Map # 98-67

NOTES

1. This property is subject to the jurisdiction of Harnett County Subdivision and Zoning Ordinances and is presently unzoned.
2. This property is subject to all easements of record on or before the date of this plat.
3. There are no USGS or NCGS Horizontal Control monuments within 2000 feet of this site.
4. Iron stakes set at all corners unless otherwise shown.

LEGEND

- CMM – EXISTING CONCRETE MONUMENT
- EIS – EXISTING IRON STAKE
- EIP – EXISTING IRON PIPE
- SIS – SET IRON STAKE
- SIP – SET IRON PIPE
- POWER POLES
- —E— OVERHEAD POWERLINES
- —X— FENCE

MINIMUM LOT SIZE – 0.50 Ac.
MINIMUM LOT WIDTH:
LOTS 12, 13, & 14 – 40.00' ARC LENGTH
LOT # 9 – 103.22'
CUL-DE-SAC LENGTH – 1560.31'
ORIGINAL ACREAGE INCLUDING 1/2 OF MARKS RD. R/W – 14.67 Ac.
MARKS RD. AND RIPLEY RD. R/W – 2.10 Ac.
REMAINING – 12.57 Ac.

THIS PLAT IS 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

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	79°58'48"	25.00	20.97	34.90	32.13	S 33°54'37" E
C2	68°11'19"	285.00	20.40	40.73	40.70	S 77°59'41" E
C3	04°18'53"	285.00	10.74	21.46	21.46	S 84°14'47" E
C4	48°11'23"	25.00	11.18	21.03	20.41	N 69°30'05" E
C5	84°38'07"	50.00	45.52	73.86	67.32	N 87°43'27" E
C6	45°50'04"	50.00	21.14	40.00	38.94	S 27°02'27" E
C7	45°50'04"	50.00	21.14	40.00	38.94	N 18°47'36" E
C8	45°50'04"	50.00	21.14	40.00	38.94	N 64°37'40" E
C9	54°14'28"	50.00	25.61	47.33	45.59	N 65°20'04" E
C10	48°11'23"	25.00	11.18	21.03	20.41	N 62°18'32" W
C11	07°05'28"	335.00	20.78	41.46	41.43	N 82°51'29" W
C12	05°24'44"	335.00	15.83	31.64	31.63	N 76°36'23" W
C13	84°00'50"	25.00	22.52	36.66	33.46	S 64°05'34" W
C14	12°30'12"	310.00	33.96	67.65	67.51	N 80°09'07" W

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

We hereby certify that we are the owners or agents of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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.

Michael D Eaker 1/19/98
OWNER DATE

Kenneth R. Ripley 1/21/98
OWNER DATE

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:

The Harnett County Planning Board hereby approves the final plat for the Seven Oaks Subdivision.

2/3/98
DATE

Jno Boone
Chairman, Harnett County Planning Board

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:

The Harnett County Board of Commissioners hereby approves the final plat for the Seven Oaks Subdivision.

2/16/98
DATE

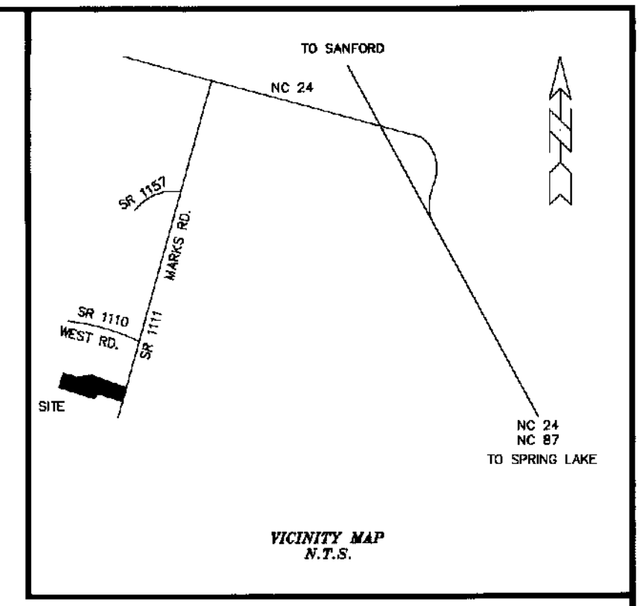
Da B. Adams
Chairman, Harnett County Board of Commissioners

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS:

NORTH CAROLINA

Filed for registration on the 17 day of Feb at 11:20 (am/pm)
and duly recorded in the Map Book 98 at Page 67.

Kimberly S. Hargrove By: Judith Hamilton
Register of Deeds of Harnett County
Asst.

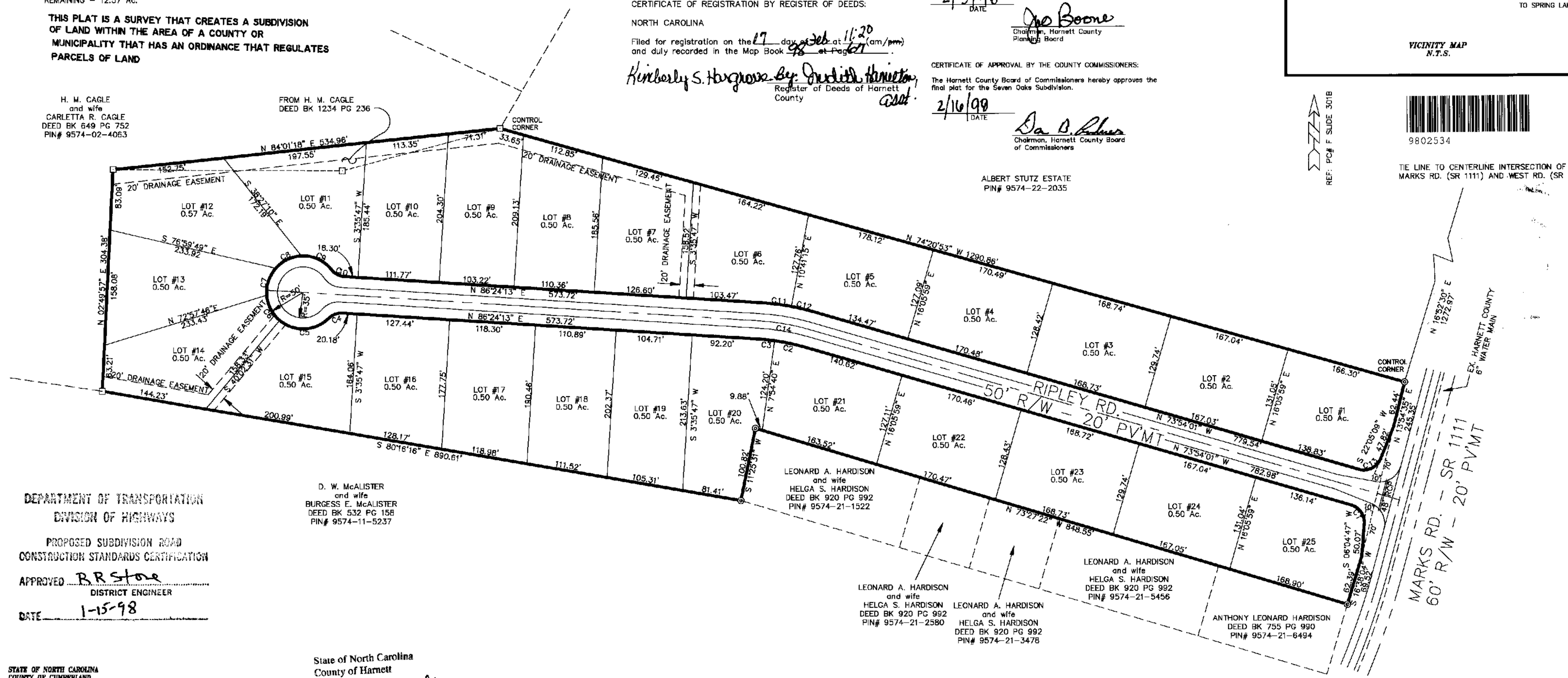


VICINITY MAP
N.T.S.

REF: PC# F SLIDE 301B

9802534

TIE LINE TO CENTERLINE INTERSECTION OF MARKS RD. (SR 1111) AND WEST RD. (SR 1110)



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED B R Stone
DISTRICT ENGINEER

DATE 1-15-98

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Robert M. Bennett, certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed description recorded as shown); that the error in closure as calculated by latitudes and departures is 1:10,000 or greater; that the boundaries not surveyed are shown as broken lines plotted from information as indicated; that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my hand and official seal this 15th of Jan, 1998

NORTH CAROLINA REGISTERED SEAL L-2277 LAND SURVEYOR ROBERT M BENNETT

Robert M Bennett
Robert M. Bennett
Registered Land Surveyor
L-2277

BENNETT ENGINEERING
120 GILLESPIE ST., 2nd FLOOR
FAYETTEVILLE, NC 28301-5644
PH (910) 484-5523
FAX (910) 484-1077

State of North Carolina
County of Harnett

I, Bonnie A. Neighbors Review Officer of Harnett County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Bonnie A Neighbors
Review Officer

2-17-98
Date

THE LOT(S) ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOT(S) ON THIS PLAT MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES ISSUANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.

1-30-98
DATE

Thomas J. Boyd R.S.
ENVIRONMENTAL HEALTH

HARNETT COUNTY PUBLIC UTILITIES
P.O. BOX [illegible]

SEVEN OAKS SUBDIVISION
MARKS RD. – SR 1111
JOHNSONVILLE TOWNSHIP
HARNETT COUNTY
PROPERTY OF
KENNETH R. RIPLEY
and
MICHAEL D. EAKER
3404 DOGWOOD DR., GREENSBORO, NC 27403-1007
PH (910) 378-1824, FAX (910) 379-1605

DEED BK 1192 PG 429
PIN # 9574-21-0712
PC# F SLIDE 301 B

JANUARY 15, 1998

100 0 100 300
Scale 1" = 100 ft

Map# 98-67