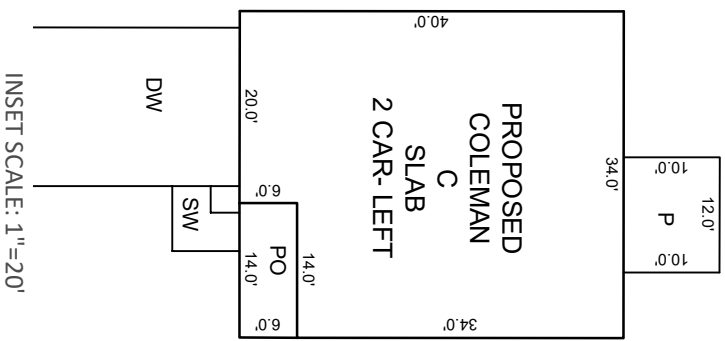


LOT INFORMATION:

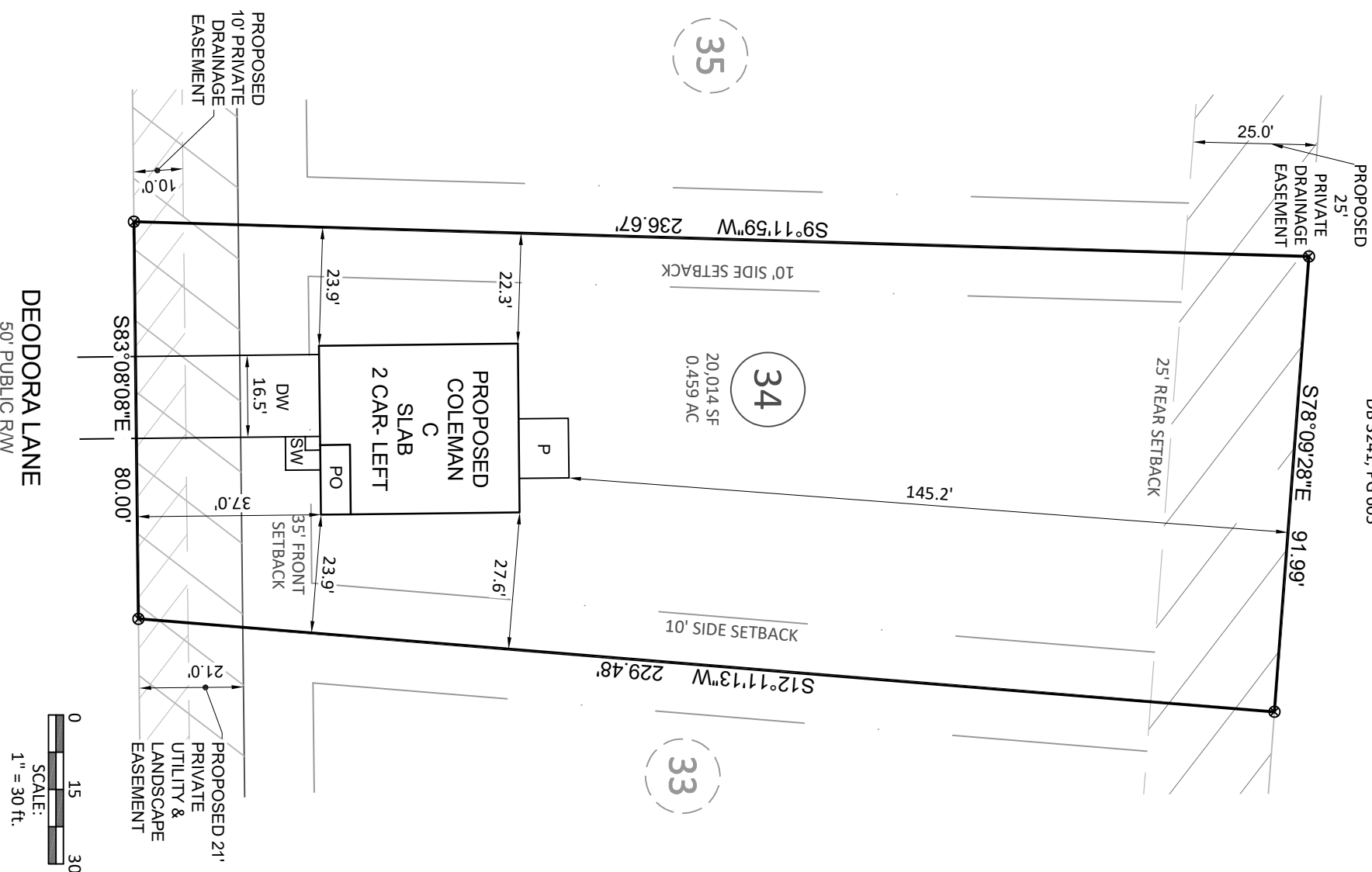
PIN: 9574-11-7116,000
 REFERENCE: DB, 4252, PGS. 1798-1800
 TOTAL LOT AREA = 0.459 AC = 20,014 SF
 HOUSE = 1,276 SF
 PORCH = 84 SF
 SIDEWALK = 39 SF
 DRIVEWAY = 611 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,130 SF
 PERCENT IMPERVIOUS = 10.64%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



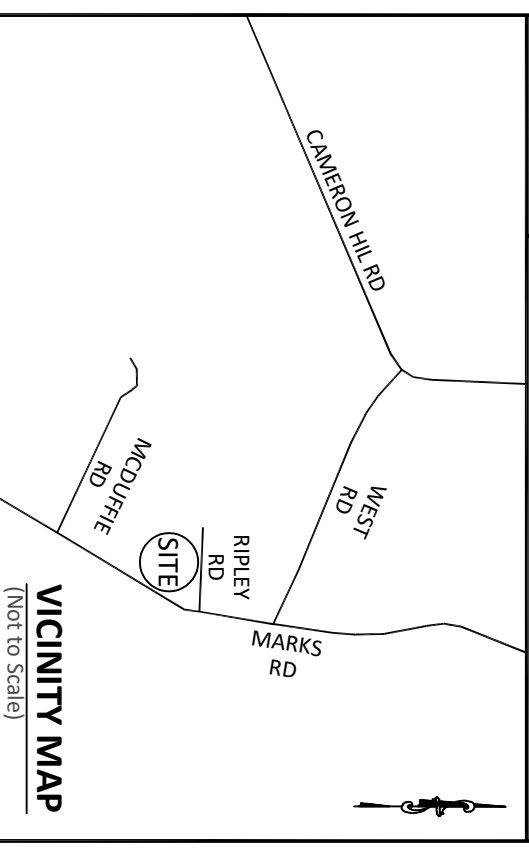
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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
3412 APEX PEAKWAY
APEX, NC 27502

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



Bateman Civil Survey Company

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 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
 - ⊗ = COMPUTED POINT
 - X = MAG NAIL FOUND (IPF)
 - = 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
 - Ⓛ = 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

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

CEDAR POINTE - LOT 34
 179 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 11/19/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'