

LOT INFORMATION:

PIN: 95774-11-6445,000
 REFERENCE: DB, 4252, PG. 1798
 TOTAL LOT AREA = 0.459 AC = 20,019 SF
 HOUSE = 1,901 SF
 PORCH = 71 SF
 SIDEWALK = 42 SF
 DRIVEWAY = 611 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,745 SF
 PERCENT IMPERVIOUS = 13.71%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

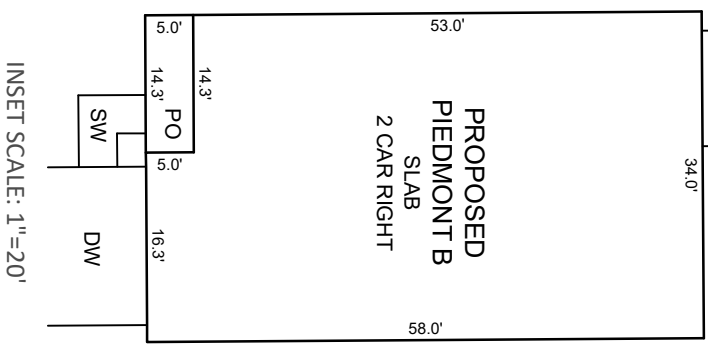
BUILDING SETBACKS

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

NOW OR FORMERLY
 ANDREA JOSETTE FRIEND
 DB, 3251, PG. 628

NOW OR FORMERLY
 ARMANDO GARCIA
 HERNANDEZ AND
 WIFE,
 CATALINA
 OLASCOAGA
 CARBAL
 DB, 3779, PG 759

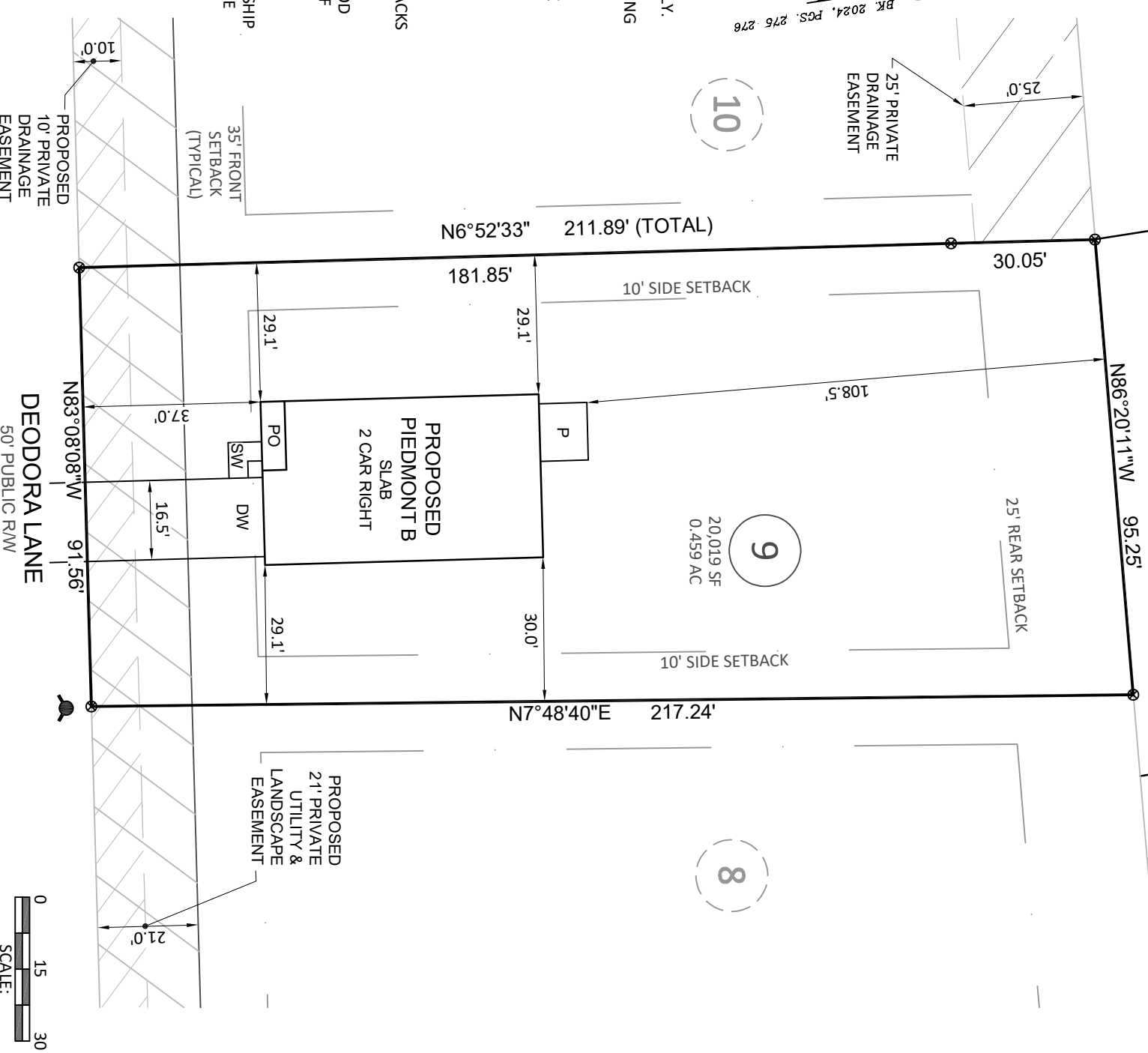
NOW OR FORMERLY
 ANGIE RENEE CLARK AND
 MICHAEL L. CLARK
 DB, 3427, PG. 970



INSET SCALE: 1"=20'

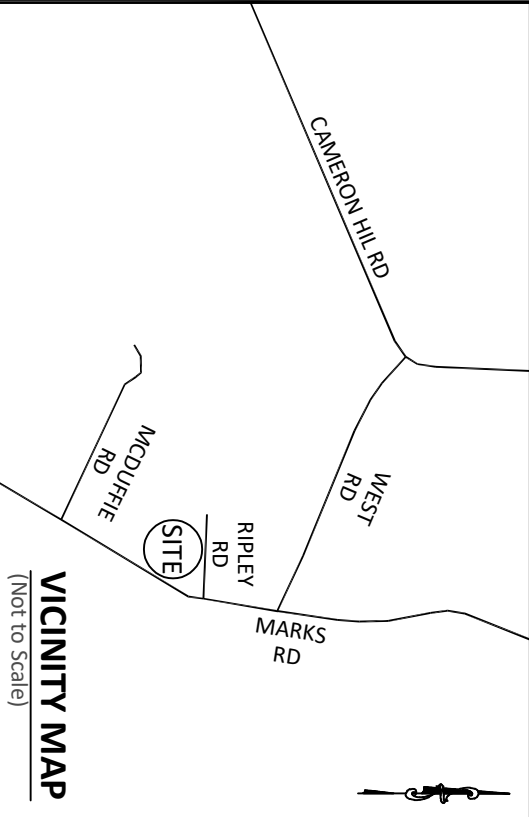


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND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



Bateman Civil Survey Company

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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
 - SW = SIDEWALK
 - DW = CONC DRIVEWAY
 - P = CONC PATIO
 - ⊗ = COMPUTED POINT
 - ⊗ = MAG NAIL FOUND (IPF)
 - ⊗ = IRON PIPE SET (IPS)
 - ⊗ = DRILL HOLE FOUND
 - ⊗ = WATER METER
 - ⊗ = CLEAN OUT
 - ⊗ = AIR CONDITIONER PAD
 - ⊗ = SEWER MANHOLE
 - ⊗ = CABLE BOX
 - ⊗ = TELEPHONE PEDESTAL
 - ⊗ = CATCH BASIN
 - ⊗ = IRRIGATION CONTROLLER
 - ⊗ = LIGHT POLE
 - ⊗ = UTILITY POLE
 - ⊗ = FIRE HYDRANT
 - ⊗ = DRAIN INLET
 - ⊗ = WATER VALVE
 - ⊗ = STREET SIGN
 - ⊗ = YARD INLET
 - ⊗ = GAS METER
 - ⊗ = ELECTRIC METER

PRELIMINARY

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
 DATED:

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 9
 196 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY
 DATE: 12/16/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: BK, 2024, PGS. 275-276 BGS# 240381 SCALE: 1" = 30'