

(To: Ren)
ENVIRONMENTAL

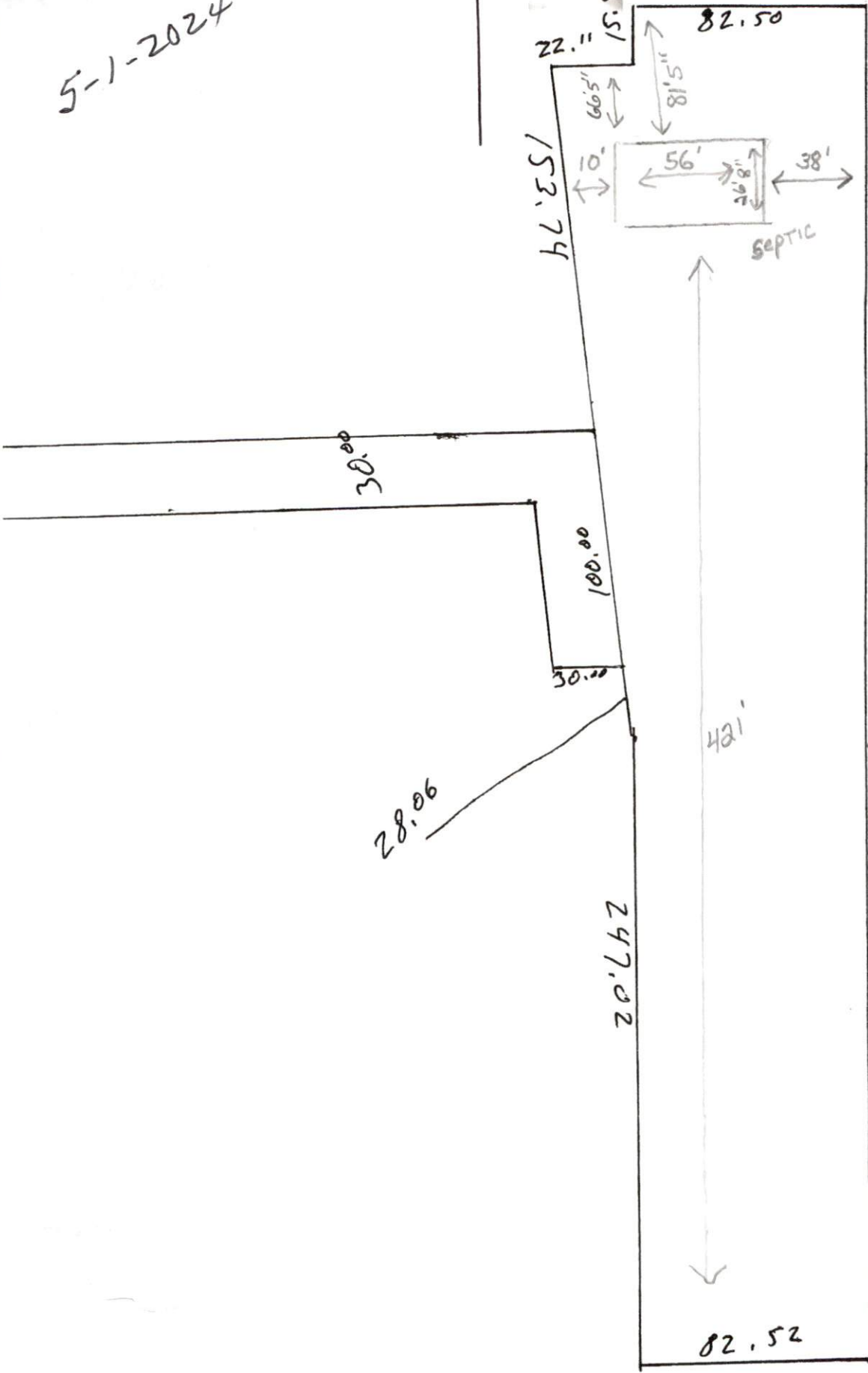
5-1-2024

357 Bailey Rd.



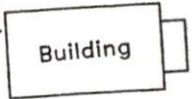
105'

104'

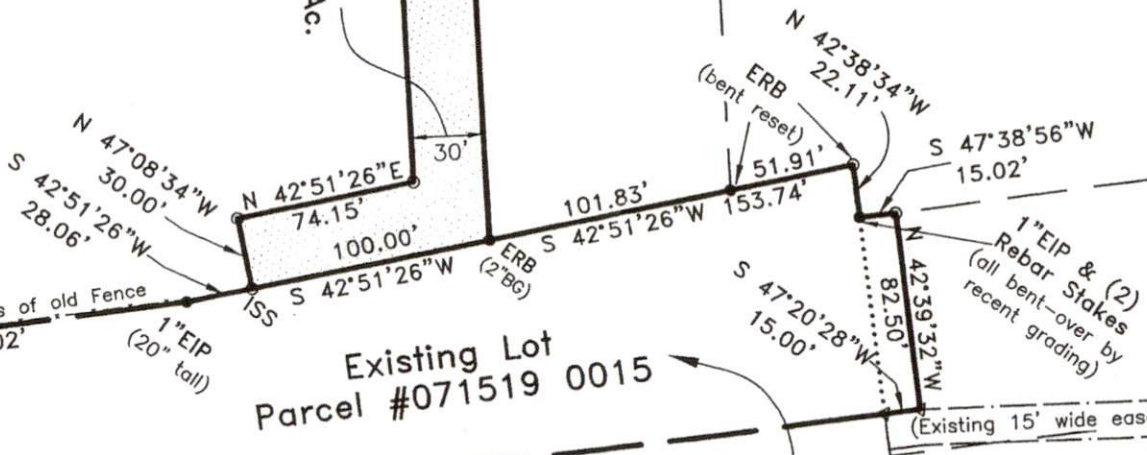
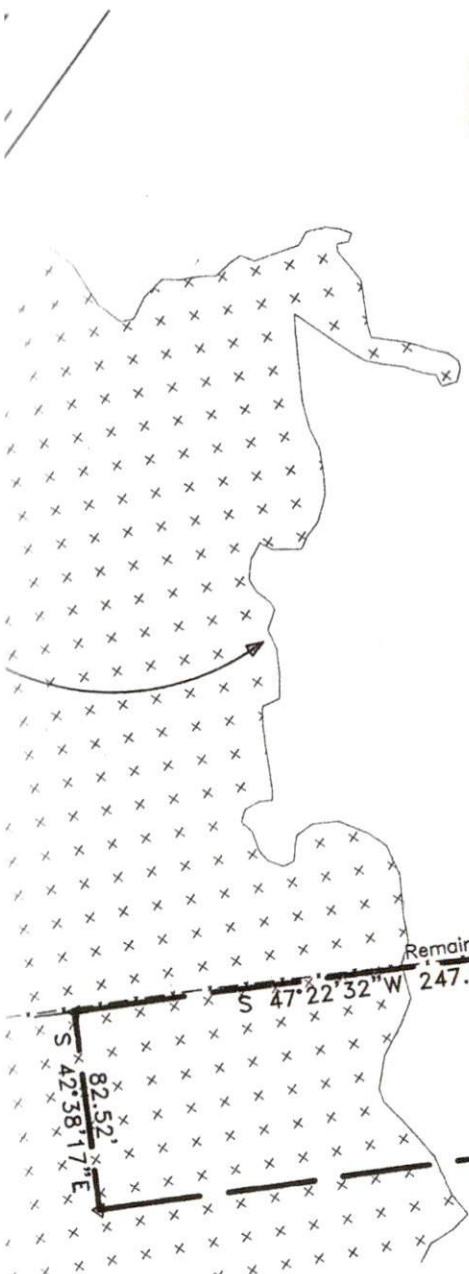


528.19

Richard C. Clower
Wendy S. Clower
DB 2307, Pg. 886
Map #2007-946
(Lot 2)



30' Private Ingress,
Easement Extension -
Regress & Utility Easement - 0.39 Ac.



Existing Lot
Parcel #071519 0015

Richard C. Clower
Wendy S. Clower
DB 2855, Pg. 955
Map #2002-1297

[319]
Cirillo Cano
DB 3590, Pg. 934
Map #2017-66
(Lot 2)

[345]
LRM Rentals
DB 975, Pg. 676

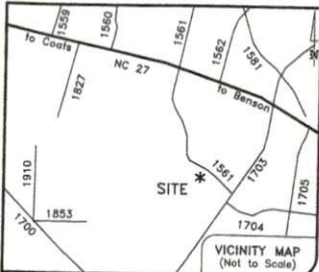
N 47°23'02\"E 528.19'
(Not Surveyed - Taken from Map #2017-66)

(Existing 15' wide easement-Map #2002-1297)

Revisions:

Note:
The p
extr

Scale
1" = 80'



- SYMBOLS & ABBREVIATIONS:**
- EIP/ES... Existing Iron Pipe or Stake
 - ERB... Existing Rebar Stake
 - ERRS... Existing Roll Road Spike
 - EPK... Existing Parker-Kayton Nail
 - EMK... Existing Magnetic Nail
 - ECS... Existing Cotton Spindle
 - ECM... Existing Concrete Monument
 - AG/BG... Above/Below Ground Surface
 - CP... Calculated Point (not set)
 - CNTRL... Control Point - Grid Coordinates
 - ISS... Iron Stake Set (#4 rebar)
 - MNS... Magnetic Nail Set
 - CSS... Cotton Spindle Set
 - FH... Fire Hydrant
 - PP... Power Pole
 - OHE... Overhead Electric Lines
 - Land Hook (Property combined)
 - C/..... Centerline of Road or Easement
 - R/W... Right-of-Way
 - D.B... Deed Book
 - P.B/P.C... Plat Book / Plat Cabinet
 - M.B... Map Book
 - NC_PIN... Parcel Identifier Number
 - Ac... Acres (Area of property)
 - SF... Square Feet
 - [123]... House Address

- SURVEY NOTES:**
- Iron Stakes (½" Re-bar) set at all new property corners unless labeled otherwise.
 - Magnetic Nails set at all points in paved road surfaces, unless otherwise indicated.
 - Areas determined by coordinate method.
 - All distances & dimensions are horizontal ground distances unless otherwise indicated.
 - No NC Geodetic Survey monuments or other such control monuments were found within 2,000 feet of the subject property unless otherwise shown hereon.
 - This survey is based upon the references shown as taken from County GIS records. No title search was provided for this survey. A complete title search by a licensed attorney may reveal other easements, restrictions, and title issues not made available to the surveyor.
 - No underground utilities were marked by providers prior to this survey. Call NC 811 prior to any excavation to locate any underground utilities.
 - Wetlands, soil conditions, or other environmental features were not delineated for this survey.

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which is located within the zoning and subdivision jurisdiction of Harnett County and that I (We) have reviewed this plat and adopt it with my (our) free consent and establish minimum building setback lines as set forth by the county zoning ordinance.

Owner: Richard C. Clower
Date: 4/17/24

Owner: Wendy S. Clower
Date: 4/17/24

Address: 405 Bailey Rd., Coats, NC 27521

- LINE LEGEND:**
- Subject Boundary Surveyed
 - - - Subject Boundary Not Surveyed
 - Property Lines Not Surveyed
 - Abandoned Property Lines
 - Right of Way Lines
 - Center of Right-of-Way
 - Easement Lines
 - Survey Tie Lines
 - Minimum Building Setback
 - - - Overhead Electric Lines
 - Water Line
 - Fence

FEMA FLOOD HAZARD STATEMENT

A portion of the subject property shown on this plat is located within the FEMA 1% Annual Chance Flood Hazard Area "Zone A" or "Zone AE" as shown on FIRM Number: 3720151900J
Effective date: 10/3/2006

Harnett County Minimum Building Setback Requirements

RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 10'
MAXIMUM HEIGHT: 35'

I hereby certify that the property shown hereon is exempt from the Harnett Co. Subdivision regulations and is approved for recording in the Register of Deeds.

4-17-24
Date
Shirley Jones
Planning Director

North Carolina
Harnett County

I, Robert Edward Godwin, Jr., certify that this plot was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book 2307, Page 886), that the ratio of precision as calculated is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown hereon; that this plot was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this the 16th day of APRIL, 2024.

I further certify that the survey is of another category, such as the reconstruction of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Robert E. Godwin, Jr., P.L.S.
Registration Number: L-3790

State of North Carolina
County of Harnett

I, Sheila K. Bennett, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

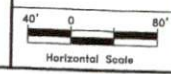
Sheila K. Bennett
Date: 4/17/24
Review Officer

Instrument # 2024000224
Recorded: 04/17/2024 04:07:45 PM
Fee Amt: \$21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2024 PG 169 - 169 (1)

Note:
The purpose of this plat is to extend the Existing Easement to provide a 30' wide access to the Existing 1.09 Acre lot identified as Parcel #071519 0015 so that building permits can be obtained.

Revisions:	<p>"Easement Extension Survey" Map For: Richard C. & Wendy S. Clower Mailing Address: 405 Bailey Rd., Coats, NC 27521</p>
	References: Deed Book 2307, Pg. 886, Map #2007-946
	GROVE TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA
	ZONED: RA-30 - PID: 071519 0010 - PIN: 1519-48-1085.000

STREAMLINE LAND SURVEYING, Inc. NC FIRM C-1898		
870 NC 55 W, Coats, N.C. 27521 Phone: 910-897-7715		
SURVEY DATE: APRIL 5, 2024		
SCALE: 1" = 80'	SURVEYED BY: REG	DRAWN BY: MGG
FILE: DATA\1519\070108CL\240227CL.dwg (Easement)		



Richard C. Clower
Wendy S. Clower
DB 2307, Pg. 886
Map #2007-946
(Lot 3)

Richard C. Clower
Wendy S. Clower
DB 2307, Pg. 886
Map #2007-946
(Lot 1)

Cirtillo Cano
DB 3590, Pg. 834
Map #2017-66
(Lot 2)

Richard C. Clower
Wendy S. Clower
DB 2855, Pg. 955
Map #2002-1297

Existing Lot #071519 0015
Parcel #071519 0015
Easement Extension - 30' Private Ingress, Egress, Regress & Utility Easement - 0.39 Ac.

Robert W. Jones
Della H. Smith-Jones
DB 2334, Pg. 139
(2021)

Map #2007-946
N 47°50'07" W 509.22'
S 47°50'30" W 509.72'
(Map #2007-946)

Richard C. Clower
Wendy S. Clower
DB 2307, Pg. 886
Map #2007-946
(Lot 2)

LRM Rentals
DB 975, Pg. 676
(545)
S 47°27'00" W 596.90'
(Map #2007-946)

N 42°38'34"W 22.11'
S 47°38'58"W 15.02'
1" EIP & (2) Rebar Stakes (at bent-over by recent grading)

Richard C. Clower
Wendy S. Clower
DB 2855, Pg. 955
Map #2002-1297

Richard C. Clower
Wendy S. Clower
DB 2855, Pg. 955
Map #2002-1297

Flood Hazard Area - Zone "AE"