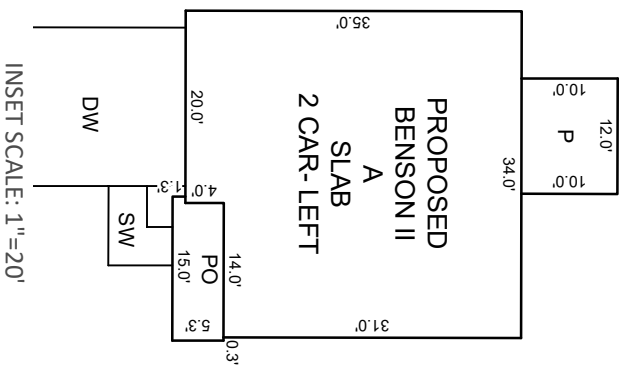


**LOT INFORMATION:**

PIN: 9574-11-5139.000  
 REFERENCE: DB: 4252, PGS: 1798-1800  
 TOTAL LOT AREA = 0.459 AC = 20,012 SF  
 HOUSE = 1134 SF  
 PORCH = 76 SF  
 SIDEWALK = 44 SF  
 DRIVEWAY = 632 SF  
 PATIO = 120 SF

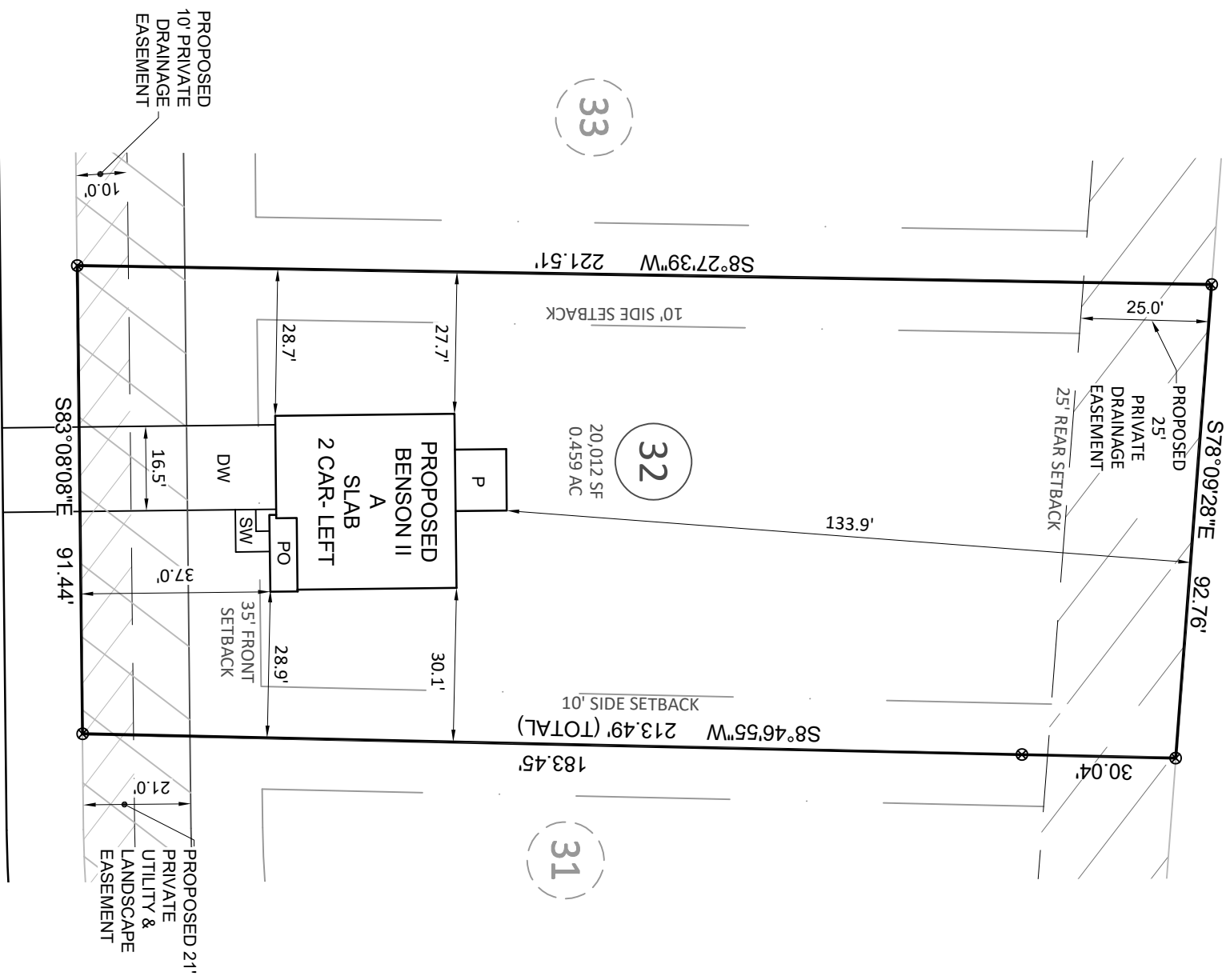
PROPOSED IMPERVIOUS = 2,006 SF  
 PERCENT IMPERVIOUS = 10.02%  
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

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

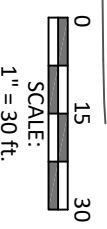


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
  3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND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

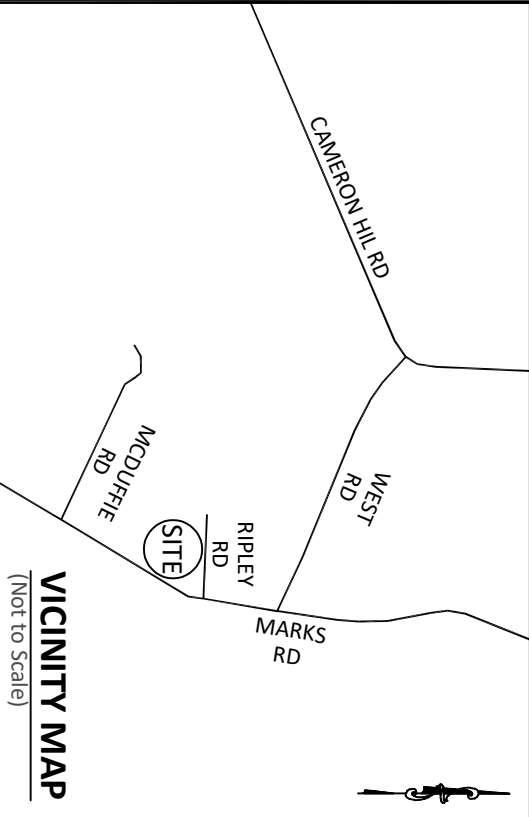
NOW OR FORMERLY  
 JEREMIAH D. JANSEN  
 AND WIFE, MICHELLE A  
 JANSEN  
 PIN: 9574-10-6982.000  
 DB: 3241, PG: 605



DEODORA LANE  
 50' PUBLIC RW



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



- 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 SET (IPS)
  - = DRILL HOLE FOUND
  - Ⓜ = WATER METER
  - CO = CLEAN OUT
  - AC = AIR CONDITIONER
  - ⊕ = SEWER MANHOLE
  - Ⓛ = 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
- 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 32**  
 209 DEODORA LANE, CAMERON, NC  
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY  
 DATE: 1/7/25 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'