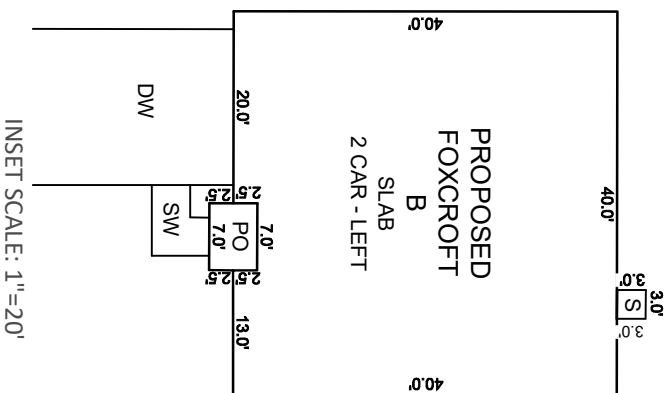


LOT INFORMATION:

PIN: 9574-11-9152.000
 REFERENCE: DB: 4252 PG 1798-1800
 TOTAL LOT AREA = 0.460 AC = 20,027 SF
 HOUSE = 1,583 SF
 PORCH = 35 SF
 SIDEWALK = 38 SF
 DRIVEWAY = 642 SF
 STOOP = 9 SF
 PROPOSED IMPERVIOUS = 2,418 SF
 PERCENT IMPERVIOUS = 12.07%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



N/F
 JEREMIAH D. JANSEN AND
 WIFE, MICHELL A. JANSEN
 DB 3241, PG 605

S78°09'28"E 77.61'

PROPOSED 25' PRIVATE DRAINAGE EASEMENT

25' REAR SETBACK

38

37

36

S7°50'33"W 257.87'

S7°15'27"W 251.11'

10' SIDE SETBACK

10' SIDE SETBACK

- 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

PROPOSED 10' PRIVATE DRAINAGE EASEMENT

PROPOSED 21' PRIVATE UTILITY & LANDSCAPE EASEMENT

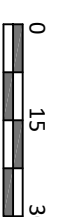
BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539

S83°08'08"E 80.00'

21.0'

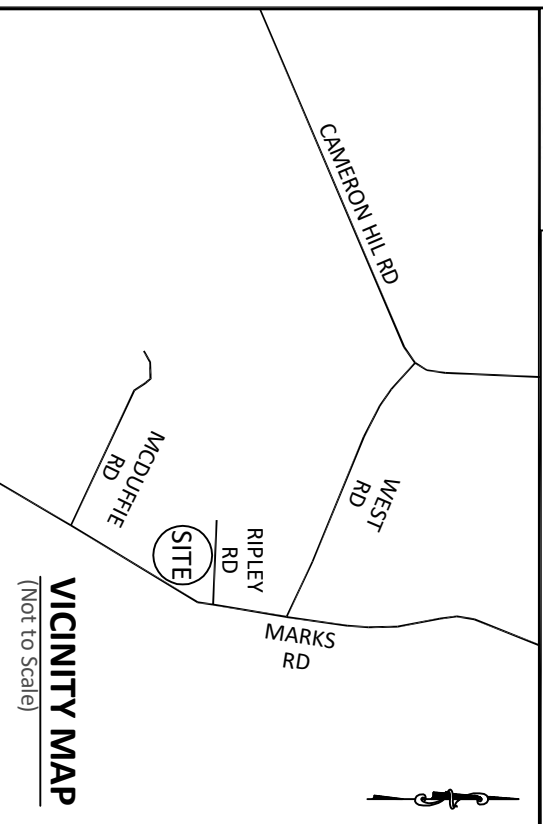
DEODORA LANE

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.batemandivsurvey.com info@batemandivsurvey.com
 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
 DW = WOOD DRIVEWAY
 P = CONC PATIO
 X = COMPUTED POINT
 X = MAG NAIL FOUND (IPF)
 O = IRON PIPE FOUND (IPS)
 ● = IRON PIPE SET (RPS)
 ● = DRILL HOLE FOUND
 WDM = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 SM = SEWER MANHOLE
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 IC = IRRIGATION CONTROLLER
 LP = LIGHT POLE
 UP = UTILITY POLE
 FH = FIRE HYDRANT
 DI = DRAIN INLET
 WV = WATER VALVE
 X = 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 37
 125 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 10/17/24 DRAWN BY: AMG CHECKED BY: SPC

REFERENCE: BK2024 PG275-276

BCS# 240381

SCALE: 1" = 30'