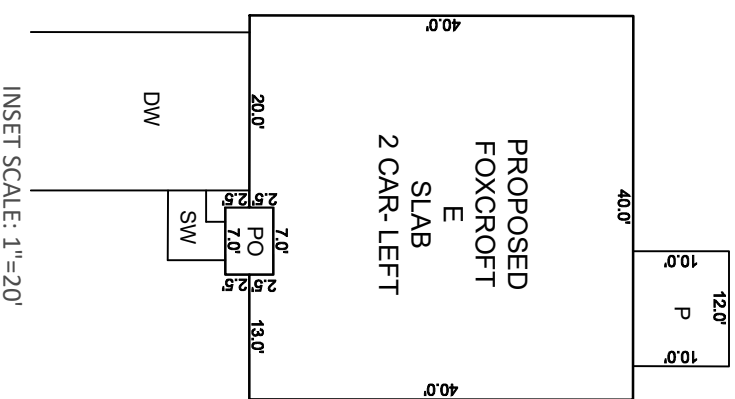


LOT INFORMATION:

PIN: 9574-11-7195 000
 REFERENCE: DB 4256 PGS 796-799
 TOTAL LOT AREA = 0.459 AC = 20,005 SF
 HOUSE = 1,583 SF
 PORCH = 35 SF
 SIDEWALK = 37 SF
 DRIVEWAY = 652 SF
 PATIO = 120 SF
 EXISTING IMPERVIOUS = 2,427 SF
 PERCENT IMPERVIOUS = 12.13%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

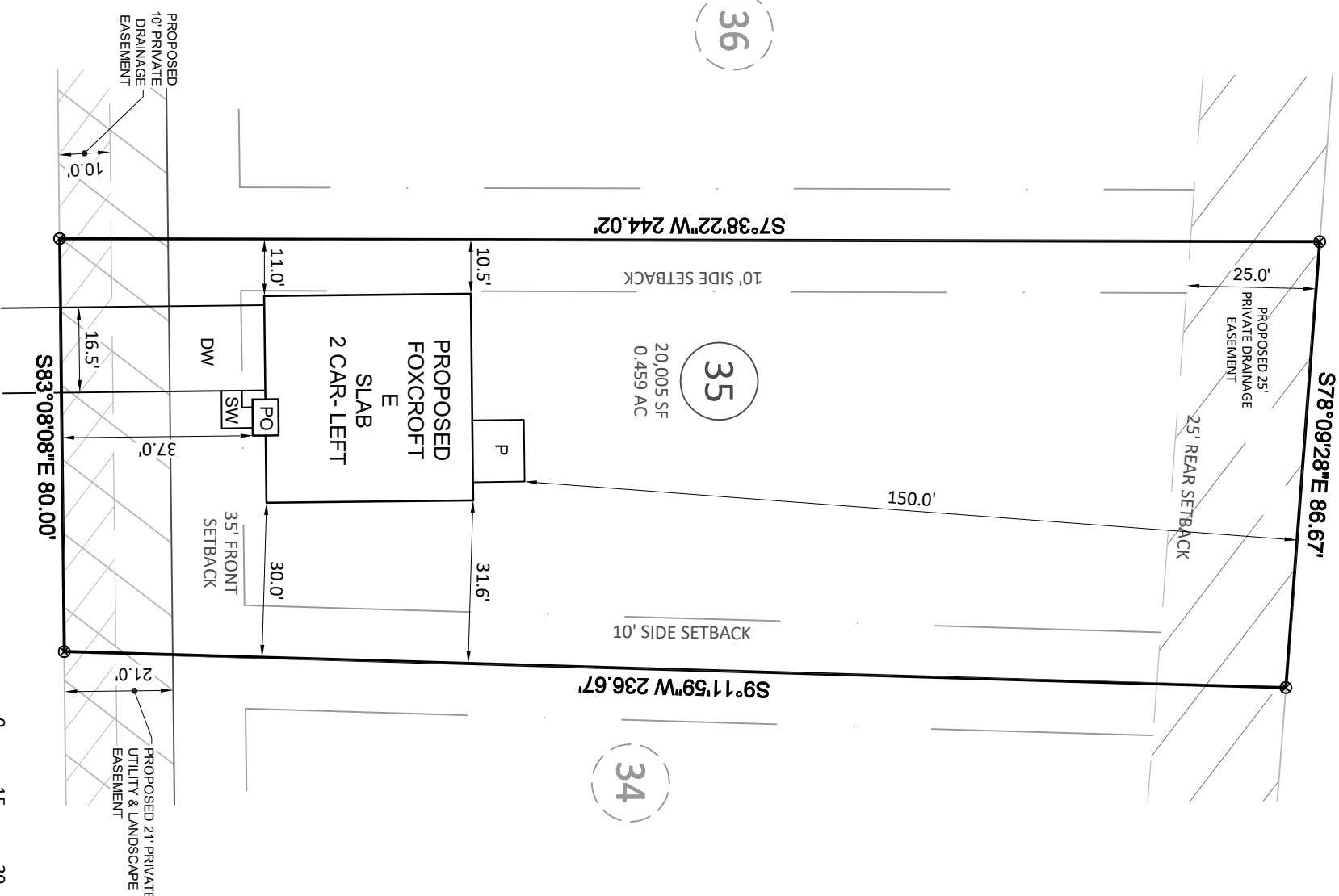
BUILDING SETBACKS
 FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'



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

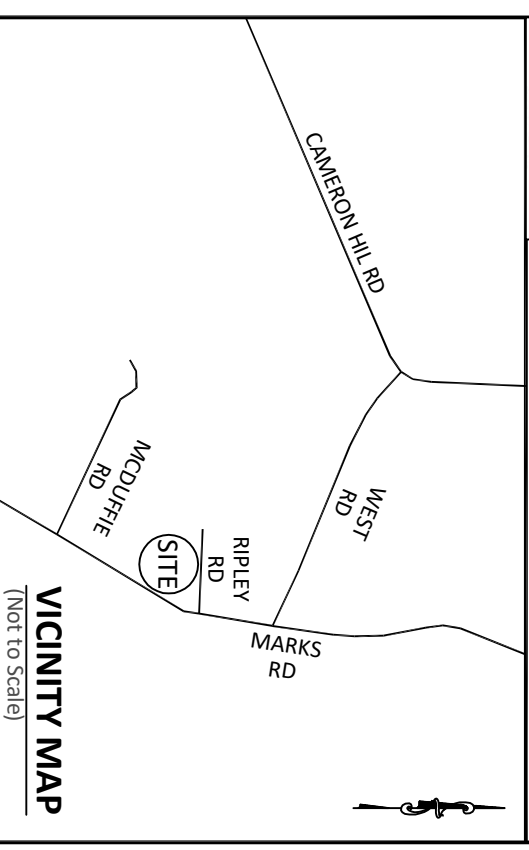


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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



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
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 P = CONC PATIO
 X = COMPUTED POINT
 ○ = MAG NAIL FOUND (IPF)
 ● = IRON PIPE SET (IPS)
 ● = DRILL HOLE FOUND
 (WM) = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 ● = SEWER MANHOLE
 (EB) = ELECTRIC BOX
 ○ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 IC = IRRIGATION CONTROLLER
 ✕ = LIGHT POLE
 ⦿ = UTILITY POLE
 ⚡ = 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.

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

CEDAR POINTE - LOT 35
 161 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 10/31/24 DRAWN BY: AMG CHECKED BY: SPC
 REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'