

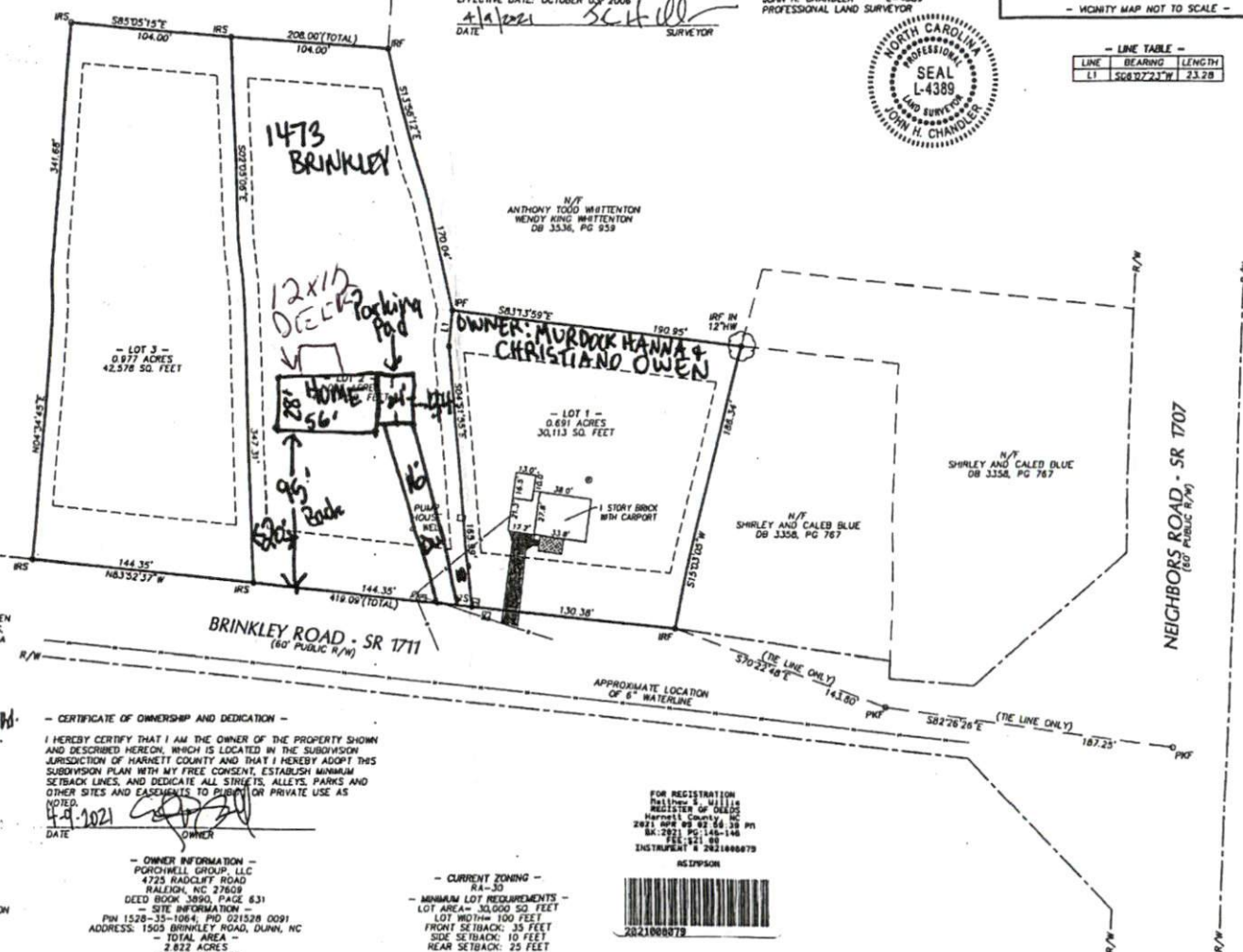


- LEGEND**
- RF IRON PIPE FOUND
 - RF IRON ROD FOUND
 - PNT PK NAIL FOUND
 - RS IRON ROD SET
 - BR BRICK
 - ASPHALT DRIVEWAY
 - R/W RIGHT-OF-WAY
 - SEPTIC SEPTIC
 - WM WATER METER
 - UTILITY POLE UTILITY POLE
 - PE PEDESTAL
 - CE CABLE TV PEDESTAL

- NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 - A MINIMUM DISTANCE OF 100' IS REQUIRED BETWEEN DRIVEWAYS FOR LOTS 1, 2 AND 3. DISTANCE IS MEASURED FROM RADIIUS TO RADIIUS.

MEASUREMENTS:

Home 28' x 56'
 Parking Pad 24' x 24'
 Driveway: 16' across
 Setback: 95'
 Left: 20'
 Right: 44' at Home
 10' at Bottom of Driveway

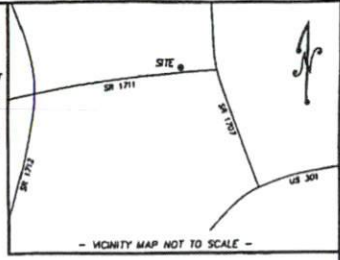


SURVEYOR'S CERTIFICATE
 THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 JOHN H. CHANDLER L-4389
 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
 FLOOD HAZARD PANEL NO. 3720151800J
 EFFECTIVE DATE: OCTOBER 03, 2006
 DATE: 4/9/2021 SURVEYOR

SURVEYOR'S CERTIFICATE
 I, JOHN H. CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. (DEED DESCRIPTION RECORDED IN BOOK 3890, PAGE 831) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AS NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 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 4th DAY OF APRIL A.D. 2021

JOHN H. CHANDLER L-4389
 PROFESSIONAL LAND SURVEYOR



LINE TABLE

LINE	BEARING	LENGTH
L1	S68°27'21\"/>	

CERTIFICATION OF MINOR SUBDIVISION APPROVAL
 I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 ADDRESSING, PUBLIC HEALTH, PLANNING, PUBLIC UTILITIES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAT IS SUBJECT TO ANY OR ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.
 E-911 ADDRESSING: NA
 PUBLIC UTILITIES (NOT FOR CONSTRUCTION): WATER, S. BRINKLEY RD.
 NCDOT: Min. 100' radius between driveway lots 1, 2, and 3.
 Sarah Cannon 4/11/2021
 SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STRIKES, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 4-9-2021
 DATE OWNER

REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF HARNETT
 I, Sheila K. Brumitt, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 4-9-21 Sheila K. Brumitt
 DATE REVIEW OFFICER

OWNER INFORMATION
 PORCHWELL GROUP, LLC
 4725 RADCLIFF ROAD
 RALEIGH, NC 27608
 DEED BOOK: 3890, PAGE: 831
 - SITE INFORMATION -
 PW 1528-35-1064; PID 021528 0091
 ADDRESS: 1505 BRINKLEY ROAD, DUNN, NC
 - TOTAL AREA -
 2.822 ACRES
 122,933 SQ. FEET

CURRENT ZONING
 RA-30
 - MINIMUM LOT REQUIREMENTS -
 LOT AREA - 30,000 SQ. FEET
 LOT WIDTH - 100 FEET
 FRONT SETBACK - 35 FEET
 SIDE SETBACK - 10 FEET
 REAR SETBACK - 25 FEET

FOR REGISTRATION
 Matthew S. Wilton
 REGISTER OF DEEDS
 HARNETT COUNTY, NC
 2021 APR 21 PM 3:58
 BK: 2021 PG: 146-148
 INSTRUMENT: 2021000079
 REC'D
 2021000079

HARNETT COUNTY REGISTER OF DEEDS
 STATE OF NORTH CAROLINA, HARNETT COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 11th DAY OF APRIL 2021 AT 2:55 PM
 Matthew S. Wilton, Alison Blumisen
 REG. OF DEEDS

DATE	REVISION	INITIAL

SCALE: 1" = 50'

chandler land surveying
 83 Adams Point Drive, Garner, North Carolina, 27529
 Phone: 919-291-9163



MINOR SUBDIVISION PLAT
 OF
1505 BRINKLEY ROAD PROPERTY
 FOR
PORCHWELL GROUP, LLC

SCALE: 1" = 50' DATE: MARCH 21, 2021
 AVERASBORO TOWNSHIP HARNETT COUNTY NORTH CAROLINA

PROJECT # 202015
 SURVEYED BY JHC
 DRAWN BY DER
 DRAWING NAME 202015S-3.01S
 SHEET NUMBER 1 OF 1