



- LEGEND -**
- RF IRON PIPE FOUND
 - RF IRON ROD FOUND
 - RF NAIL FOUND
 - RF IRON ROD SET
 - RF BRICK
 - RF ASPHALT DRIVEWAY
 - R/W RIGHT-OF-WAY
 - S/PIC SEPTIC
 - 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 RADIIUS TO RADIIUS.

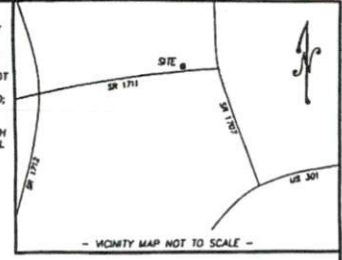
Measurements:
 Home 28' x 56'
 Parking Pad 24' x 24'
 Driveway: 16' Across
 Setback: 95'
 Left: 30'
 Right: 34'



- 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

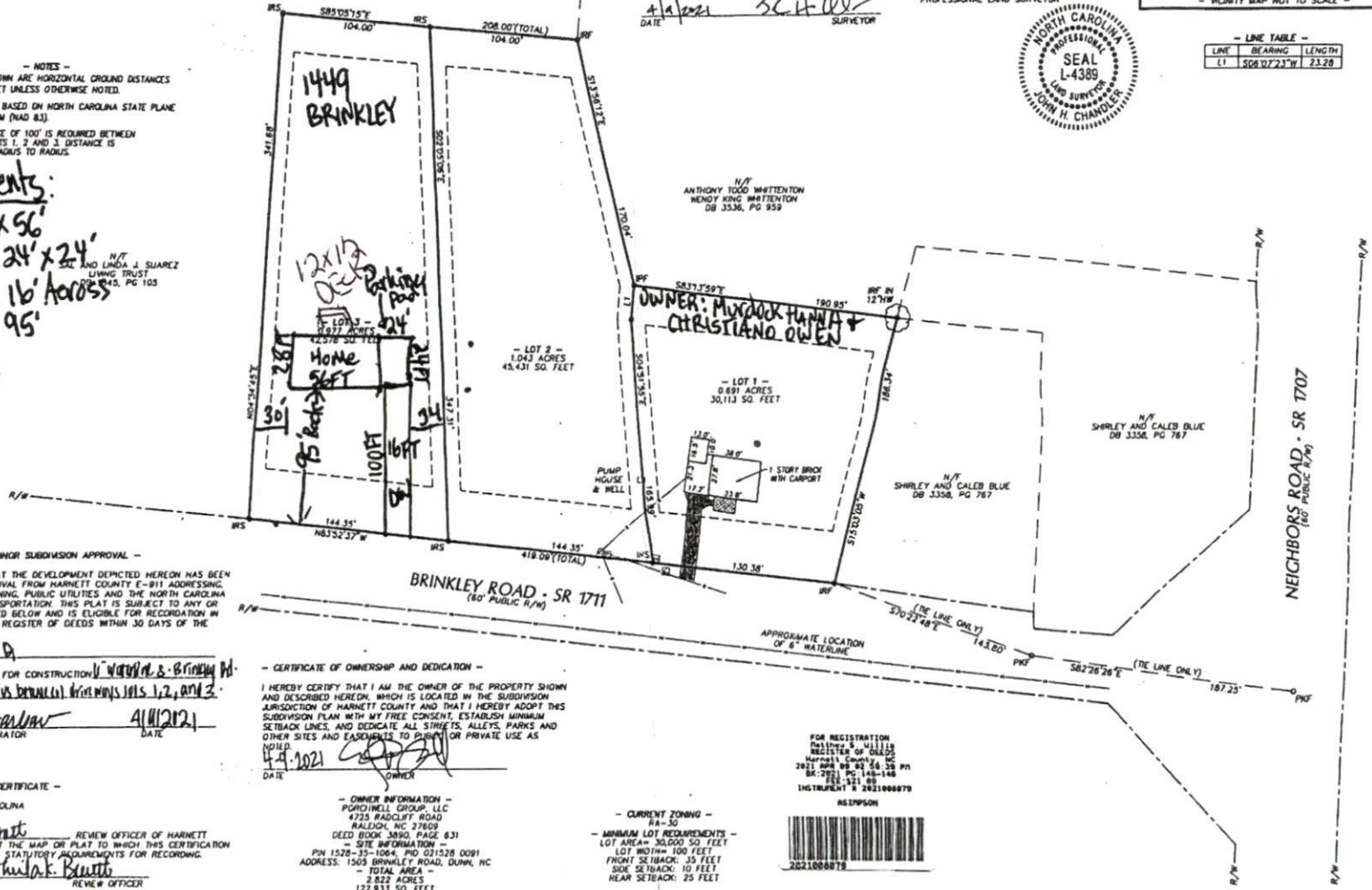
CERTIFICATE OF FLOODWAY INFORMATION -
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
 FLOOD HAZARD PANEL NO. 37201S1800J
 EFFECTIVE DATE: OCTOBER 03, 2008
 DATE: 4/9/21 SC H Chandler SURVEYOR

- 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 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 14 DAY OF APRIL A.D. 2021
 SC H Chandler
 JOHN H. CHANDLER L-4389
 PROFESSIONAL LAND SURVEYOR



- LINE TABLE -

LINE	BEARING	LENGTH
L1	S68°17'23"W	23.28



- 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)
 SUBDIVISION ADMINISTRATOR: Sarah [Signature] DATE: 4/11/2021

- REVIEW OFFICER'S CERTIFICATE -
 STATE OF NORTH CAROLINA COUNTY OF HARNETT
 I, [Signature] 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]

- 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 STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 4-9-2021 OWNER: [Signature]

- OWNER INFORMATION -
 PORCHWELL GROUP, LLC
 4725 RADCLIFF ROAD RALEIGH, NC 27609
 DEED BOOK 3890, PAGE 631
 - SITE INFORMATION -
 PN 1528-35-1064, PID 021528 0081
 ADDRESS: 1505 BRINKLEY ROAD, DUNN, NC
 - TOTAL AREA -
 2.822 ACRES
 122,933 SQ. FEET

- CURRENT ZONING -
 RA-50
 - 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 14TH DAY OF APRIL 2021 AT 2:54 PM
 Matthew S. White, Reg. of Deeds

DATE	REVISION	BY/DA

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 DBR
 DRAWING NAME 202015S-3.01'S
 SHEET NUMBER 1 OF 1