

LOT INFORMATION:

PIN: 9574-11-2476.000

REFERENCE: DB. 4252, PGS. 1798-1800

TOTAL LOT AREA = 0.464 AC = 20,205 SF

HOUSE = 1,583 SF

PORCH = 35 SF

SIDEWALK = 37 SF

DRIVEWAY = 652 SF

STOOP = 11 SF

PROPOSED IMPERVIOUS = 2,318 SF

PERCENT IMPERVIOUS = 11.47%

MAXIMUM LOT IMPERVIOUS = 5,683 SF

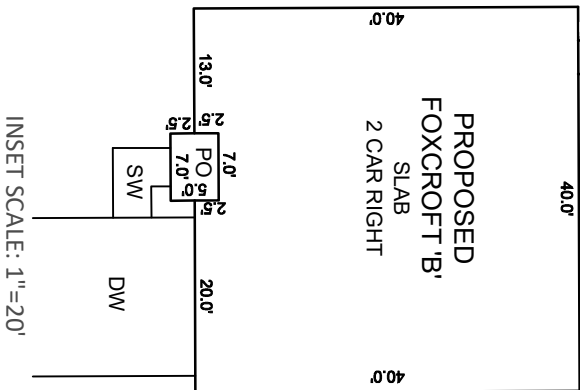
BUILDING SETBACKS

FRONT - 35

SIDE - 10'

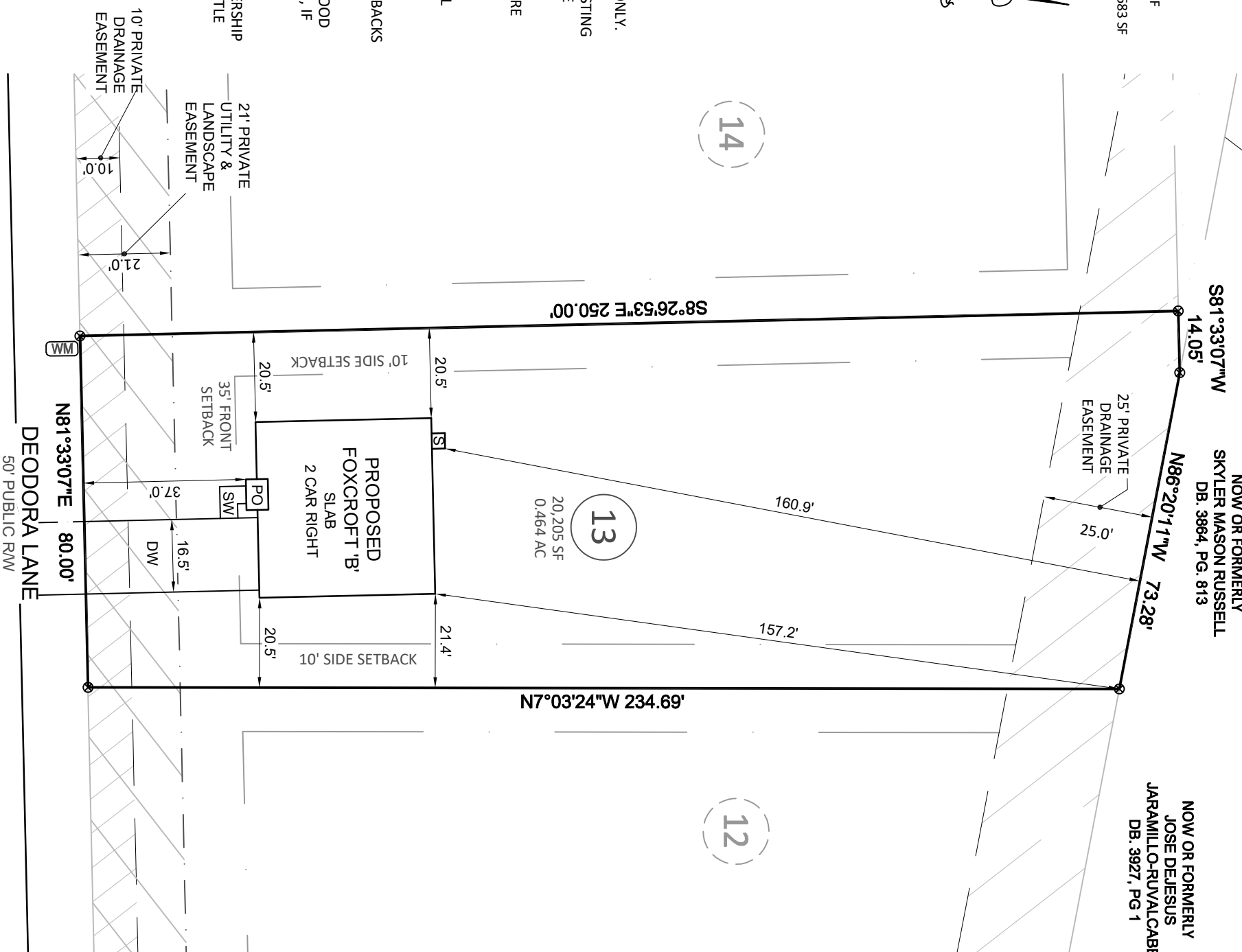
REAR - 25'

STREET SIDE - 20

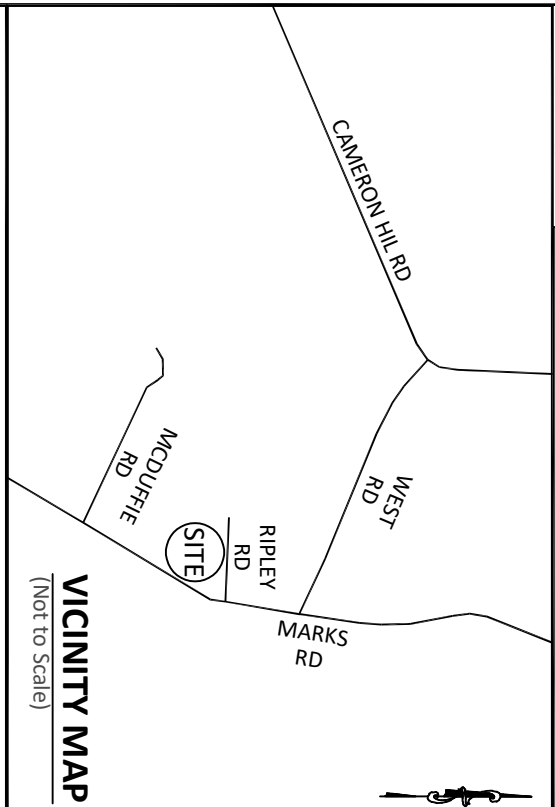


- ## NOTES:

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



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NCBELS Firm No. C-2378



LEGEND

PO = FRONT COVERED PORCH
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
S = STOOP
⊗ = COMPUTED POINT
x = MAG NAIL FOUND
● = IRON PIPE FOUND (IPF)
⊙ = IRON PIPE SET (IPS)

THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED 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 CAROLINA. L-4752

DATED: 2017

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 13
260 DEODORA LANE, CAMERON, NC
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 3/21/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 275-276 BCS# 240381 SCALE: 1" = 30'