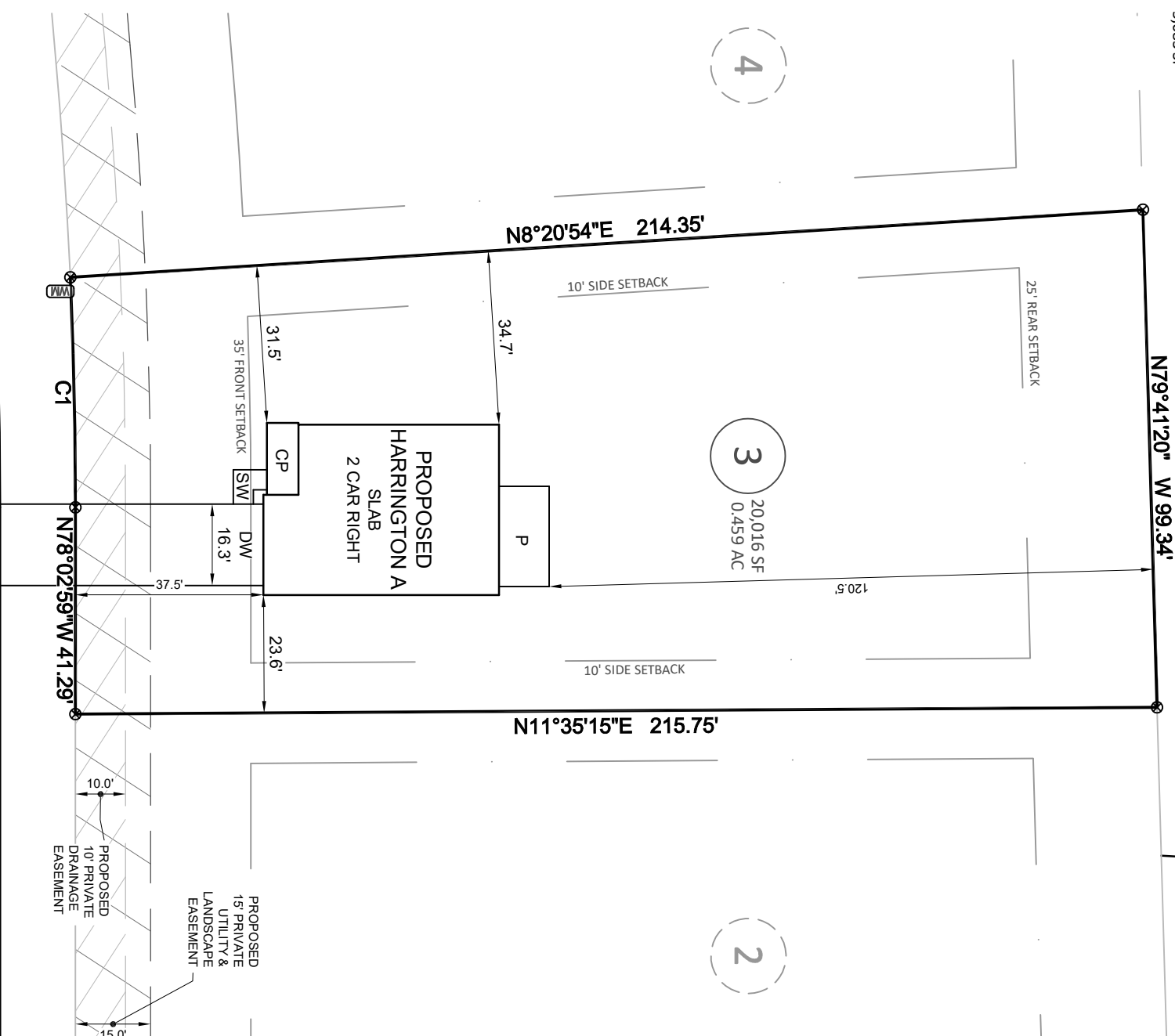
N/E
 SHERI T. HARDISON ET AL
 DB. 2632, PG. 348



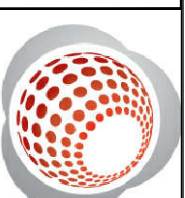
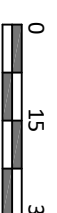
INSET SCALE: 1" = 20'



- 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.
 - 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
 2520 RELIANCE AVENUE
 APEX, NC 27539

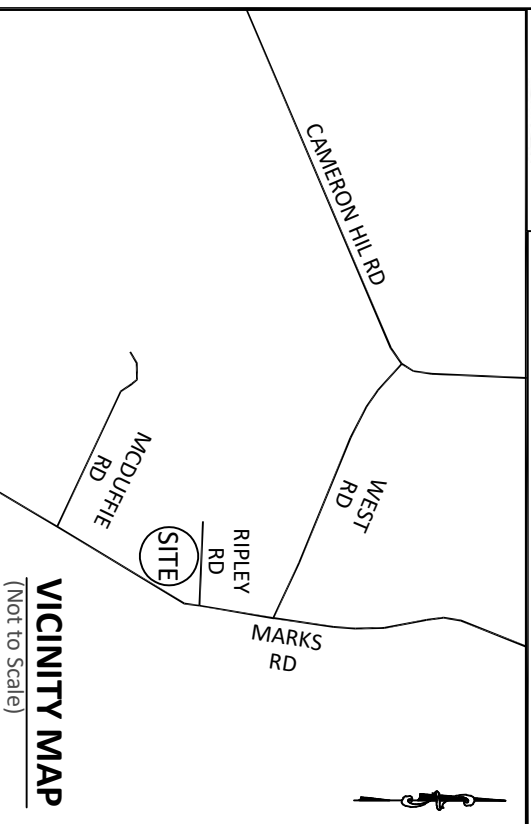


CEDAR POINTE DRIVE
 50' PUBLIC RAW



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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
 - ⊙ = IRON PIPE FOUND (IPF)
 - ⊚ = IRON PIPE SET (IPS)
 - = DRILL HOLE FOUND
 - ⊕ = WATER METER
 - ⊖ = 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 3
 CEDAR POINT DRIVE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 5/31/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: NOT RECORDED BCS# 240381 SCALE: 1" = 30'