

LOT INFORMATION:

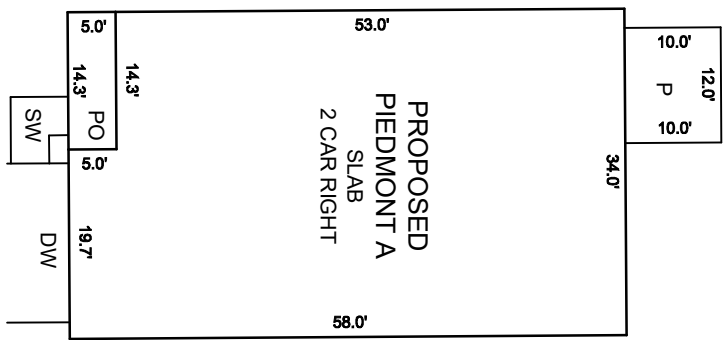
PIN: 9574-21-0401.000
 REFERENCE: DB, 4224, PG. 1026-1027
 TOTAL LOT AREA = 0.459 AC = 20,017 SF
 HOUSE = 1,901 SF
 FRONT PORCH = 71 SF
 SIDEWALK = 36 SF
 DRIVEWAY = 612 SF
 P = 120 SF
 PROPOSED IMPERVIOUS = 2,740 SF
 PERCENT IMPERVIOUS = 13.69%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

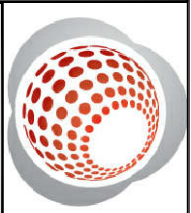
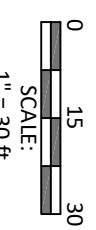
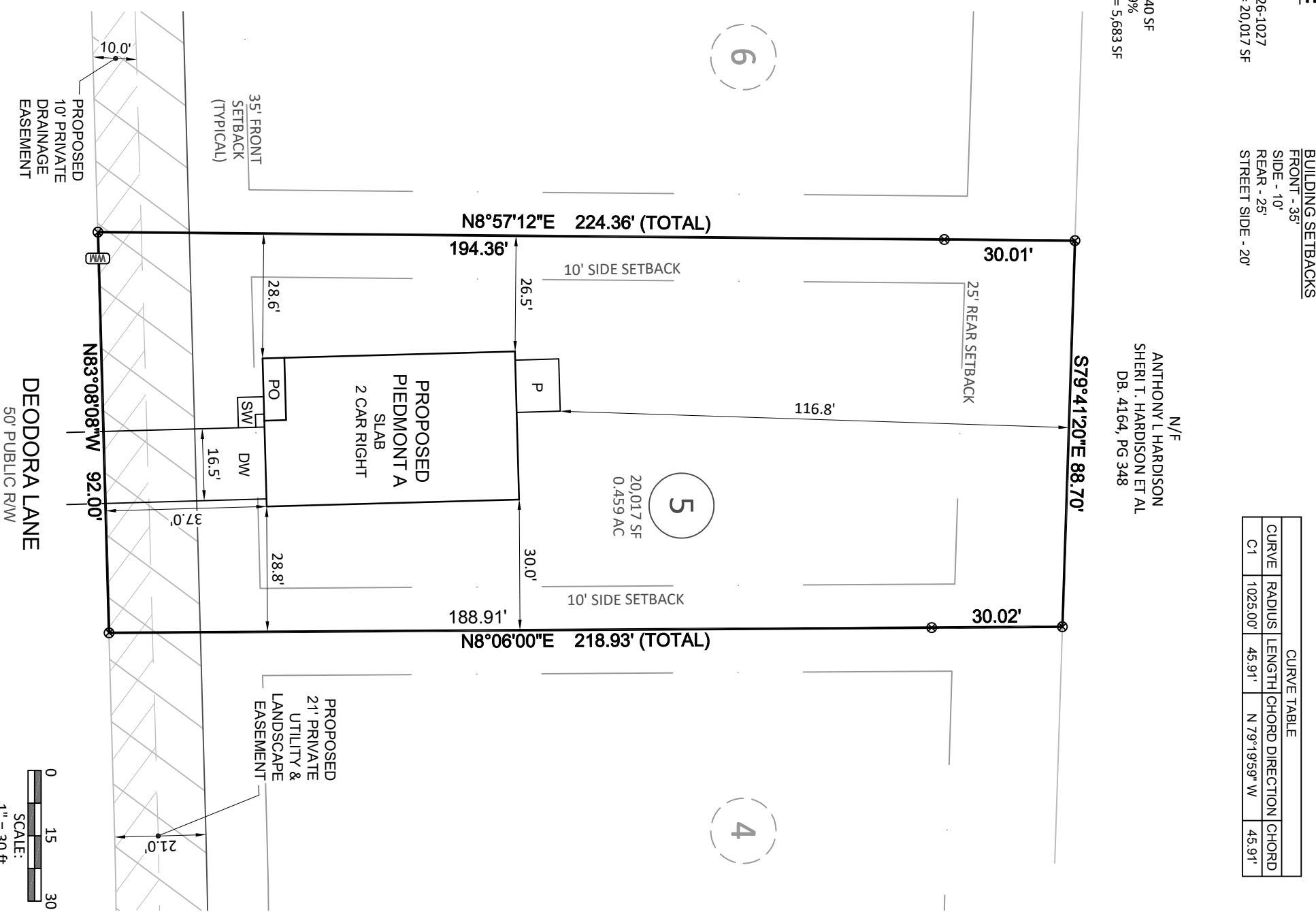
FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'

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

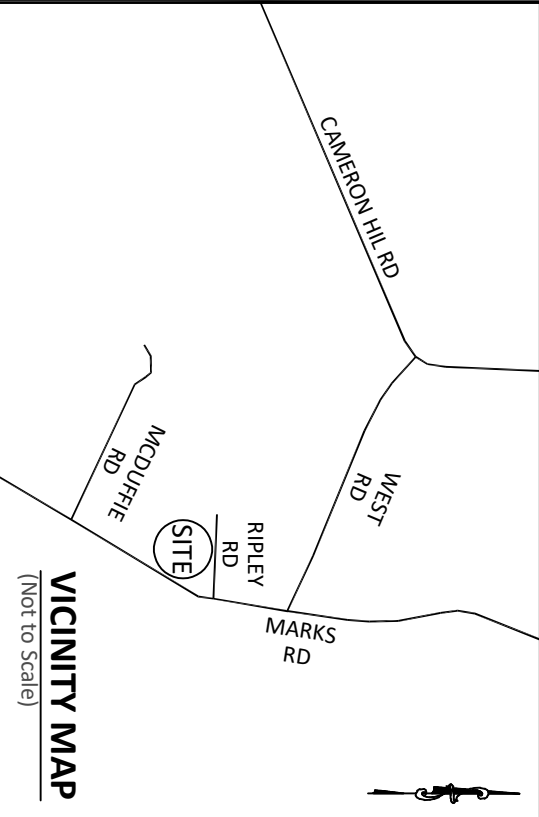
N/F
 ANTHONY L HARDISON
 SHERI T. HARDISON ET AL
 DB, 4164, PG 348



- 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



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 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
 - 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
 - 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 = DRAIN 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 5
 126 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 6/27/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: BK, 2024, PGS. 275-276 BCS# 240381 SCALE: 1" = 30'