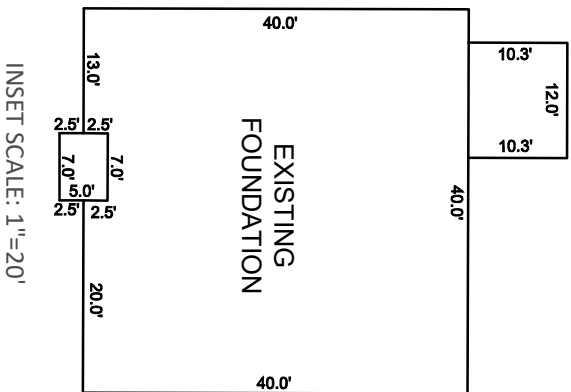


**LOT INFORMATION:**

PIN: 95774-11-5456,000  
 REFERENCE: DB, 4268, PGS. 74-77  
 TOTAL LOT AREA = 0.459 AC = 20,022 SF  
 FOUNDATION = 1,734 SF  
 EXISTING IMPERVIOUS = 1,734 SF  
 PERCENT IMPERVIOUS = 8.66%  
 MAXIMUM LOT IMPERVIOUS = 5,683 SF



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

**NOW OR FORMERLY**  
 JOSE DEJESUS  
 JARAMILLO-RIVALCABE  
 DB. 3927, PG 1

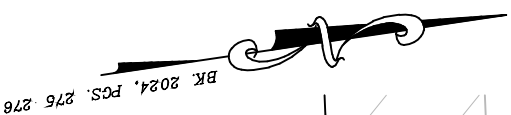
**NOW OR FORMERLY**  
 ANDREA JOSETTE FRIEND  
 DB. 3251, PG. 628

**NOW OR FORMERLY**  
 ARMANDO GARCIA  
 CATALINA OLASCOAGA  
 CARBAJAL  
 DB. 3779, PG 759

**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  
 3412 APEX PEAKWAY  
 APEX, NC 27502

CURVE TABLE			
CURVE	RADIUS	LENGTH CHD BEARING	CHORD
C3	275.00'	1.63' N83°18'20"W	1.63'

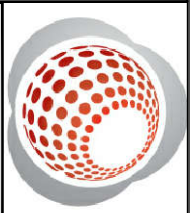
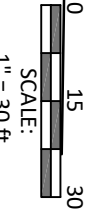
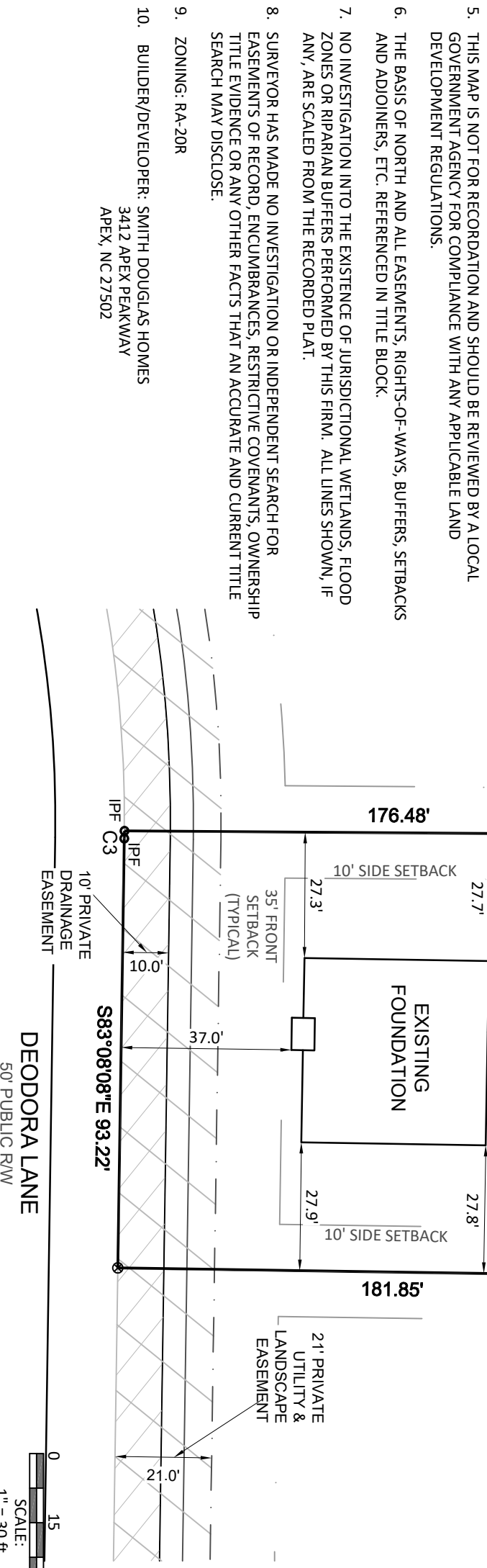


25' PRIVATE DRAINAGE EASEMENT

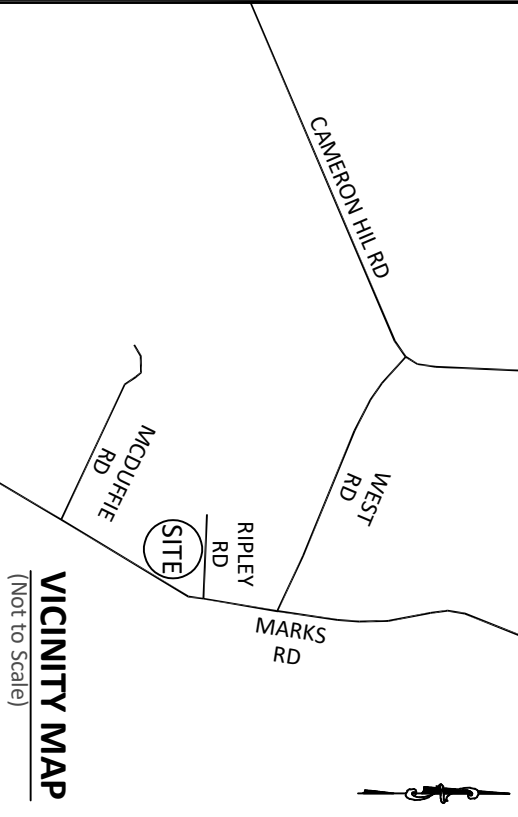
11

10  
 20,022 SF  
 0.459 AC

9



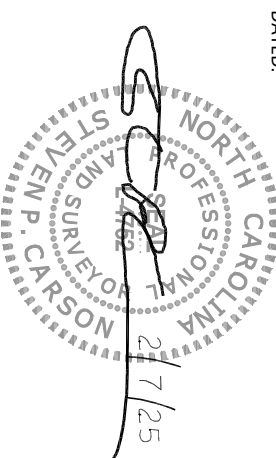
**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBSLS Firm No. C-2378



**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  
 X = COMPUTED POINT  
 X = MAG NAIL FOUND (IPF)  
 O = IRON PIPE SET (IPS)  
 O = DRILL HOLE FOUND  
 W = WATER METER  
 W = CLEAN OUT  
 AC = AIR CONDITIONER PAD  
 S = SEWER MANHOLE  
 E = ELECTRIC BOX  
 E = CABLE BOX  
 T = TELEPHONE PEDESTAL  
 CB = CATCH BASIN  
 IC = IRRIGATION CONTROLLER  
 L = LIGHT POLE  
 U = UTILITY POLE  
 H = FIRE HYDRANT  
 DI = DRAIN INLET  
 W = WATER VALVE  
 S = 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.



**FOUNDATION SURVEY**  
 FOR  
**SMITH DOUGLAS HOMES**

**CEDAR POINTE - LOT 10**  
 214 DEODORA LANE, CAMERON, NC  
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY  
 DATE: 2/7/25 DRAWN BY: DOM CHECKED BY: SPC  
 REFERENCE: BK. 2024, PGS. 275-276 BGS# 240381 SCALE: 1" = 30'