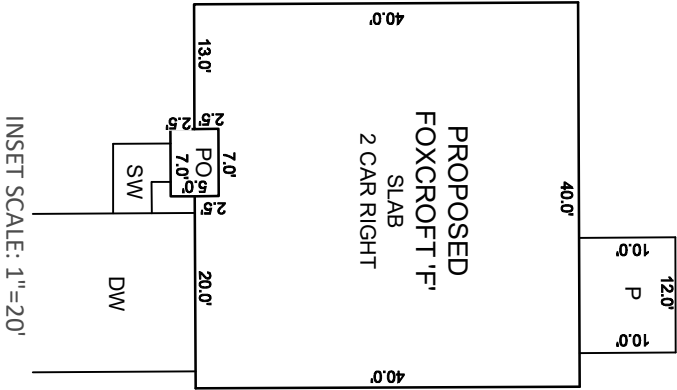


LOT INFORMATION:

PIN: 9574-11-1414.000
REFERENCE: DB, 4252, PGS. 1798-1800
TOTAL LOT AREA = 0.459 AC = 20,000 SF
HOUSE = 1,583 SF
PORCH = 35 SF
SIDEWALK = 37 SF
DRIVEWAY = 652 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 2,427 SF
PERCENT IMPERVIOUS = 12.14%
MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



16

14

NOW OR FORMERLY
SAMANTHA LABBE
DB, 4130, PG. 103

OPEN SPACE

S81°33'07"W 80.00'

25' PRIVATE DRAINAGE EASEMENT

25.0'

25' REAR SETBACK

160.5'

170.5'

20,000 SF
0.459 AC

S8°26'53"E 250.00'

S8°26'53"E 250.00'

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



21' PRIVATE UTILITY & LANDSCAPE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

PROPOSED
FOXCROFT 'F'
SLAB
2 CAR RIGHT

35' FRONT SETBACK

PO

SW

DW

16.5'

N81°33'07"E 80.00'

DEODORA LANE
50' PUBLIC RW

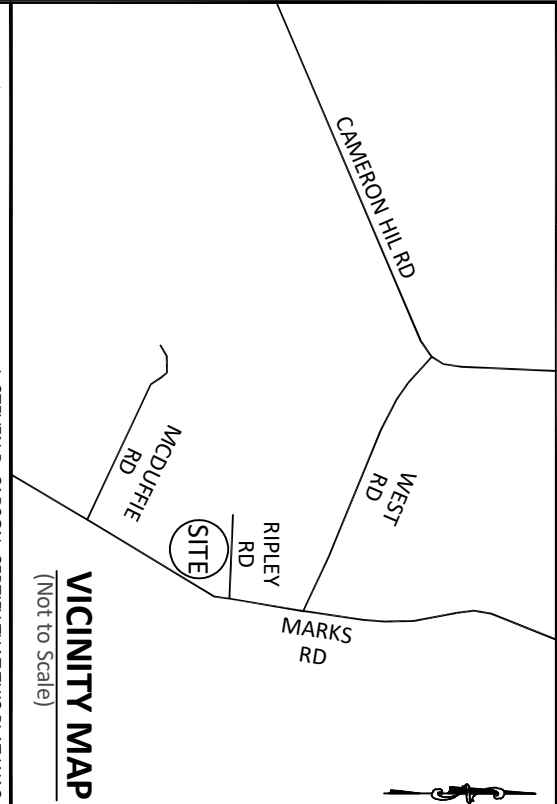


Bateman Civil Survey Company

Engineers • Surveyors • Planners

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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
S = STOOP
X = COMPUTED POINT
X = MAG NAIL FOUND (IPF)
● = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = 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.

PRELIMINARY

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 15
290 DEODORA LANE, CAMERON, NC
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 4/4/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK, 2024, PGS. 275-276

BCS# 240381

SCALE: 1" = 30'