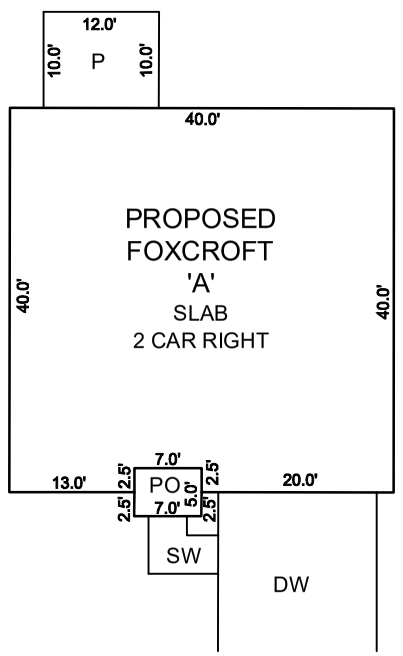
LOT INFORMATION:

PIN: 9574-11-5456.000
REFERENCE: DB. 4252, PGS. 1798-1800
TOTAL LOT AREA = 0.459 AC = 20,022 SF
HOUSE = 1,583 SF
PORCH = 35 SF
SIDEWALK = 37 SF
DRIVEWAY = 652 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 2,427 SF
PERCENT IMPERVIOUS = 12.12%
MAXIMUM LOT IMPERVIOUS = 5,683 SF

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

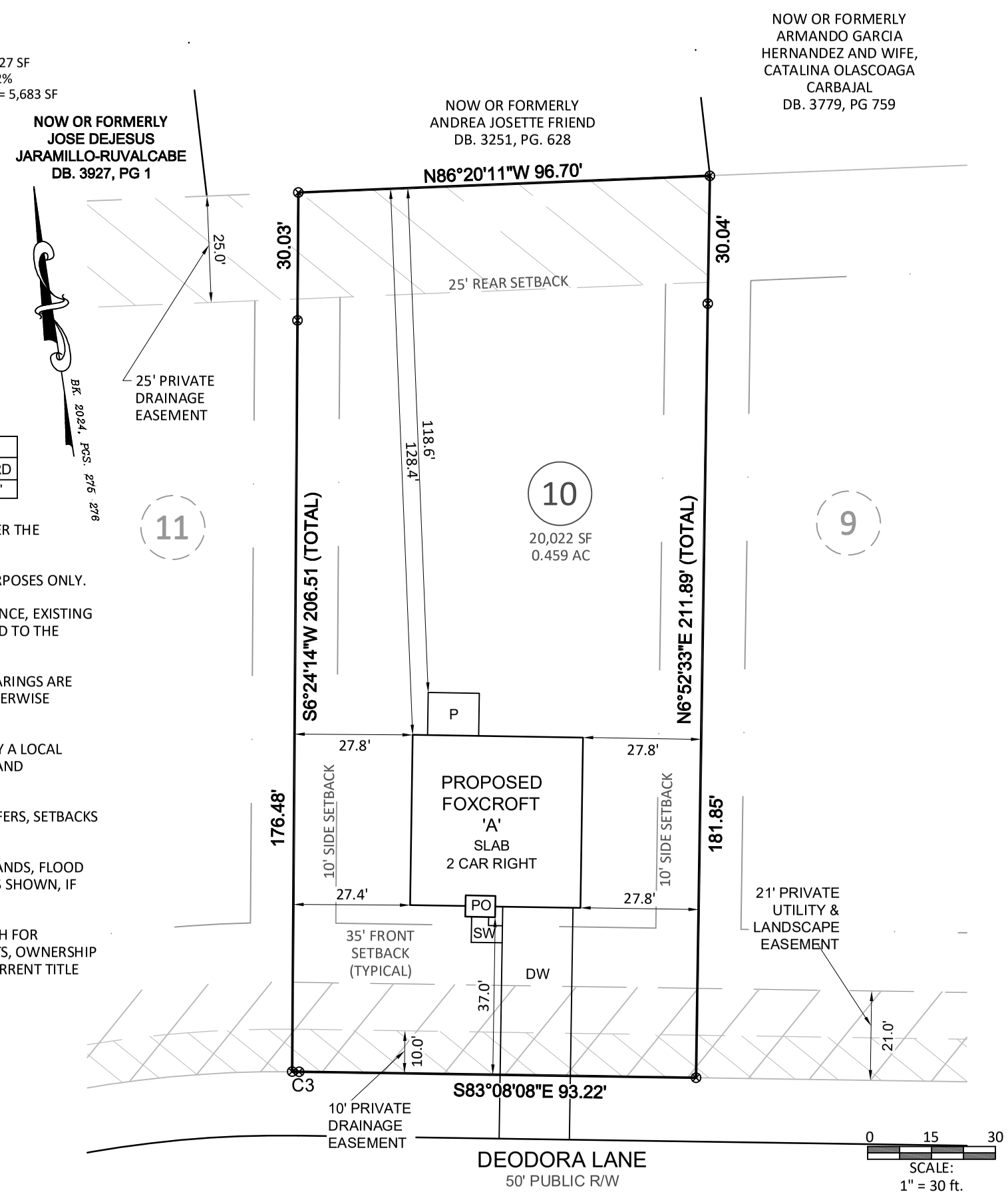


INSET SCALE: 1"=20'

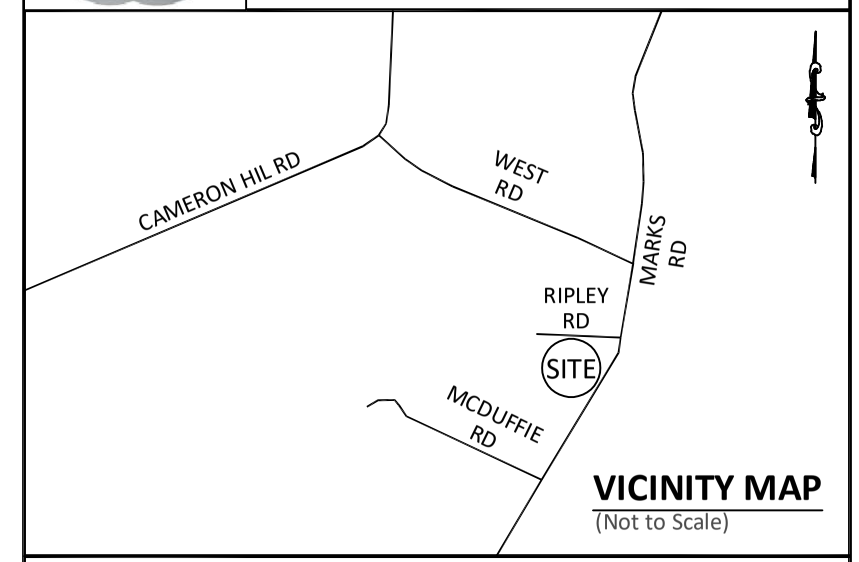
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C3	275.00'	1.63'	N83°18'20"W	1.63'

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
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
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
○= IRON PIPE FOUND (IPF)
◉= IRON PIPE SET (IPS)
●= DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
Ⓢ= 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
= STREET SIGN
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER

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:

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 10
214 DEODORA LANE, CAMERON, NC
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 12/27/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 275-276 BCS# 240381 SCALE: 1" = 30'

P:\2024 Projects\240381 Cedar Pointe - SDH\MLS\dwg\240381 Cedar Pointe - SDH.dwg, 12/31/2024 10:32:47 AM, Foxit Reader PDF Printer