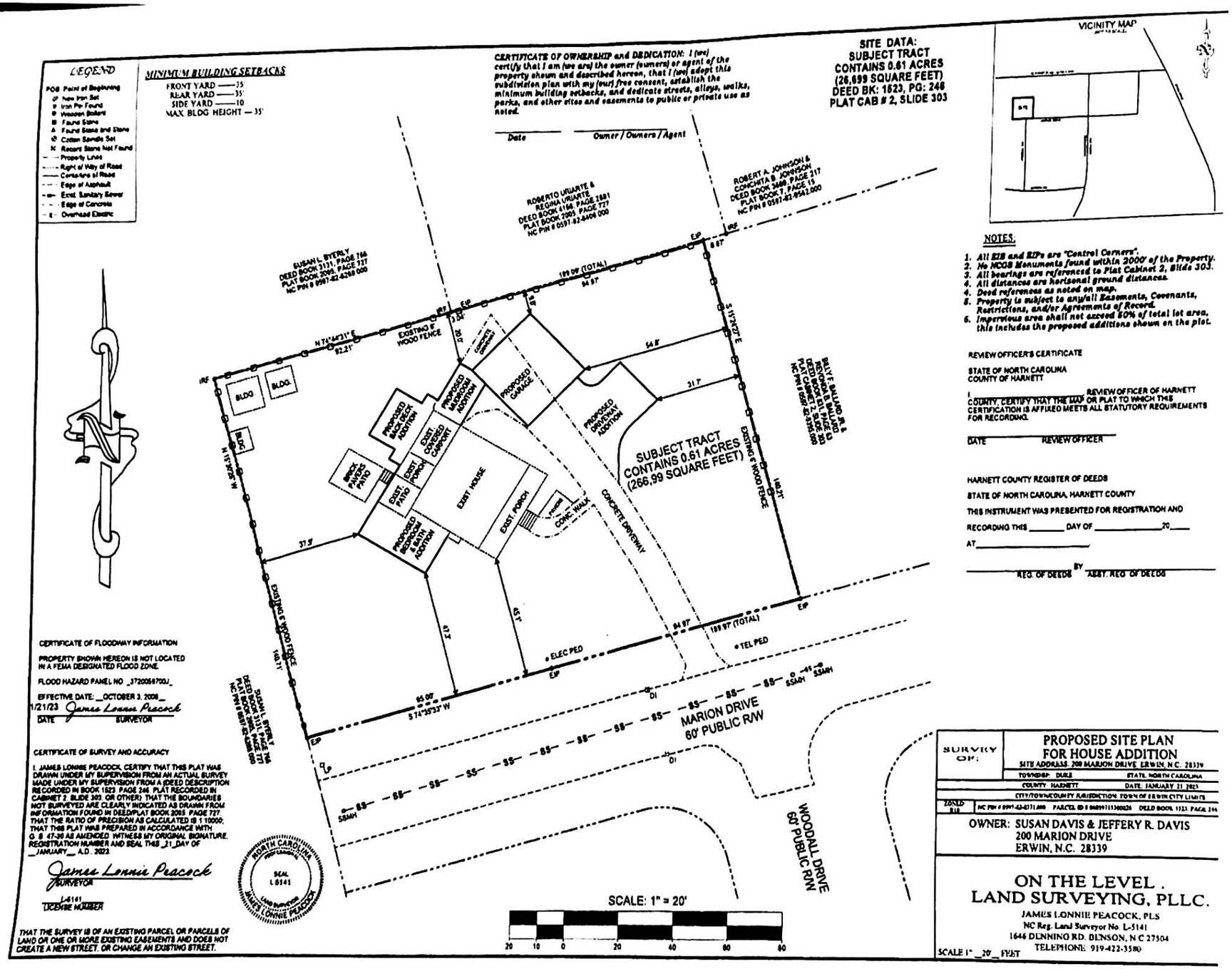
LEGEND
POB Point of Beginning
Iron Pin Set
Iron Pin Found
Monument Found
Found Stone
Found Stone and Stone
Cotton Spindle Set
Record Stone Not Found
Property Lines
Right of Way of Road
Centerline of Road
Edge of Asphalt
Exist. Sanitary Sewer
Edge of Concrete
Overhead Electric
MINIMUM BUILDING SETBACKS
FRONT YARD — 35'
REAR YARD — 35'
SIDE YARD — 10'
MAX BLDG HEIGHT — 35'
CERTIFICATE OF OWNERSHIP and DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.
Date
Owner / Owners / Agent
SITE DATA:
SUBJECT TRACT
CONTAINS 0.61 ACRES
(26,699 SQUARE FEET)
DEED BK: 1523, PG: 246
PLAT CAB # 2, SLIDE 303
VICINITY MAP
NOTES:
1. All EIB and EIPs are "Control Corners".
2. No NCGS Monuments found within 2000' of the Property.
3. All bearings are referenced to Plat Cabinet 2, Slide 303.
4. All distances are horizonal ground distances.
4. Deed references as noted on map.
5. Property is subject to any/all Easements, Covenants, Restrictions, and/or Agreements of Record.
6. Impervious area shall not exceed 50% of total lot area, this includes the proposed additions shown on the plot.
REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I _____ REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE REVIEW OFFICER
HARNETT COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, HARNETT COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND
RECORDING THIS _____ DAY OF _____ 20____
AT _____
REG. OF DEEDS BY ASST. REG. OF DEEDS
ROBERTO URUARTE & REGINA URUARTE DEED BOOK 4166 PAGE 2881 PLAT BOOK 2093 PAGE 727 NC PIN # 0597-82-8406 000
ROBERT A. JOHNSON & CONCHITA B. JOHNSON DEED BOOK 3488 PAGE 217 PLAT BOOK 1 PAGE 15 NC PIN # 0597-82-9542.000
SUSAN L. BYERLY DEED BOOK 3131 PAGE 746 PLAT BOOK 2093 PAGE 727 NC PIN # 0597-82-4298 000
BILLY F. BALLARD JR & REVOCABLE TRUST DEED BOOK 3131 PAGE 746 PLAT CABINET E1 SLIDE 303 NC PIN # 0597-82-3795.000
SUBJECT TRACT CONTAINS 0.61 ACRES (266,99 SQUARE FEET)
PROPOSED GARAGE
PROPOSED DRIVEWAY ADDITION
PROPOSED BACK DECK ADDITION
PROPOSED MUDROOM ADDITION
PROPOSED BEDROOM & BATH ADDITION
EXIST. COVERED CARPORT
EXIST. PORCH
EXIST. PATIO
BRICK PAVERS PATIO
EXIST HOUSE
CONCRETE DRIVEWAY
CONC. WALK
EXISTING 6' WOOD FENCE
BLDG
N 74°44'31" E 92.21'
N 15°30'26" W 140.71'
S 74°35'23" W 65.09'
S 15°24'22" E 140.71'
199.99' (TOTAL)
84.97'
54.8'
31.7'
37.5'
47.3'
45.3'
ELEC PED
TEL PED
MARION DRIVE
60' PUBLIC R/W
WOODALL DRIVE
60' PUBLIC R/W
SCALE: 1" = 20'
CERTIFICATE OF FLOODWAY INFORMATION
PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO _3720059700J_
EFFECTIVE DATE: _OCTOBER 3, 2008_
1/21/23 James Lonnie Peacock
DATE SURVEYOR
CERTIFICATE OF SURVEY AND ACCURACY
I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 1523 PAGE 246 PLAT RECORDED IN CABINET 2 SLIDE 303, OR OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/PLAT BOOK 2093 PAGE 727. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _21_DAY OF _JANUARY_ A.D. 2023
James Lonnie Peacock
SURVEYOR
L-5141
LICENSE NUMBER
NORTH CAROLINA PROFESSIONAL SEAL L-5141 LAND SURVEYOR JAMES LONNIE PEACOCK
THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET, OR CHANGE AN EXISTING STREET.
SURVEY OF:
PROPOSED SITE PLAN FOR HOUSE ADDITION
SITE ADDRESS: 200 MARION DRIVE, ERWIN, N.C. 28339
TOWNSHIP: DUKE STATE: NORTH CAROLINA
COUNTY: HARNETT DATE: JANUARY 21, 2023
CITY/TOWN/COUNTY JURISDICTION: TOWN OF ERWIN CITY LIMITS
ZONED R10 NC PIN # 0597-82-8371.000 PARCEL ID # 0597971113000126 DEED BOOK: 1523, PAGE 246
OWNER: SUSAN DAVIS & JEFFERY R. DAVIS
200 MARION DRIVE
ERWIN, N.C. 28339
ON THE LEVEL . LAND SURVEYING, PLLC.
JAMES LONNIE PEACOCK, PLS
NC Reg. Land Surveyor No. L-5141
1646 DUNNING RD. BENSON, N.C 27504
TELEPHONE: 919-422-3580
SCALE 1" = 20' FEET