

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A

MCDUFFIE

VICINITY MAP

(Not to Scale)

RIPLEY RD

MARKS

RD

(SITE)

BOUNDARIES NOT SURVEYED ARE CLEARLY NDICATED 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

PREIMINAPLE



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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REST ROST

PRELIMINARY PLOT PLAN FOR

IMPERVIOUS NOTED ON THIS PLOT PLAN

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL

and is only intended for the parties and

recordation. No title report provided. purposes shown. This map not for This map is of an existing parcel of land

SMITH DOUGLAS HOMES

9.

ZONING: RA-20R

10.

BUILDER/DEVELOPER: SMITH DOUGLAS HOMES

APEX, NC 27502 3412 APEX PEAKWAY

CURVE 8

RADIUS 45.00'

LENGTH CHORD DIRECTION 98.54' S 75°45'29" E

CHORD

80.00'

CURVE TABLE

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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.

DEODORA LANE

S81°11'07"W

81.43

30.0

50' PUBLIC R/W

.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.

21' PRIVATE UTILITY & LANDSCAPE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

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16.2

 $\mathsf{D}\mathsf{W}$

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

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THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

CEDAR POINTE - LOT 22

-30' PRIVATE DRAINAGE EASEMENT

DATE: 6/3/25 DRAWN BY: AHB CHECKED BY: SPC JOHNSONVILLE TOWNSHIP, HARNETT COUNTY 383 DEODORA LANE, CAMERON, NC

REFERENCE: BK. 2024, PGS. 275-276

SCALE: 1" = 30 ft.

15

BCS# 240381 SCALE: 1" = 30'