

BOA2405-0002 / PIN #: 1528-36-1048.000

B2021 - P 146

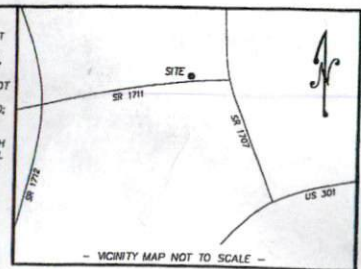
- LEGEND -**
- IRF IRON PIPE FOUND
  - IRP IRON ROD FOUND
  - PKT PK NAIL FOUND
  - IRS IRON ROD SET
  - BRICK
  - ASPHALT DRIVEWAY
  - R/W RIGHT-OF-WAY
  - SEPIC
  - WATER METER
  - UTILITY POLE
  - TELEPHONE PEDESTAL
  - CABLE TV PEDESTAL

- 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 RADIUS TO RADIUS.



**- 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

**- 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 631) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAIN 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 9th DAY OF APRIL 2021.



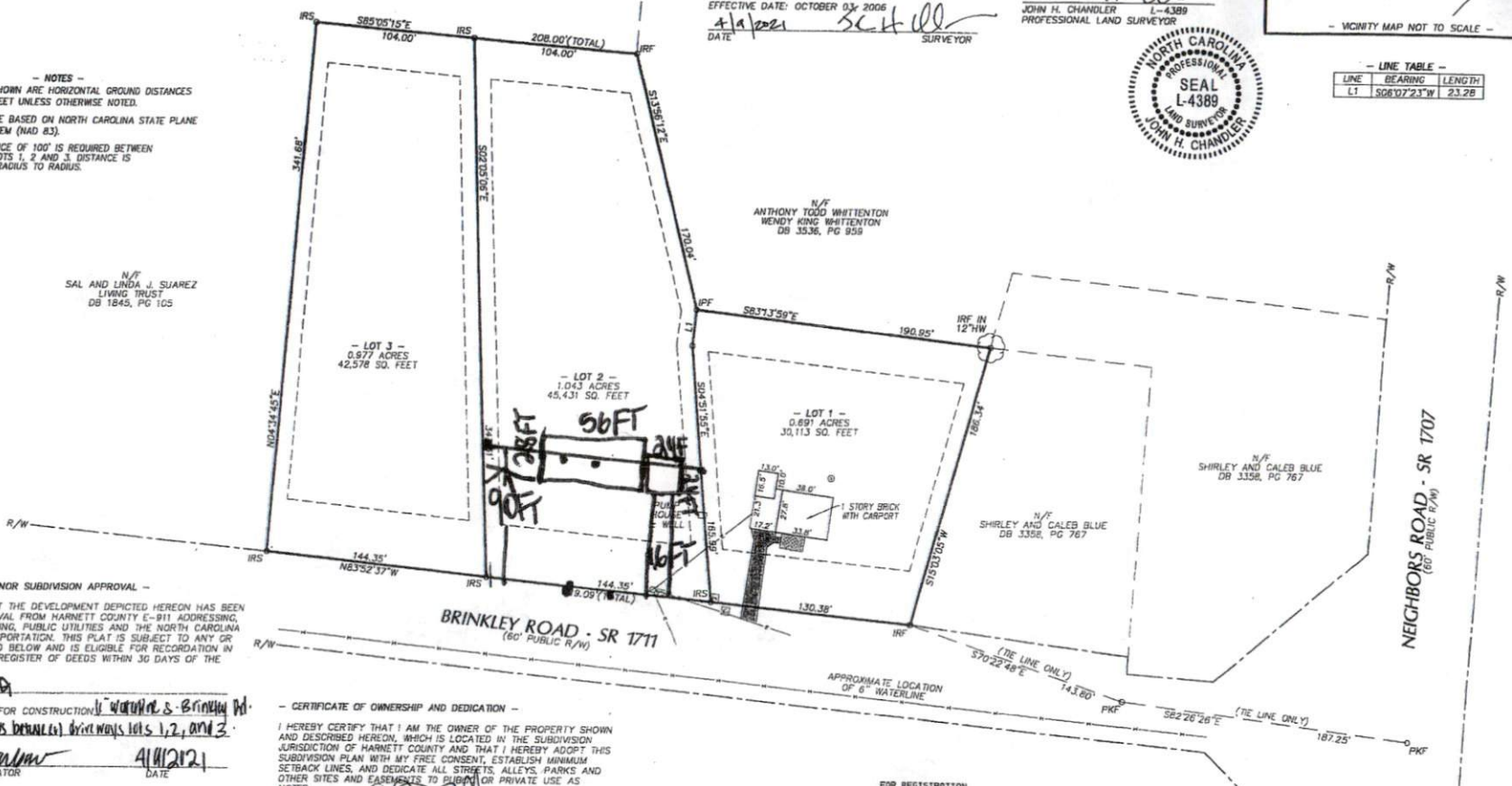
**- CERTIFICATE OF FLOODWAY INFORMATION -**  
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.  
 FLOOD HAZARD PANEL NO. 3720151800J  
 EFFECTIVE DATE: OCTOBER 03, 2006  
 DATE: 4/9/2021 SURVEYOR

JOHN H. CHANDLER L-4389  
 PROFESSIONAL LAND SURVEYOR



**- LINE TABLE -**

LINE	BEARING	LENGTH
L1	S66°07'23"W	23.26



**- 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 branches Brinkley lots 1, 2, and 3.  
 Sarah Carroll 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 AND JURISDICTION OF HARNETT COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.  
 DATE: 4-9-2021  
 OWNER: [Signature]

**- REVIEW OFFICER'S CERTIFICATE -**  
 STATE OF NORTH CAROLINA  
 COUNTY OF HARNETT  
 I, Shirak Bennett, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: 4-9-21 REVIEW OFFICER: [Signature]

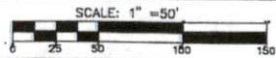
**- OWNER INFORMATION -**  
 PORCHWELL GROUP, LLC  
 4725 RAGLE PIT ROAD  
 RALEIGH, NC 27609  
 DEED BOOK 3890, PAGE 631  
**- SITE INFORMATION -**  
 PIN 1528-36-1048; PID 021528 0081  
 ADDRESS: 1505 BRINKLEY ROAD, DUNN, NC  
 TOTAL AREA - 2.822 ACRES  
 122,933 SQ FEET

**- 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

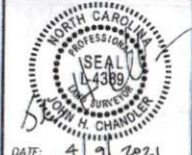


**- HARNETT COUNTY REGISTER OF DEEDS -**  
 STATE OF NORTH CAROLINA, HARNETT COUNTY  
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 9th DAY OF APRIL 2021 AT 2:55 PM.  
 Matthew S. Wilby, ALBION, NC  
 REG. OF DEEDS

DATE	REVISION	INITIAL



**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 2020155-3L015  
 SHEET NUMBER 1 OF 1