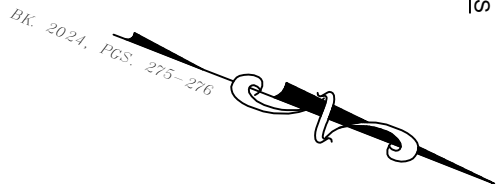
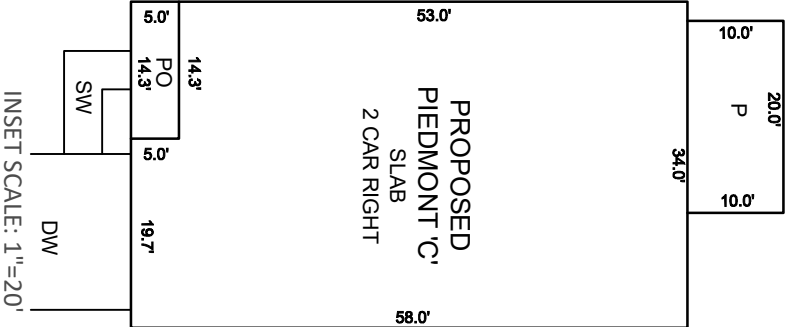


LOT INFORMATION:

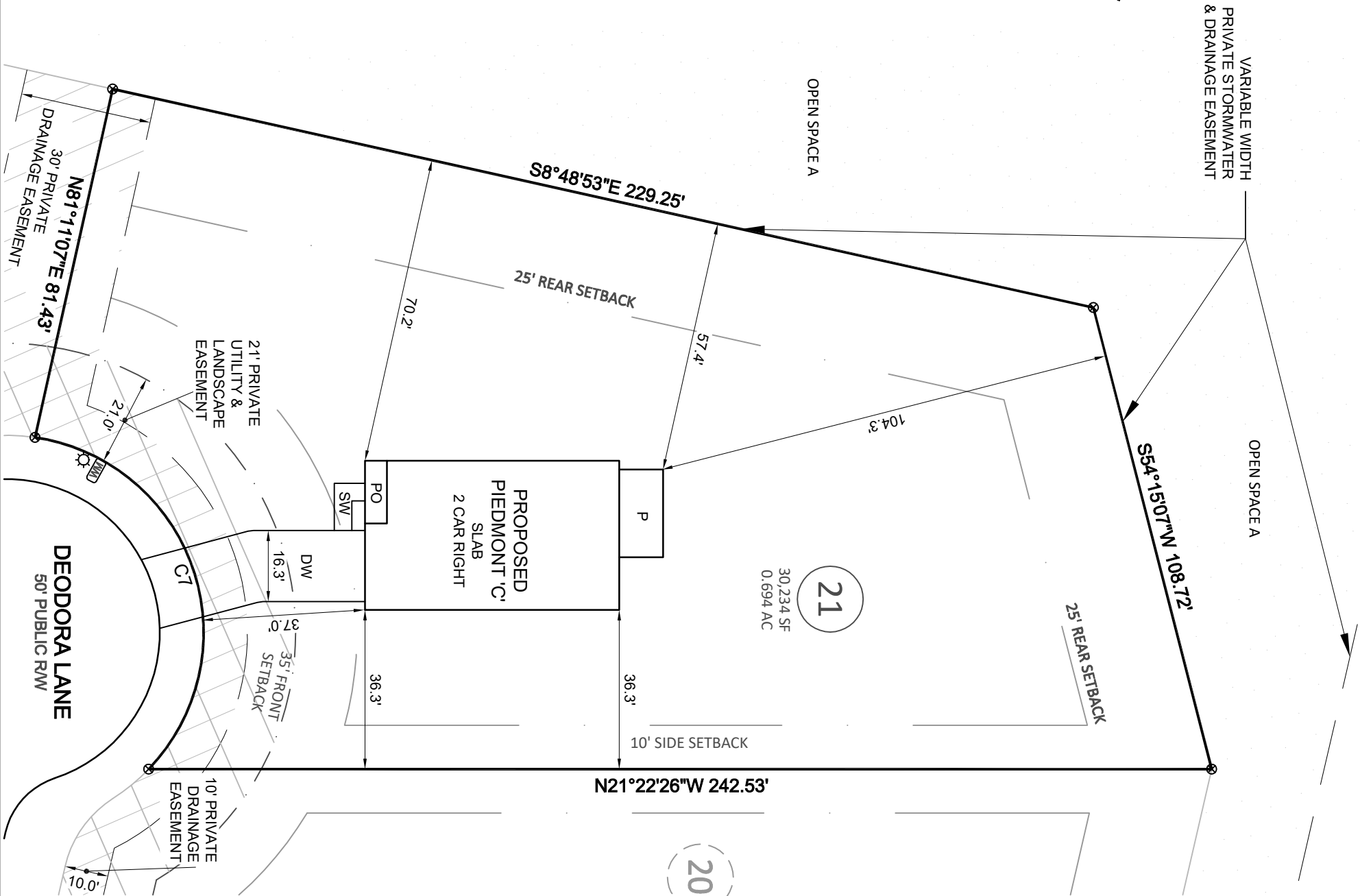
PIN: 9574-01-5393.000  
REFERENCE: DB, 4252, PGS. 1798-1800  
TOTAL LOT AREA = 0.694 AC = 30,234 SF  
HOUSE = 1,901 SF  
PORCH = 72 SF  
SIDEWALK = 55 SF  
DRIVEWAY = 635 SF  
PATIO = 200 SF  
PROPOSED IMPERVIOUS = 2,863 SF  
PERCENT IMPERVIOUS = 9.47%  
MAXIMUM LOT IMPERVIOUS = 5,683 SF

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



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

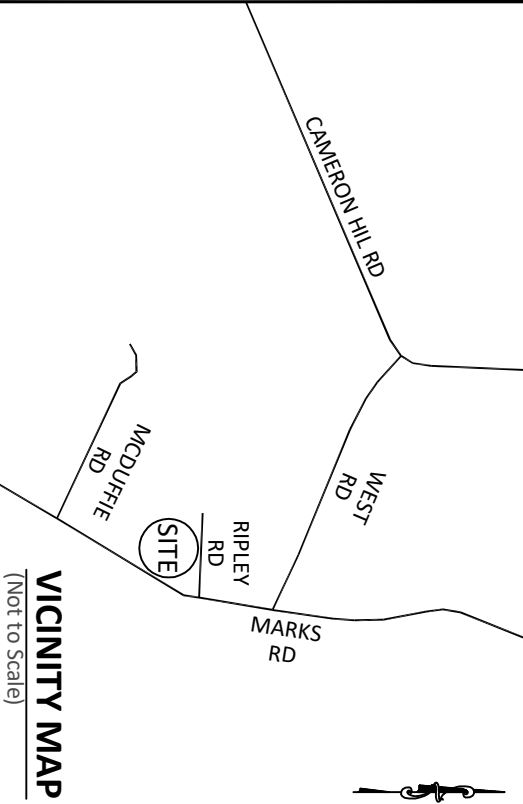
CURVE TABLE			
CURVE	RADIUS	LENGTH CHD BEARING	CHORD
C7	45.00'	98.54' S49°42'35"W	80.00'



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
www.batemancivilsurvey.com info@batemancivilsurvey.com  
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  
DW = CONC DRIVEWAY  
S = STOOP  
X = COMPUTED POINT  
X = MAG NAIL FOUND (IPF)  
● = IRON PIPE SET (IPS)  
● = DRILL HOLE FOUND  
[WD] = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER PAD  
[S] = SEWER MANHOLE  
[EB] = ELECTRIC BOX  
[CB] = CABLE BOX  
[TP] = TELEPHONE PEDESTAL  
CB = CATCH BASIN/CURB INLET  
IC = IRRIGATION CONTROLLER  
X = LIGHT POLE  
[TP] = UTILITY POLE  
[FH] = FIRE HYDRANT  
DI = DRAIN INLET  
WV = WATER VALVE  
[X] = STREET SIGN  
YI = YARD INLET  
E = GAS METER  
E = ELECTRIC METER
- I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT 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-14752  
DATED:

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 21

384 DEODORA LANE, CAMERON, NC  
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 7/7/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK. 2024, PGS. 275-276

BCS# 240381

SCALE: 1" = 30'