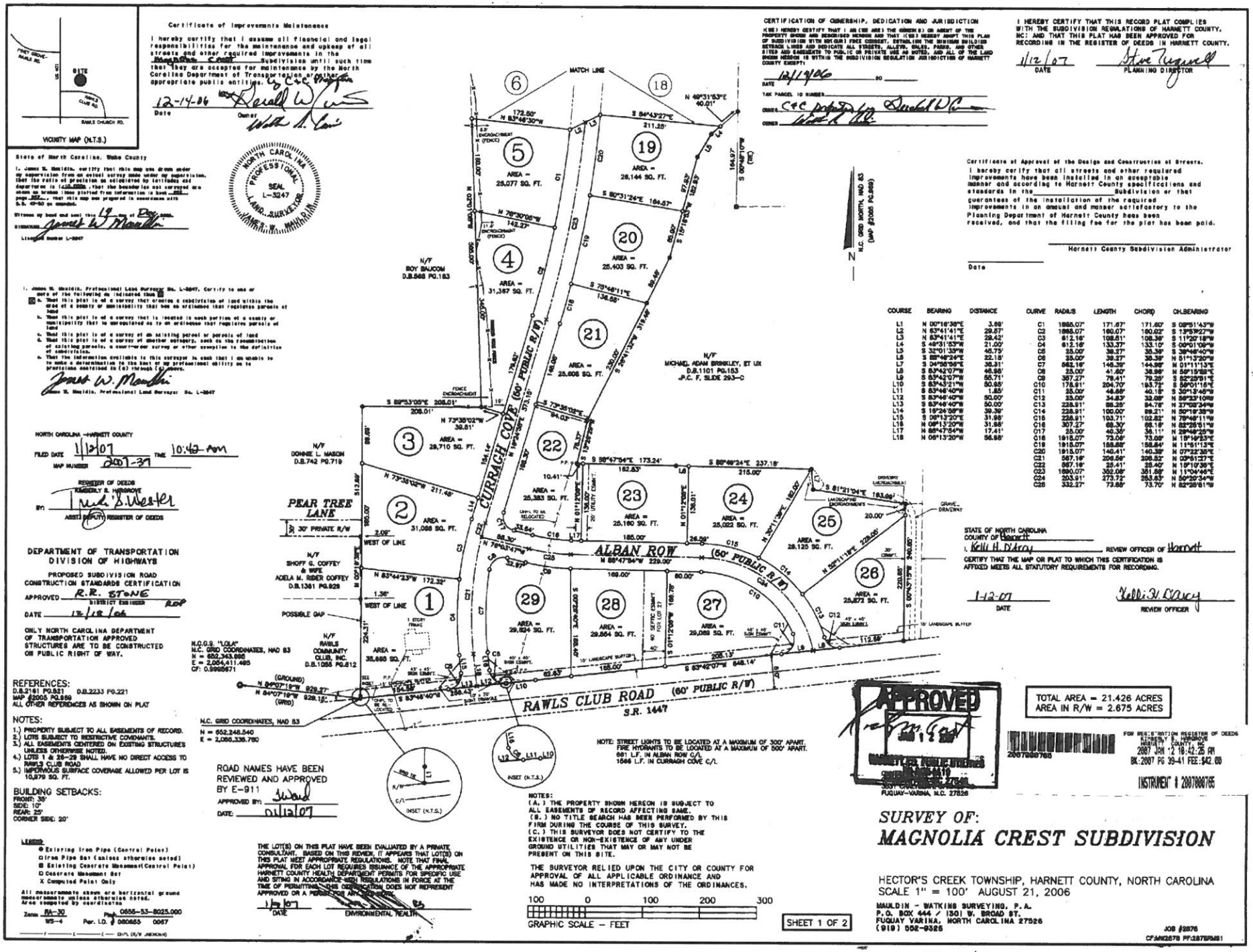
VICINITY MAP (N.T.S.)
SITE
RAWLS CLUB RD.
RAWLS CHURCH RD.
PINEY GROVE-RAWLS RD.
Certificate of Improvements Maintenance
I hereby certify that I assume all financial and legal responsibilities for the maintenance and upkeep of all streets and other required improvements in the Magnolia Crest Subdivision until such time that they are accepted for maintenance by the North Carolina Department of Transportation or other appropriate public entities.
12-14-06
Date
Owner
CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
I HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:
12/14/06
DATE
TAX PARCEL ID NUMBER
OWNER
OWNER
I HEREBY CERTIFY THAT THIS RECORD PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF HARNETT COUNTY, NC: AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN HARNETT COUNTY.
1/12/07
DATE
PLANNING DIRECTOR
Certificate of Approval of the Design and Construction of Streets.
I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to Harnett County specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Planning Department of Harnett County have been received, and that the filing fee for the plat has been paid.
Harnett County Subdivision Administrator
Date
State of North Carolina, Wake County
I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1:20,000+, that the boundaries not surveyed are shown as broken lines plotted from information in book 002 page 252, that this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this 19 day of Dec, 2006.
James W. Mauldin
Licensed Number L-3247
NORTH CAROLINA PROFESSIONAL SEAL L-3247 LAND SURVEYOR JAMES W. MAULDIN
I, James W. Mauldin, Professional Land Surveyor No. L-3247, certify to one or more of the following as indicated thus [X]:
[X] a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
c. That this plat is of a survey of an existing parcel or parcels of land
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.
James W. Mauldin, Professional Land Surveyor No. L-3247
NORTH CAROLINA - HARNETT COUNTY
FILED DATE 1/12/07 TIME 10:43 AM
MAP NUMBER 2007-39
REGISTER OF DEEDS KIMBERLY S. HARGROVE
BY: Kimberly S. Hargrove
ASSIST./DEPUTY REGISTER OF DEEDS
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED R.E. STONE
DISTRICT ENGINEER
DATE 12/18/06
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
REFERENCES:
D.B.2161 PG.521 D.B.2233 PG.221
MAP #2005 PG.859
ALL OTHER REFERENCES AS SHOWN ON PLAT
NOTES:
1.) PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
2.) LOTS SUBJECT TO RESTRICTIVE COVENANTS.
3.) ALL EASEMENTS CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
4.) LOTS 1 & 26-29 SHALL HAVE NO DIRECT ACCESS TO RAWLS CLUB ROAD
5.) IMPERVIOUS SURFACE COVERAGE ALLOWED PER LOT IS 10,879 SQ. FT.
BUILDING SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 25'
CORNER SIDE: 20'
LEGEND
Existing Iron Pipe (Control Points)
Iron Pipe Set (unless otherwise noted)
Existing Concrete Monument (Control Point)
Concrete Monument Set
Computed Point Only
All measurements shown are horizontal ground measurements unless otherwise noted. Area computed by coordinates.
Zone: RA-30
Prop. 0656-53-8025.000
Per. I.D. # 0656853 0057
MATCH LINE
N/F BOY BAUCOM D.B.568 PG.183
N/F DONNIE L. MASON D.B.742 PG.719
N/F SHOFF G. COFFEY & WIFE ADELA M. RIDER COFFEY D.B.1361 PG.929
N/F RAWLS COMMUNITY CLUB, INC. D.B.1056 PG.612
N/F MICHAEL ADAM BRINKLEY, ET UX D.B.1101 PG.153 P.C. F, SLIDE 293-C
PEAR TREE LANE
R 30' PRIVATE R/W
CURRAGH COVE (60' PUBLIC R/W)
ALBAN ROW (60' PUBLIC R/W)
RAWLS CLUB ROAD (60' PUBLIC R/W) S.R. 1447
AREA = 25,077 SQ. FT.
AREA = 31,367 SQ. FT.
AREA = 29,710 SQ. FT.
AREA = 31,088 SQ. FT.
AREA = 35,885 SQ. FT.
AREA = 28,144 SQ. FT.
AREA = 25,403 SQ. FT.
AREA = 25,606 SQ. FT.
AREA = 25,383 SQ. FT.
AREA = 25,180 SQ. FT.
AREA = 25,022 SQ. FT.
AREA = 29,125 SQ. FT.
AREA = 25,872 SQ. FT.
AREA = 29,624 SQ. FT.
AREA = 29,864 SQ. FT.
AREA = 29,088 SQ. FT.
N.C.G.S. "LOLA" N.C. GRID COORDINATES, NAD 83 N = 652,343.895 E = 2,054,411.495 CF: 0.9995971
N.C. GRID COORDINATES, NAD 83 N = 652,246.540 E = 2,056,338.780
(GROUND) N 84°07'19"W 829.27'
(GRID) N 84°07'19"W 829.19'
S 83°46'40"E 256.43'
S 83°42'07"E 648.14'
N 83°44'23"W 172.32'
N 79°35'02"W 211.46'
S 89°53'05"E 208.01'
N 73°35'02"W 39.81'
S 79°35'05"E 94.03'
S 89°47'54"W 229.00'
S 89°47'54"E 173.24'
S 89°49'24"E 237.18'
S 81°21'04"E 163.69'
N 79°03'47"W 32.97'
S 01°12'09"E 166.78'
N 01°12'09"W 136.00'
N 01°13'20"W 136.01'
N 36°11'36"E 162.02'
N 25°11'18"E 229.06'
S 00°47'54"W 220.85'
S 89°42'07"W 205.13'
S 84°43'27"E 211.25'
N 46°31'53"E 40.01'
S 80°31'24"E 164.57'
S 15°16'53"W 182.63'
S 00°47'54"W 164.97'
N 76°30'05"W 142.27'
S 79°46'11"E 136.58'
S 26°41'32"W 376.46'
N 16°24'38"E 376.19'
N 73°35'02"W 94.03'
N 01°12'09"W 166.78'
S 01°12'09"E 166.78'
S 89°42'07"W 112.89'
S 00°47'54"W 340.85'
N 89°47'54"E 229.00'
N 00°47'54"W 229.00'
N 01°13'20"W 136.00'
S 01°13'20"E 136.01'
S 89°47'54"W 162.83'
S 89°49'24"E 215.00'
S 81°21'04"E 163.69'
N 89°47'54"W 189.00'
S 89°42'07"W 189.00'
S 01°12'09"E 166.78'
N 89°47'54"W 229.00'
S 89°47'54"E 229.00