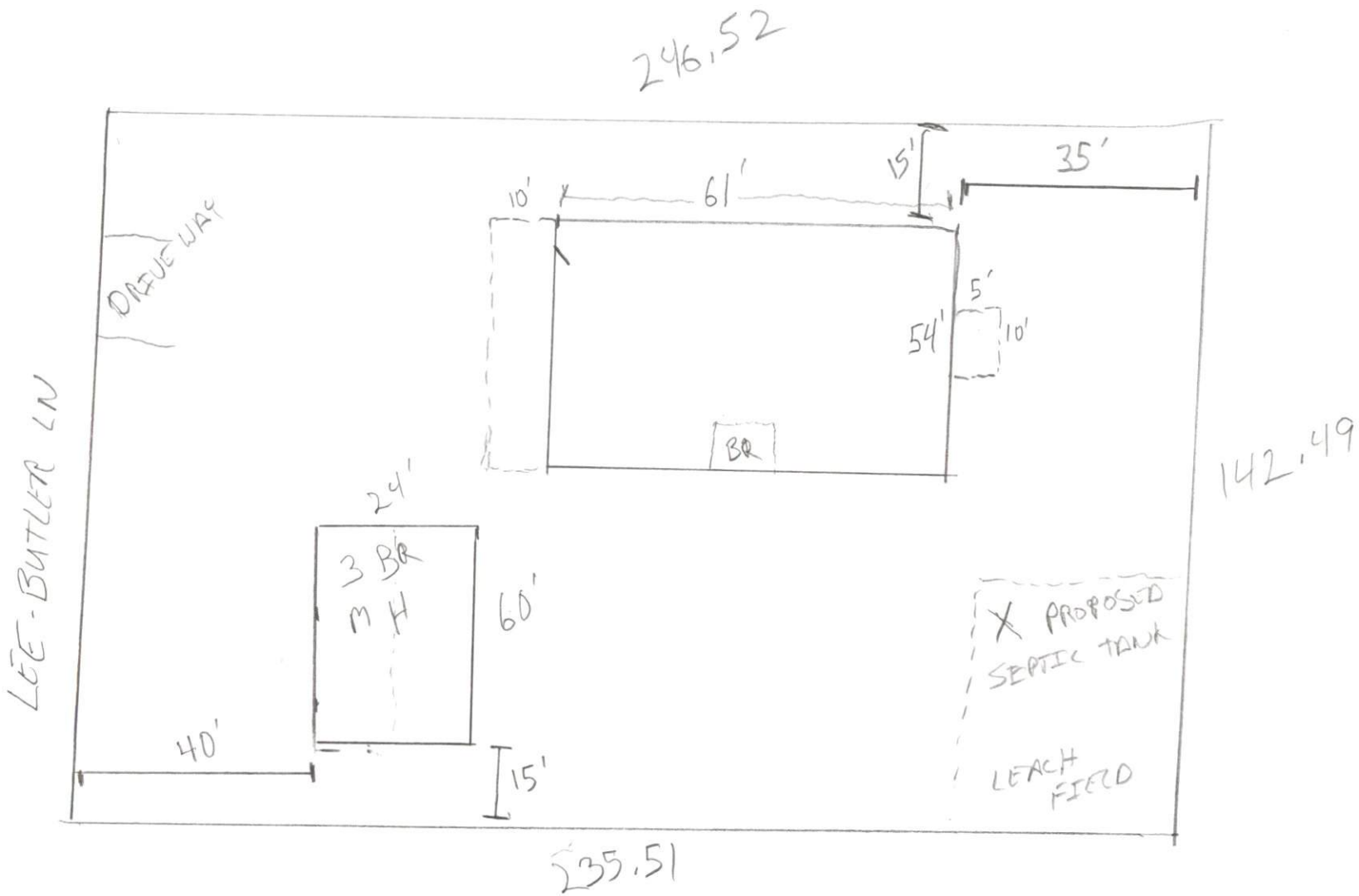
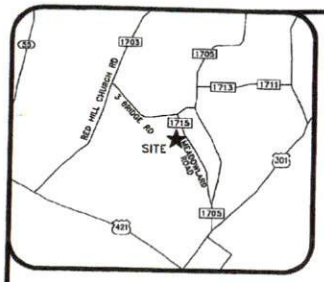

246.52
15'
35'
10'
61'
DRIVEWAY
5'
54'
10'
BR
LEE-BUTLER LN
142.49
24'
3 BR
MH
60'
X PROPOSED
SEPTIC TANK
40'
15'
LEACH
FIELD
235.51



VICINITY MAP (NTS)

I, NICHOLAS M. FRENCH PLS L-4817, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DESCRIPTION PB:2021, PG:330); THAT THE RATIO OF PRECISION AS CALCULATED MEETS OR EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF APRIL A.D., 2024

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS. A COURT-ORDERED EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NICHOLAS M. FRENCH PLS, L-4817 — DATE 4-1-24

NORTH CAROLINA PROFESSIONAL SEAL L-4817 LAND SURVEYOR NICHOLAS M. FRENCH

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
5. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON (FENCE)
6. ALL EASEMENTS SHOWN HEREON TAKEN THE PB.2021, PG.330.
7. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L1	N 82°41'03" E	23.00'
L2	N 82°42'13" E	23.01'
L3	N 82°42'13" E	39.92'
L4	N 79°40'07" E	9.76'
L5	S 35°14'38" E	50.00'
L6	S 35°14'38" E	60.54'
L7	S 78°37'16" W	151.50'
L8	S 78°36'43" W	23.01'
L9	S 78°36'43" W	161.41'
L10	S 78°36'48" W	23.10'
L11	S 78°36'48" W	140.00'

State of North Carolina
County of Harnett, Register of Deeds

Presented for Registration in the office of the register of deeds for Harnett County, North Carolina on the 2nd day of April 2024 at 11:38 o'clock A M. and Recorded in said office in Plat Book 2024 Page 139

Matthew S. Willis by: Dynanna A. Thomas
Deputy I
Register of Deeds

Instrument # 2024005359
Recorded: 04/03/2024 11:38:11 AM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2024 PG 139 - 139 (1)

LEGEND

AC=AIR CONDITIONING UNIT
RCP=REINFORCED CONCRETE PIPE
OHP=OVERHEAD POWER POLE
PP=POWER POLE

O =EXISTING IRON PIPE (EIP)
O =EXISTING IRON ROD (EIR)
O =NEW IRON PIPE (NIP)

AG=ABOVE GROUND
BG=BELOW GROUND

OWNERS:

NANCY LEE JACKSON
110 LEE BUTLER LN DUNN, NC
PIN:1517-49-2425.000
PIN:1517-49-3487.000

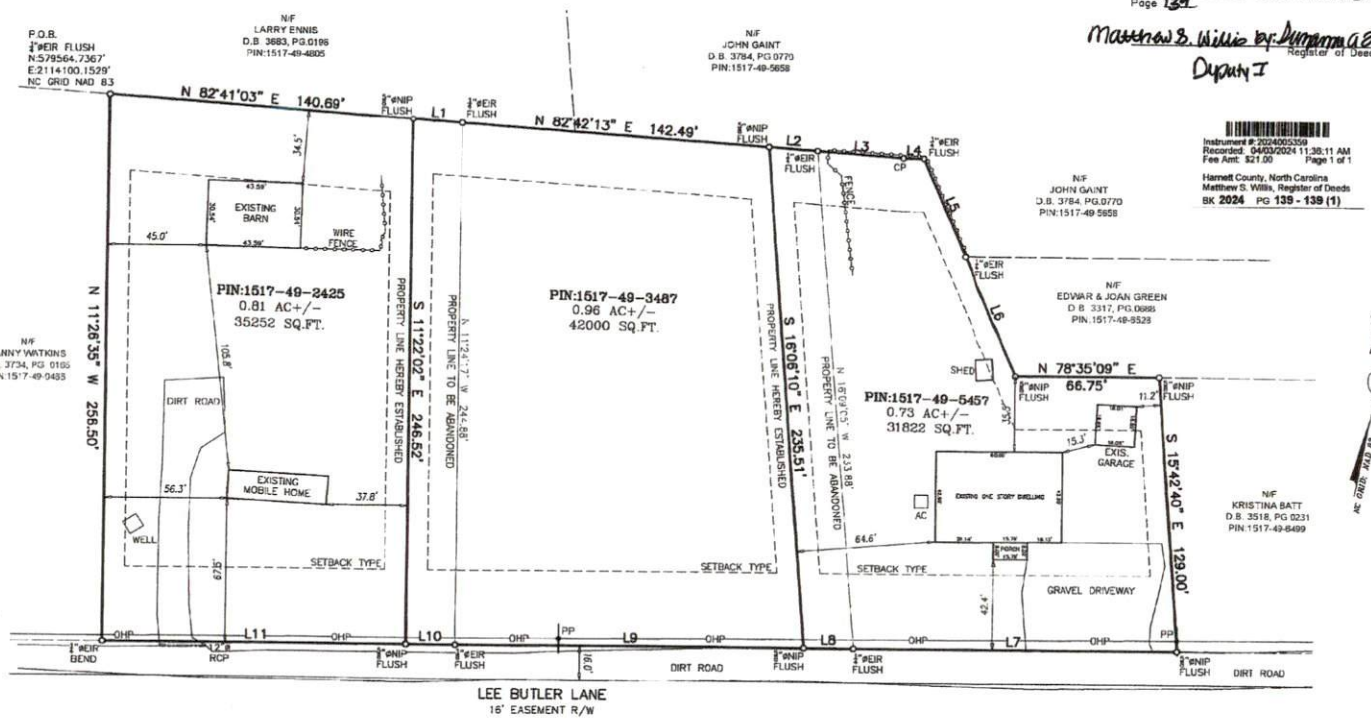
SHELBY & KAYE SHOALMIRE
54 LEE BUTLER LN DUNN, NC
PIN:1517-49-5457.000

SETBACKS:

FRONT	35'
SIDE	10'
REAR	25'
SIDE CORNER	20'
MAXIMUM HEIGHT	35'
ZONING: RA-20M	

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA.
FLOOD MAP: 3720150600J
CITY OF DUNN-CID: 370264
PANEL: 1506
SUFFIX: J
EFFECTIVE DATE 10/03/2006



State of North Carolina
County of Harnett, Review Officer

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

Review Officer: Sheila K Bennett

Date: 4-3-2024

State of North Carolina
Certificate of Ownership and Dedication

I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

Nancy Lee Jackson — Nancy Lee Jackson — Date 03-28-2024

Corey Lee Batts — Corey Batts — Date 03-28-2024

Corey Lee Batts POA — Shelby Shoalmire — Date 03-28-2024

Corey Lee Batts POA — Kaye Shoalmire — Date 03-28-24

GRAPHIC SCALE

40 20 0 40 80 120

1 INCH = 40 FEET

State of North Carolina County of Harnett

On this 28 day of March 2024 personally appeared before me, the said named Nancy Lee Jackson, to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged that he/she executed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and official seal this the 28 day of March 2024

(Official Seal)

Official Signature of Notary

Adbeel Jacob Rivera, Notary Public

Notary's Printed or Typed Name

My commission expires: 11/08/28

ADBEEL JACOB RIVERA
NOTARY PUBLIC
HARNETT COUNTY, N.C.
My Commission Expires 11/08/28

State of North Carolina County of Harnett

On this 28 day of March 2024 personally appeared before me, the said named Corey Lee Batts (POA), to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged that he/she executed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and official seal this the 28 day of March 2024

(Official Seal)

Official Signature of Notary

Adbeel Jacob Rivera, Notary Public

Notary's Printed or Typed Name

My commission expires: 11/08/28

This division of property is Exempt from the Harnett County Subdivision Regulations

Subdivision Administrator — Date 4-3-24

ECLS
GLOBAL INC
U.S. VETERAN-OWNED
19 N. McKINLEY ST.
COATS, NC 27521
910.897.2257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO# C-4175

REVISIONS:

RECOMBINATION SURVEY

FOR

SHELBY & KAYE SHOALMIRE
NANCY LEE JACKSON

LEE BUTLER LINE, DUNN NC
AVERASBORO TWP., HARNETT CO., N. C.
D.B.4036 PG.0919, P.B.2001, PG.717,
PIN:1517-49-2425.000, PIN:1517-49-3487.000,
PIN:1517-49-5457.000

PROJECT:	24-126
DATE OF SURVEY:	02/2024
SURVEYED BY:	TYLER G.
DRAWN BY:	BIANCA/DIEGO
CHECK BY:	NICK F.
SCALE:	1"=40'
DATE:	03/18/2024

ECLS