### 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. 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. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. SURVEYOR BY THE CLIENT. **ZONING: RA-20R BUILDER/DEVELOPER: SMITH DOUGLAS HOMES** 40.0' FOUNDATION INSET SCALE: 1"=20' **EXISTING** 3412 APEX PEAKWAY 10.0' 12.0 10.0 40.0 BUILDING SETBACKS FRONT - 35' REAR - 25' TOTAL LOT AREA = 0.459 AC = 20,002 SF FOUNDATION = 1,738 SF EXISTING IMPERVIOUS = 1,738 SF PERCENT IMPERVIOUS = 8.69% STREET SIDE - 20' SIDE - 10' MAXIMUM LOT IMPERVIOUS = 5,683 SF PIN: 9574-11-4241.000 REFERENCE: DB. 4268, PGS. 74-77 LOT INFORMATION: BK2024 PG275-276 $\widehat{A}$ 10' PRIVATE DRAINAGE **EASEMENT** 32 25.0' 10.01 183.45 N83°08'08"W PRIVATE DRAINAGE EASEMENT 30.04 18.68' (JATOT) '94.E1S 25 **10, SIDE SETBACK** W"32'94°82 35' FRONT SETBACK 27.7 Ŧ 25' RÈAR SETBACK \$78°09'28"E NOW OR FORMERLY JEREMIAH D. JANSEN , MICHELLE A JANSEN PIN: 9574-10-6982.000 FOUNDATION 20,002 SF 0.459 AC $\frac{2}{1}$ DB. 3241, PG. 605 **EXISTING** 98.21 113.5 Ŗ 581°33'07"N 'O. TE 28.5 29.4 19.68 10' SIDE SETBACK 21' PRIVATE UTILITY & LANDSCAPE EASEMENT S9°13'32"W 191.83' (TOTAL) 묶 161.80 160,08 57.0 30 LEGEND PO = COVERED FRONT PORCH SP = SCREENED PORCH/PATIO CP = COVERED PORCH/PATIO WD = WOOD DECK SW = SIDEWALK DW = CONC DRIVEWAY P = CONC PATIO S = COMPUTED POINT X = MAGNALL FOUND O = IRON PIPE FOUND O = IRON PIPE SET (IPS) O = DRILL HOLE FOUND M = WATER METER CO = CLEAN OUT AC = AIR CONDITIONER O = SEWER MANHOLE EE = ELECTRIC BOX C = CABLE BOX C = CABLE BOX C = CABLE BOX C = CABLE BOX C = FIRE HYDRANT DI = DRAIN INLET W = WATER VALVE - = STREET SIGN YI = YARD INLET G = GAS METER E = ELECTRIC METER

# **Bateman Civil Survey Company**

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NCBELS Firm No. C-2378

### MCDUFFIE NEST ROST RIPLEY RD (SITE) (Not to Scale) VICINITY MAP MARKS RD

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A

PRACTICE FOR LAND.

CAROLINA. L-4752

CAROLINA. L-4752

CAROLINA. L-4752

CAROLINA. L-4752

CAROLINA. L-4752

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

**BOUNDARIES NOT SURVEYED ARE CLEARLY** NDICATED AS DRAWN FROM INFORMATION LISTED

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NOTES:

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10.

APEX, NC 27502

CURVE

RADIUS LENGTH CHORD DIRECTION CHORD

CURVE TABLE

975.00' 16.67'

S 82°38'45" E

16.67'

DEODORA LANE
50' PUBLIC R/W

∞

.7

6.

and is only intended for the parties and A SEAL TIMES SURVIVORES SURVIVORE This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

### **FOUNDATION SURVEY**

## **SMITH DOUGLAS HOMES**

**CEDAR POINTE - LOT 31** 

JOHNSONVILLE TOWNSHIP, HARNETT COUNTY 229 DEODORA LANE, CAMERON, NC

DATE: 4/10/25 DRAWN BY: AHB CHECKED BY: SPC REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'

1'' = 30 ft.SCALE: