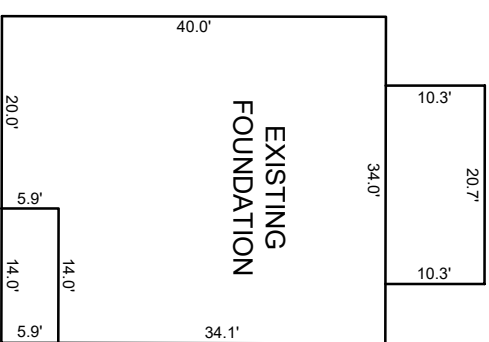


LOT INFORMATION:

PIN: 9574-21-0131
 REFERENCE: DB 4256 PGS 796-799
 TOTAL LOT AREA = 0.459 AC = 20,036 SF
 FOUNDATION = 1,573 SF
 EXISTING IMPERVIOUS = 1,573 SF
 PERCENT IMPERVIOUS = 7.85 %
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

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

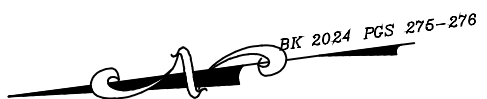


INSET SCALE: 1"=20'

NOTES:

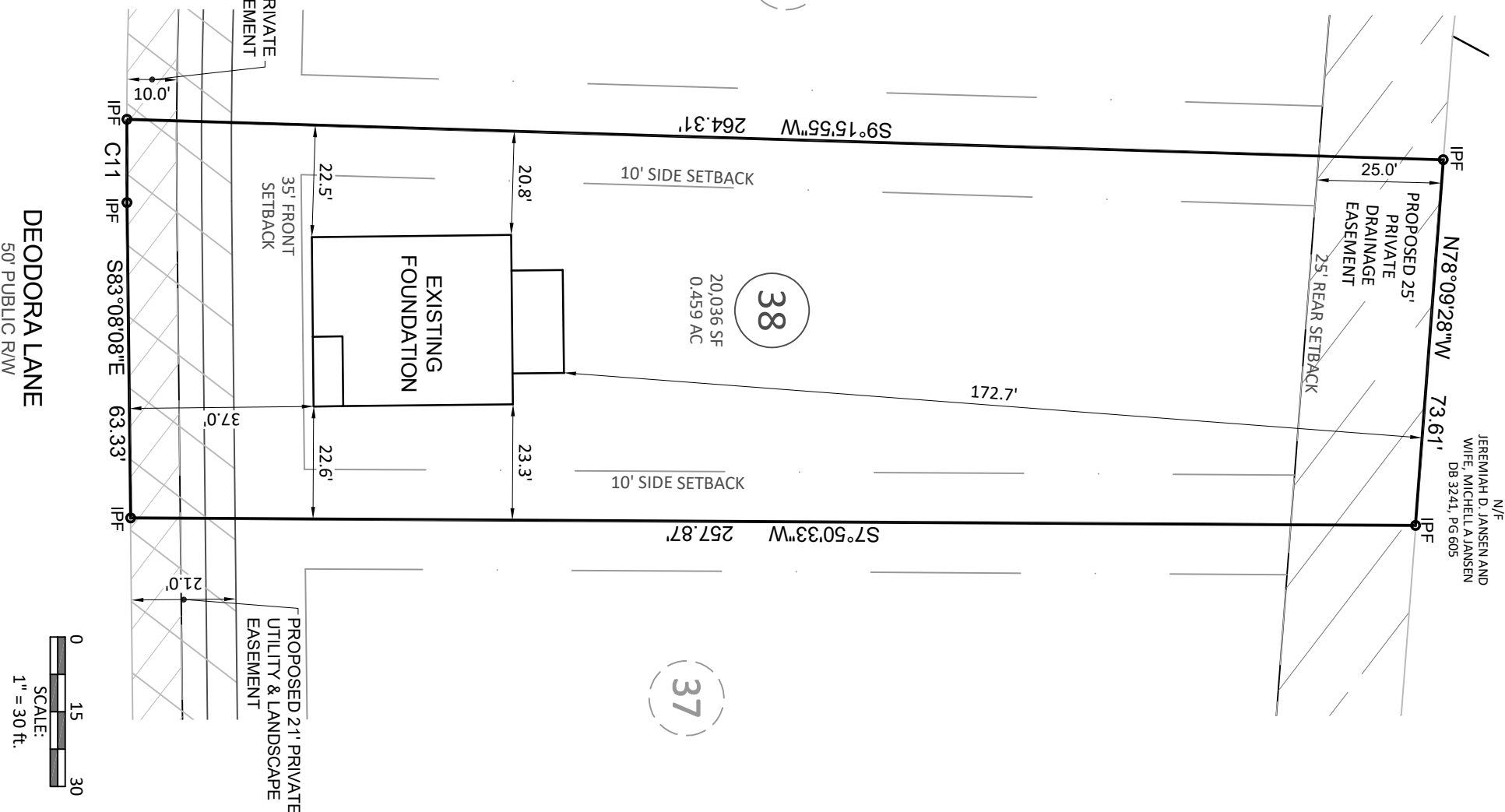
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED 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. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- 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

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C11	975.00'	16.67'	S 82°38'45" E
			16.67'



PROPOSED 10' PRIVATE DRAINAGE EASEMENT

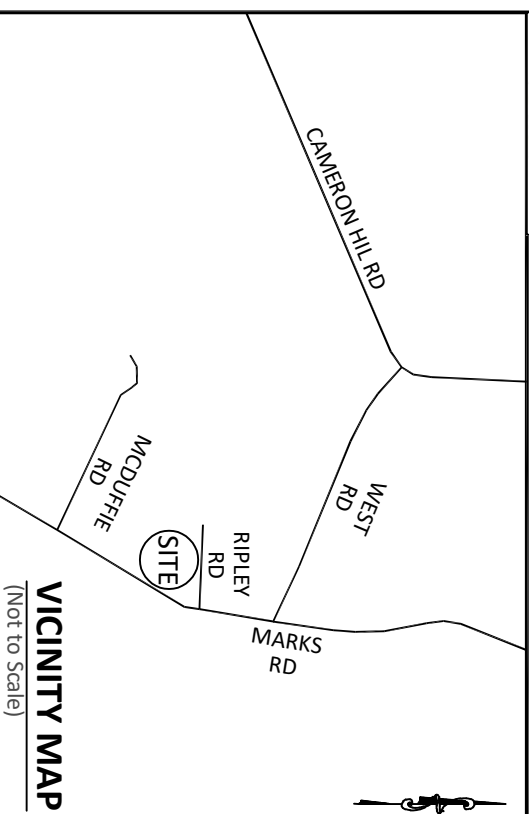
PROPOSED 21' PRIVATE UTILITY & LANDSCAPE EASEMENT



DEODORA LANE
50' PUBLIC R/W



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 F: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

- PO = FRONT COVERED 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 SET (IPS)
- = DRILL HOLE FOUND
- ⊕ = WATER METER
- ⊖ = CLEAN OUT
- AC = AIR CONDITIONER
- ⊗ = SEWER MANHOLE
- ⊞ = 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.

STEVEN P. CARSON
 10/24/24

FOUNDATION SURVEY
 FOR
SMITH DOUGLAS HOMES

CEDAR POINTE - LOT 38
 115 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

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