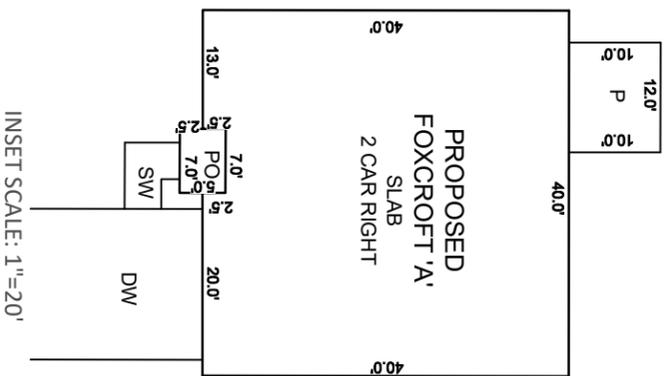


LOT INFORMATION:

PIN: 9574-01-7150,000
 REFERENCE: DB, 4252, PGS. 1798-1800
 TOTAL LOT AREA = 0.464 AC = 20,225 SF
 HOUSE = 1,583 SF
 PORCH = 35 SF
 SIDEWALK = 37 SF
 DRIVEWAY = 651 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,426 SF
 PERCENT IMPERVIOUS = 12.00%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



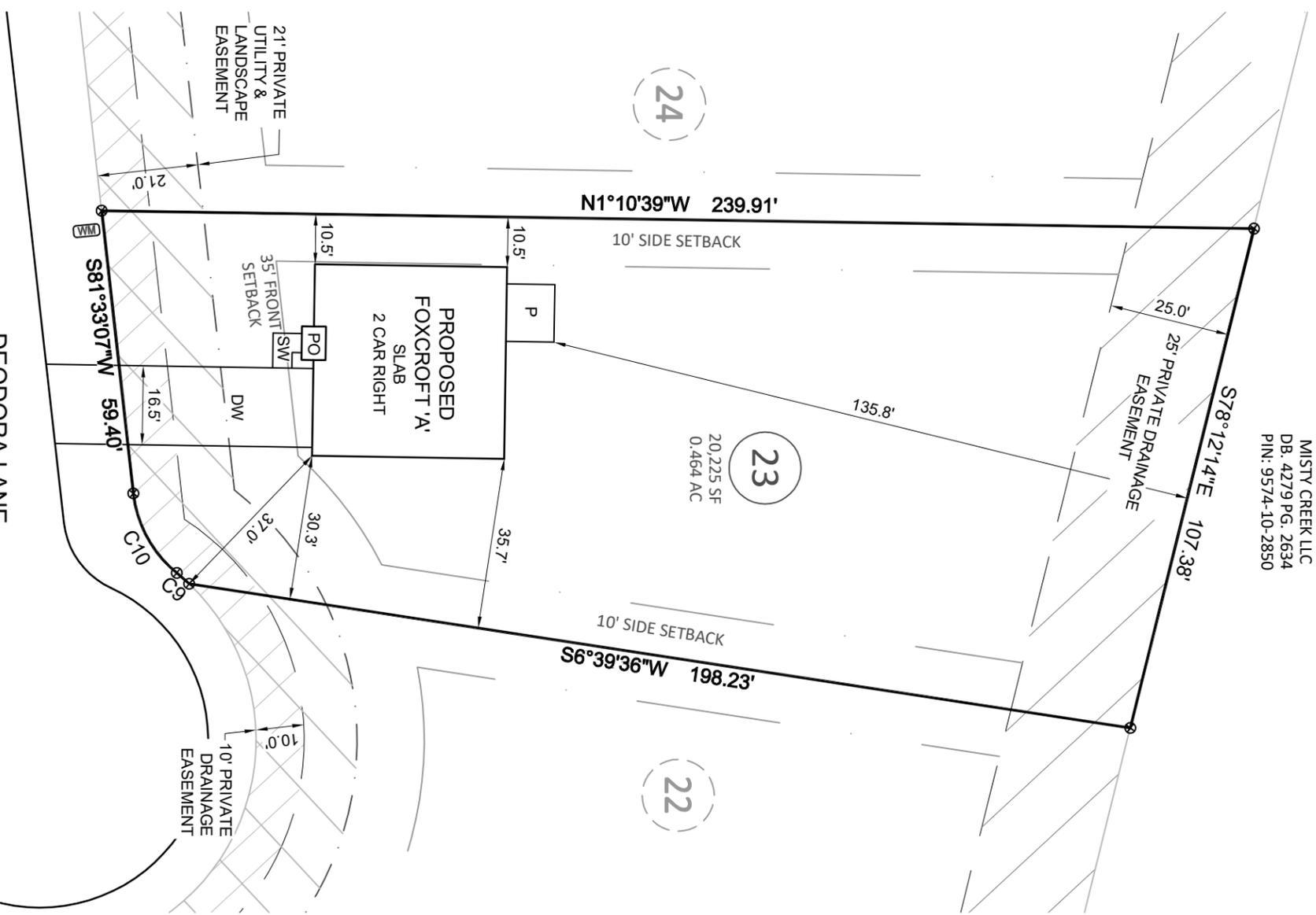
BK. 2024, PGS. 275-276



- 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
 MISTY CREEK LLC
 DB, 4279 PG. 2634
 PIN: 9574-10-2850

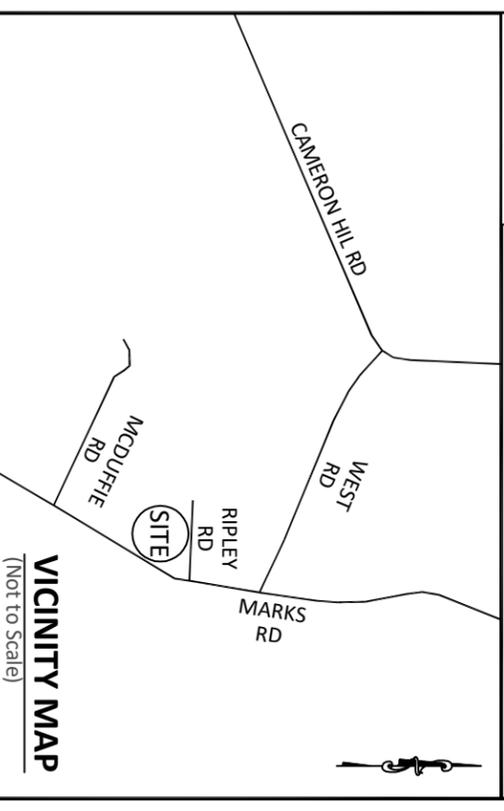


CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	25.00'	19.38'	N59°20'39"E	18.90'
C10	225.00'	60.13'	N89°12'29"E	59.95'



Bateman Civil Survey Company

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 www.batemandivsurvey.com info@batemandivsurvey.com
 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
 X = COMPUTED POINT
 X = MAG NAIL FOUND (IPF)
 O = IRON PIPE FOUND (IPF)
 O = IRON PIPE SET (IPS)
 O = DRILL HOLE FOUND
 DW = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER PAD
 S = SEWER MANHOLE
 EB = ELECTRIC BOX
 EB = CABLE BOX
 T = TELEPHONE PEDESTAL
 CB = CATCH BASIN/CURB INLET
 IC = IRRIGATION CONTROLLER
 L = LIGHT POLE
 U = UTILITY POLE
 F = FIRE HYDRANT
 DI = DRAIN INLET
 W = WATER VALVE
 S = 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 23
 367 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 6/18/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 275-276 BCS# 240381

SCALE: 1" = 30'