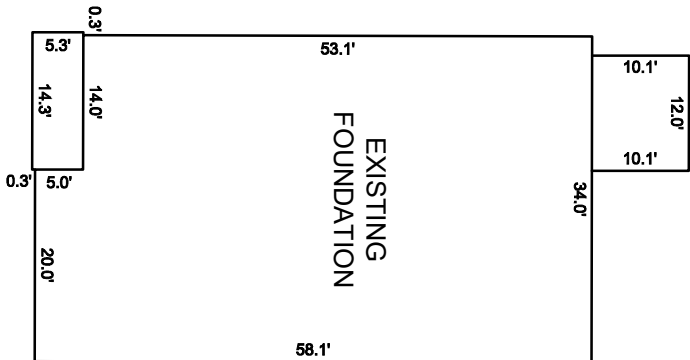


LOT INFORMATION:

PIN: 9574-11-3467.000  
REFERENCE: DB. 4268, PG. 74  
TOTAL LOT AREA = 0.459 AC = 20,004 SF  
FOUNDATION = 2,101 SF  
EXISTING IMPERVIOUS = 2,101 SF  
PERCENT IMPERVIOUS = 10.50%  
MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



INSET SCALE: 1"=20'

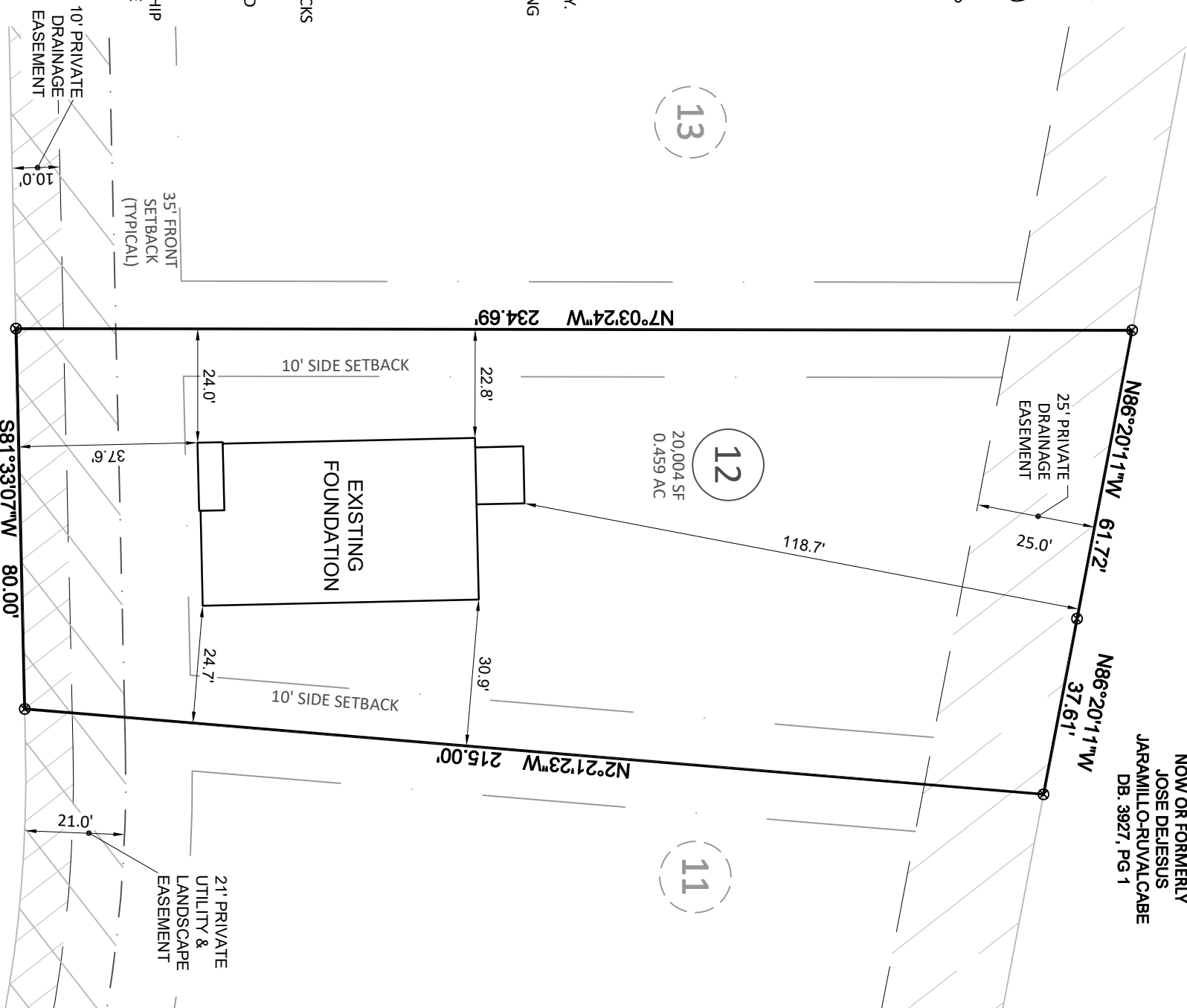
NOTES:

- 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

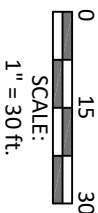


NOW OR FORMERLY  
SKYLER MASON RUSSELL  
DB. 3864, PG. 813

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



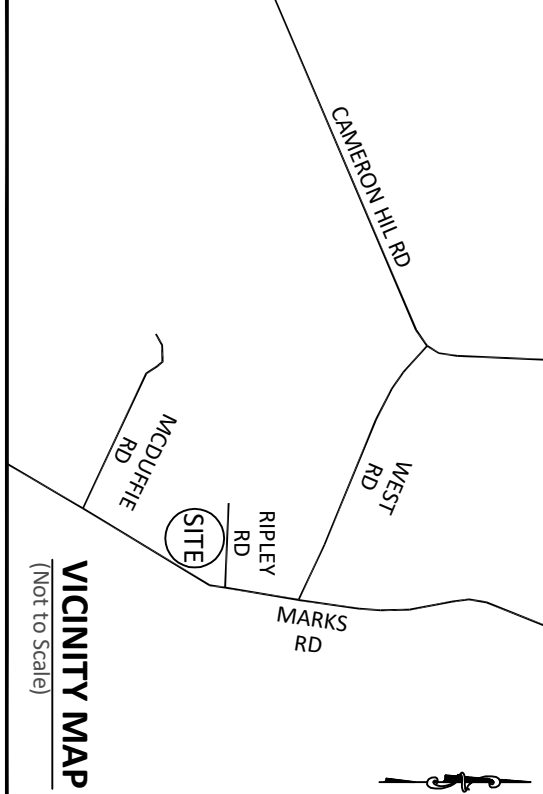
DEODORA LANE  
50' PUBLIC R/W



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  
X = COMPUTED POINT  
X = MAG NAIL FOUND (IPF)  
● = IRON PIPE SET (IPS)  
● = DRILL HOLE FOUND  
WMD = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER PAD  
● = SEWER MANHOLE  
EB = ELECTRIC BOX  
● = CABLE BOX  
□ = TELEPHONE PEDESTAL  
CB = CATCH BASIN/CURB INLET  
IC = IRRIGATION CONTROLLER  
⊗ = LIGHT POLE  
⊙ = UTILITY POLE  
⚡ = FIRE HYDRANT  
DI = DRAIN INLET  
WV = WATER VALVE  
X = 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 12  
242 DEODORA LANE, CAMERON, NC  
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 4/10/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 276-276

BCS# 240381

SCALE: 1" = 30'