

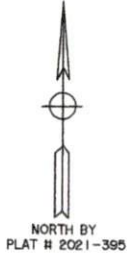
VICINITY MAP

**CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE 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:

20. TAX PARCEL ID NUMBER  
 3974  
 OWNER: Jeffery B. Mason  
Lewis Craig Mason  
 OWNER

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, PLANNING, PUBLIC UTILITIES, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

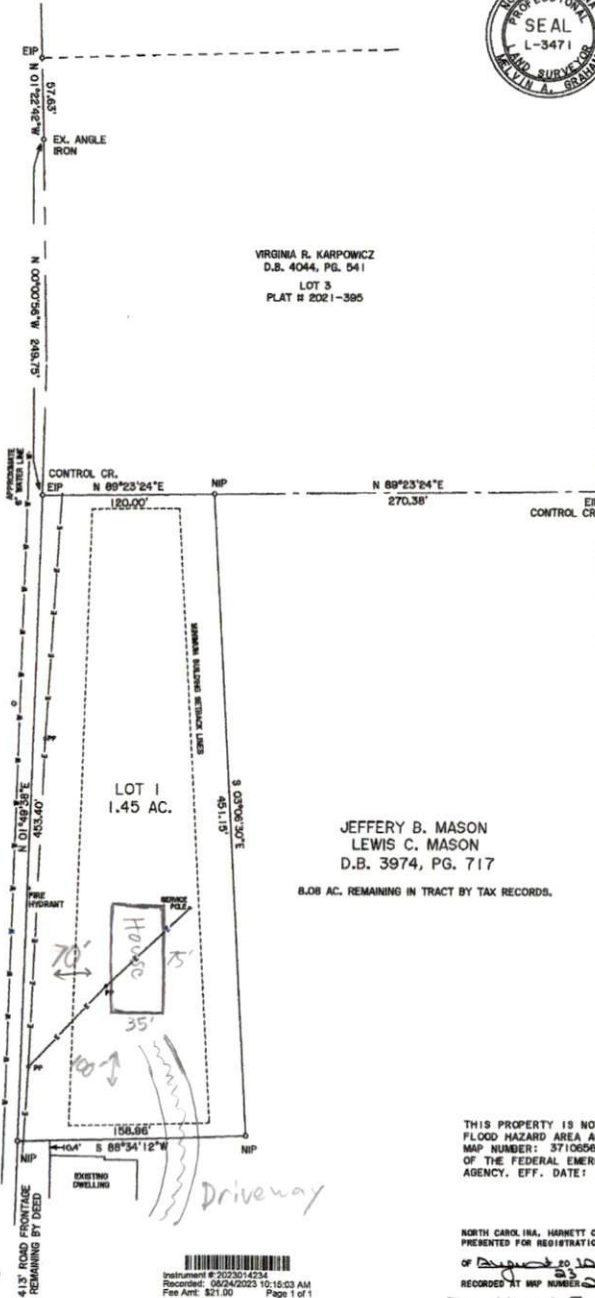
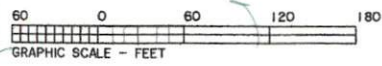
911 ADDRESSING - NA  
 PUBLIC UTILITIES NOT FOR CONSTRUCTION - Waterline, Ponderosa Rd.  
 NCDOT - Driveway permit required in order a street is with -  
Small L. Cubie 9/24/2023  
 SUBDIVISION ADMINISTRATOR DATE



PONDEROSA ROAD S.R. 1201  
 60' R/W (PAVED ROAD)  
 35' x 75' Residence  
 70' setback Front  
 100' setback side

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

**LEGEND:**  
 EIP-EXISTING IRON PIPE OR IRON ROD  
 NIP-NEW IRON PIPE OR IRON ROD  
 RRS-NEW RAILROAD SPIKE  
 ERS-EXISTING RAILROAD SPIKE  
 NPK-NEW P.K. NAIL  
 EPK-EXISTING P.K. NAIL  
 ECM-EXISTING CONCRETE MONUMENT  
 C/L-CENTER LINE  
 PP-POWER POLE  
 LPL-LEFT POLE  
 RPL-RIGHT OF WAY  
 CP-CALCULATED POINT  
 -E- ELECTRICITY  
 -B- BOUND ELEVATION  
 -X-X-X- FENCE



VIRGINIA R. KARPOWICZ  
 D.B. 4044, PG. 041  
 LOT 3  
 PLAT H 2021-395

JEFFERY B. MASON  
 LEWIS C. MASON  
 D.B. 3974, PG. 717

8.08 AC. REMAINING IN TRACT BY TAX RECORDS.



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3074, PAGE 717, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21 DAY OF NOVEMBER, A.D. 2022

Melvin A. Graham  
 MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NOTE:  
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
Melvin A. Graham  
 SURVEYOR

STATE OF NORTH CAROLINA  
 COUNTY OF HARNETT  
 I, Thomas Hill REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: 8-31-23 REVIEW OFFICER: Thomas Hill

NOTE:  
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTES:  
 LOT CONSIST OF A PORTION OF THE JEFFERY B. MASON AND LEWIS C. MASON PROPERTY AS RECORDED IN D.B. 3974, PG. 717 HARNETT COUNTY REGISTRY.

ALL AREAS BY COORDINATE METHOD  
 PROPERTY ZONED RA-20R  
 PROPERTY NOT IN A WATERSHED  
 COUNTY WATER & PRIVATE SEPTIC SYSTEM  
 PROPERTY IN FLOOD ZONE X  
 PID H 099568 0026 02  
 PIN H 9568-44-9233.000

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER: 371006000K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFF. DATE: 10/03/06

NORTH CAROLINA, HARNETT COUNTY  
 PRESENTED FOR REGISTRATION ON THE 21 DAY  
 OF August 20 2023 AT 10:16:03 AM  
 Fee Amt: \$21.00 Page 1 of 1  
 Harnett County, North Carolina  
 Matthew S. Williams, Register of Deeds  
 BK 2023 PG 426-426 (1)

TOWNSHIP	COUNTY	STATE
JOHNSONVILLE	HARNETT	NC
MINOR SUBDIVISION SURVEY FOR		DATE:
(OWNER) JEFFERY B. MASON LEWIS C. MASON 5307 PONDEROSA ROAD SANFORD, NC 27332		11/14/2022
		SCALE:
		1" = 60'
		PROJECT:
		18922
MELVIN A. GRAHAM, PLS. 3679 NICHOLSON ROAD CAMERON, NC 28326 PHONE (919)499-6174		REVISION:

# Harnett GIS

NOT FOR LEGAL USE



GIS/E-911 Addressing  
March 27, 2024

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

