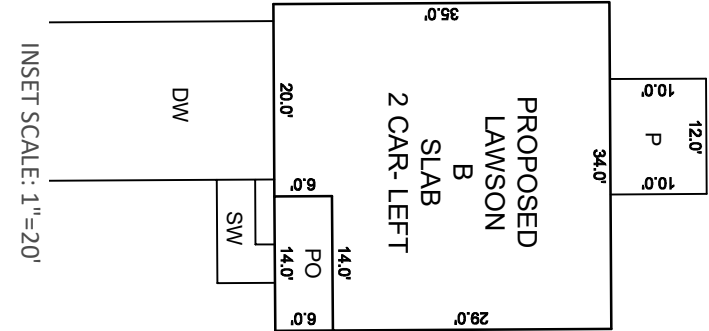


LOT INFORMATION:

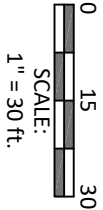
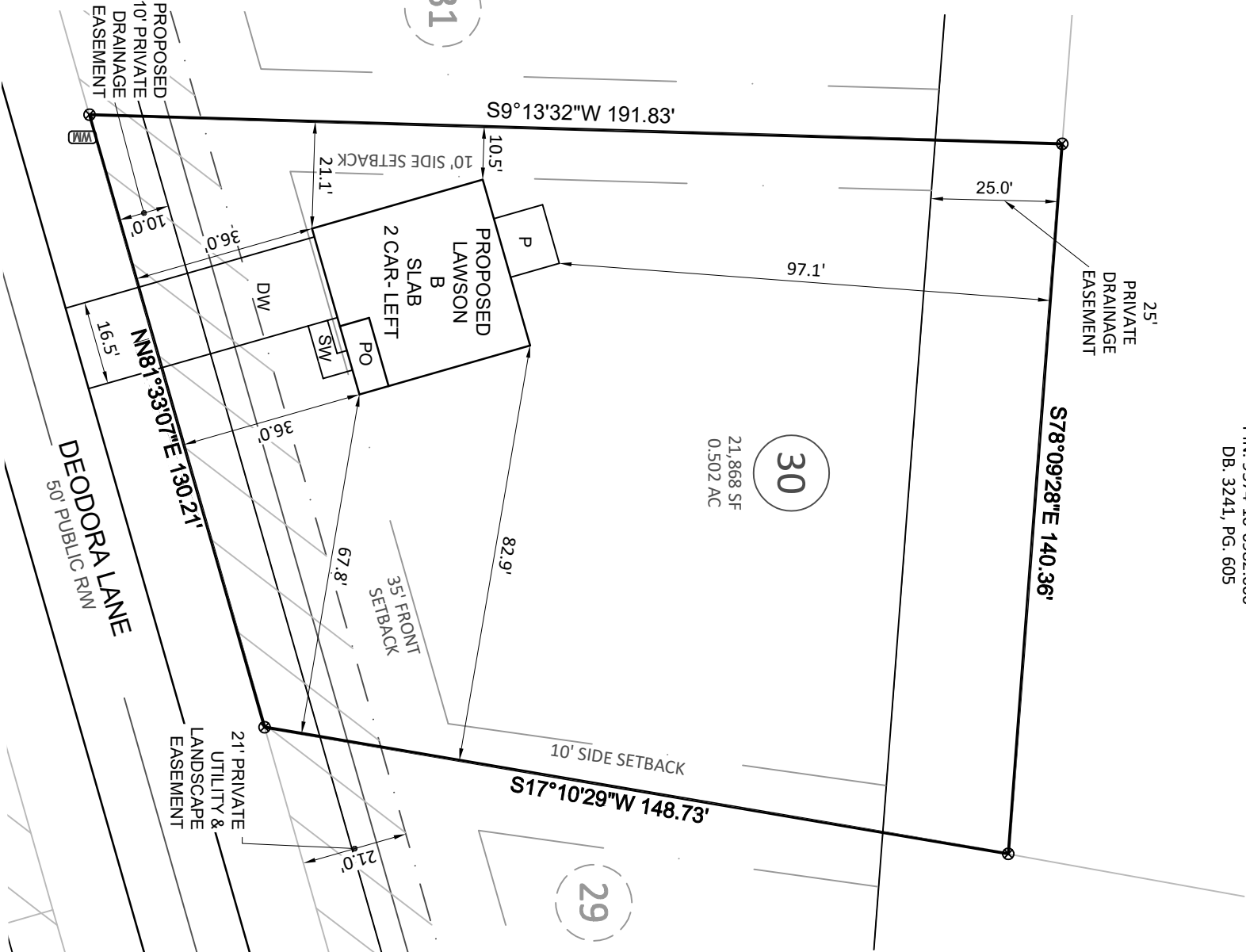
PIN: 9574-11-3231.000  
REFERENCE: DB: 4268, PGS. 74-77  
TOTAL LOT AREA = 0.502 AC = 21,868 SF  
HOUSE = 1,106 SF  
PORCH = 84 SF  
SIDEWALK = 51 SF  
DRIVEWAY = 594 SF  
PATIO = 120 SF  
PROPOSED IMPERVIOUS = 1,955 SF  
PERCENT IMPERVIOUS = 8.94%  
MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



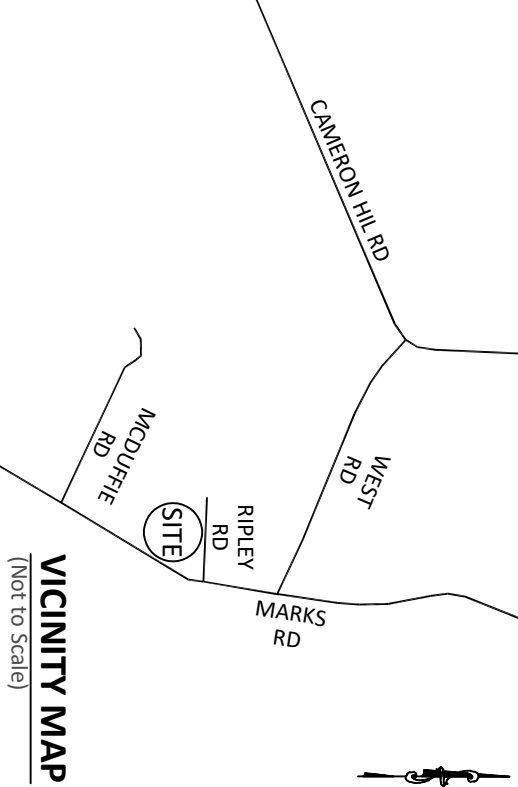
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
  - PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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  
JEREMIAH D. JANSEN,  
MICHELLE A. JANSEN  
PIN: 9574-10-6982.000  
DB: 3241, PG. 605



Bateman Civil Survey Company

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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  
X = COMPUTED POINT  
X = MAG NAIL FOUND (IPF)  
X = IRON PIPE SET (IPS)  
X = DRILL HOLE FOUND  
WMD = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER  
S = SEWER MANHOLE  
EB = ELECTRIC BOX  
CB = CABLE BOX  
TP = TELEPHONE PEDESTAL  
CB = CATCH BASIN  
IC = IRRIGATION CONTROLLER  
L = LIGHT POLE  
UP = UTILITY POLE  
FH = FIRE HYDRANT  
DI = DRAIN INLET  
WV = WATER VALVE  
SI = STREET SIGN  
YI = YARD INLET  
GM = GAS METER  
EM = 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 30  
253 DEODORA LANE, CAMERON, NC  
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY  
DATE: 3/8/25 DRAWN BY: ALT CHECKED BY: SPC

REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'