

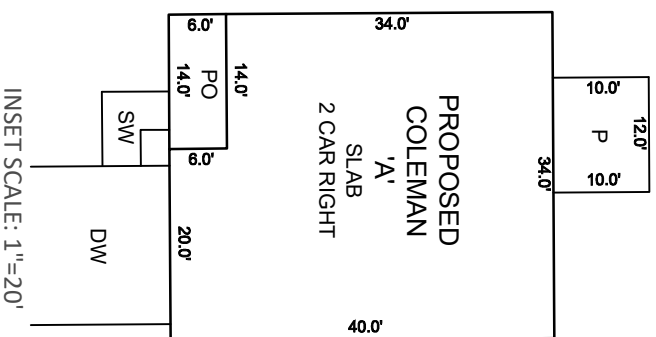
**LOT INFORMATION:**

PIN: 9574-11-4457.000  
 REFERENCE: DB. 4268, PG. 0074  
 TOTAL LOT AREA = 0.459 AC = 20,006 SF  
 HOUSE = 1,276 SF  
 PORCH = 84 SF  
 SIDEWALK = 43 SF  
 DRIVEWAY = 610 SF  
 PATIO = 120 SF

PROPOSED IMPERVIOUS = 2,133 SF  
 PERCENT IMPERVIOUS = 10.66%  
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

**BUILDING SETBACKS**

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



INSET SCALE: 1"=20'

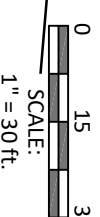
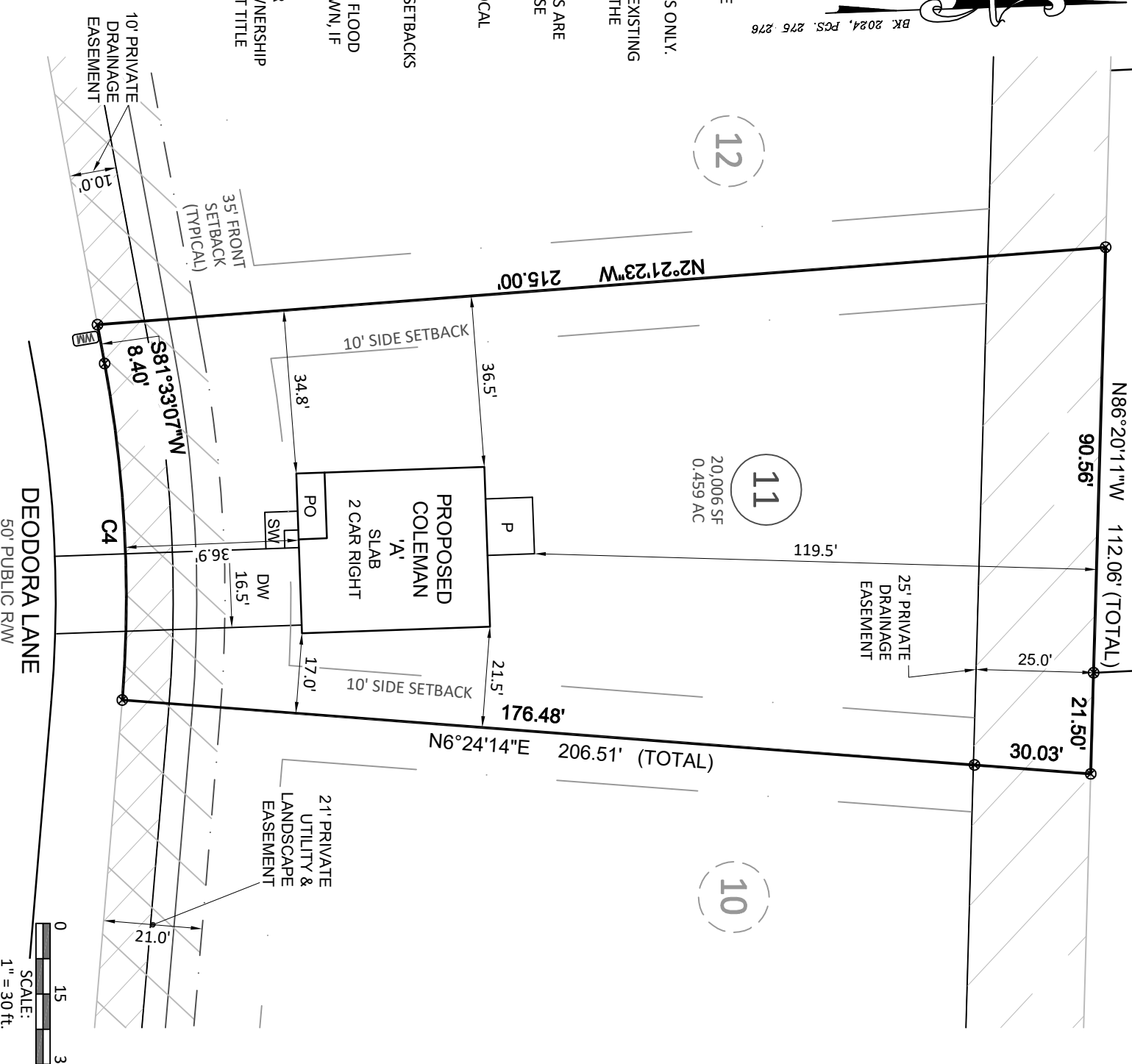
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHD BEARING
C4	275.00'	71.86'	S89°02'18"W
			71.86'



REVISION: MOVE HOUSE 6.0' RIGHT. AHB 1/30/25

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

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

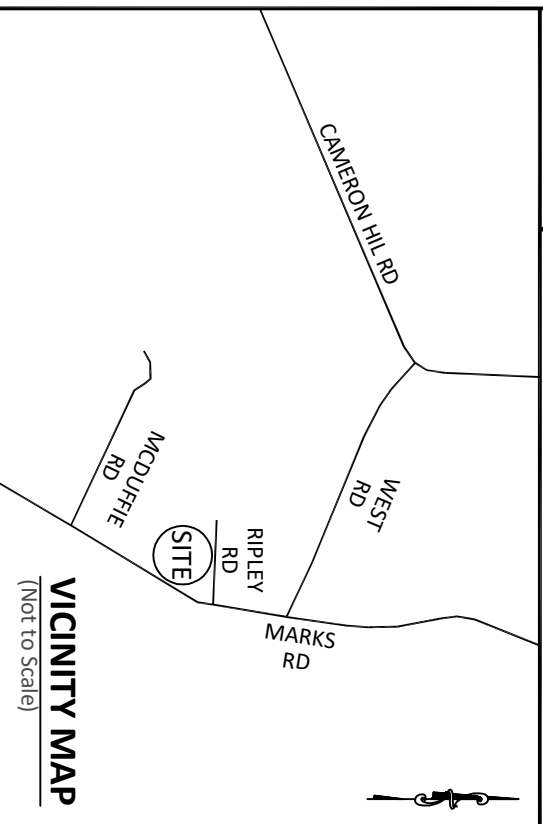


1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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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**VICINITY MAP**  
 (Not to Scale)

**LEGEND**  
 PO = FRONT COVERED PORCH  
 SP = SCREENED PORCH/PATIO  
 CP = COVERED PORCH/PATIO  
 WD = WOOD DECK  
 DW = CONG DRIVEWAY  
 P = CONG 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/CURB INLET  
 IC = IRRIGATION CONTROLLER  
 L = LIGHT POLE  
 U = UTILITY POLE  
 H = FIRE HYDRANT  
 DI = DRAIN INLET  
 W = WATER VALVE  
 X = STREET SIGN  
 YI = YARD INLET  
 G = GAS METER  
 E = ELECTRIC METER

**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 11**  
 230 DEODORA LANE, CAMERON, NC  
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 1/20/25 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BK. 2024, PGS. 275-276 BCS# 240381 SCALE: 1" = 30'