

LOT INFORMATION:

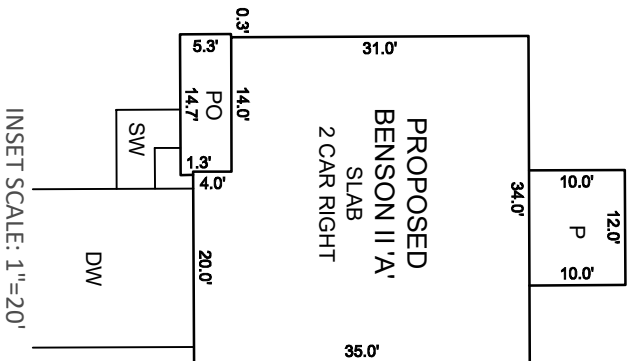
PIN: 9574-11-0433.000  
REFERENCE: DB. 4252, PGS. 1798-1800  
TOTAL LOT AREA = 0.459 AC = 20,000 SF  
HOUSE = 1,134 SF

PORCH = 77 SF  
SIDEWALK = 44 SF  
DRIVEWAY = 633 SF  
PATIO = 120 SF

PROPOSED IMPERVIOUS = 2,008 SF  
PERCENT IMPERVIOUS = 10.04%  
MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

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

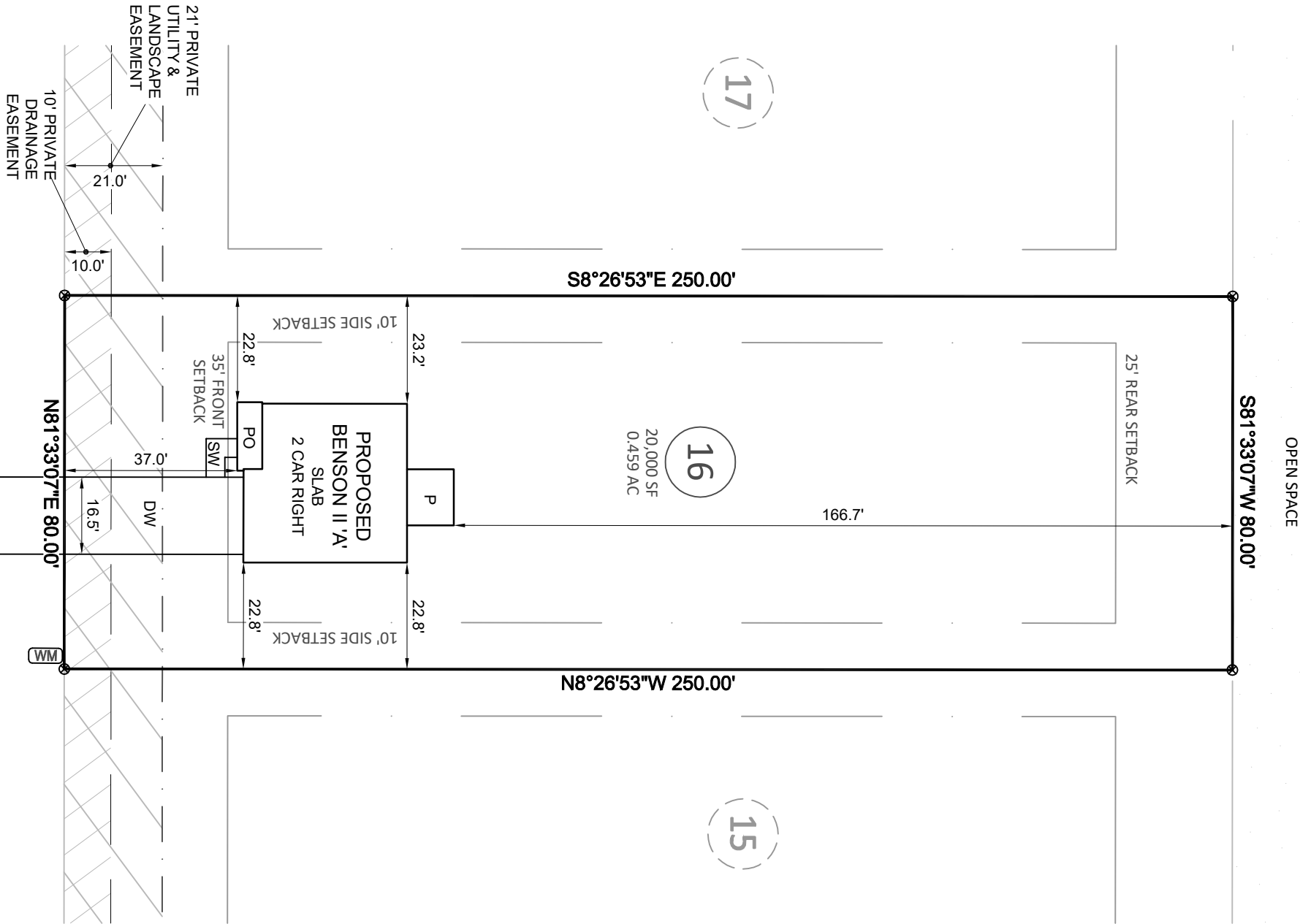
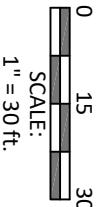


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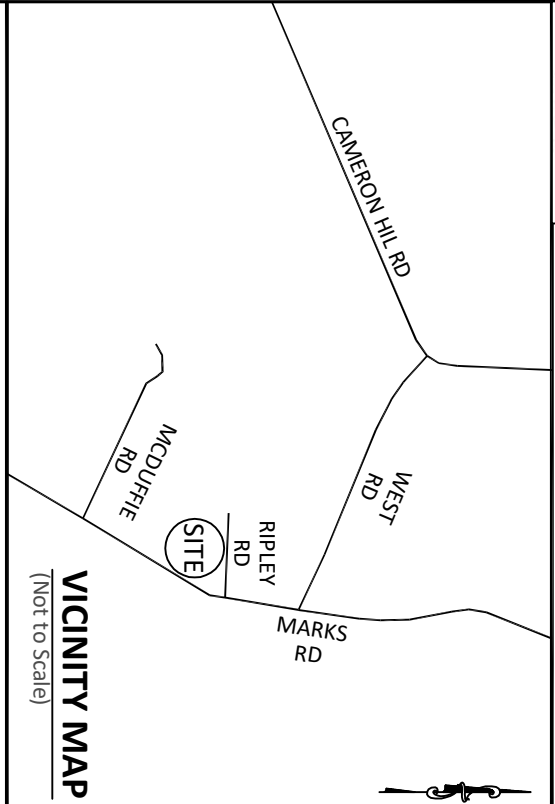
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
  - PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND 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



Bateman Civil Survey Company

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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  
S = CONC DRIVEWAY  
S = STOOP  
X = COMPUTED POINT  
X = MAG NAIL FOUND (IPF)  
● = IRON PIPE FOUND (IPF)  
● = IRON PIPE SET (IPS)  
● = DRILL HOLE FOUND  
WMD = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER PAD  
S = SEWER MANHOLE  
EB = ELECTRIC BOX  
● = CABLE BOX  
□ = TELEPHONE PEDESTAL  
CB = CATCH BASIN/CURB INLET  
IC = IRRIGATION CONTROLLER  
X = LIGHT POLE  
C = UTILITY POLE  
F = FIRE HYDRANT  
DI = DRAIN INLET  
WV = WATER VALVE  
X = STREET SIGN  
YI = YARD INLET  
G = GAS METER  
E = ELECTRIC METER

PRELIMINARY

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 16  
306 DEODORA LANE, CAMERON, NC  
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 4/14/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 275-276

BCS# 240381

SCALE: 1" = 30'