PC F
SLIDE 188-B

– LEGEND –

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
	BRICK
	ASPHALT DRIVEWAY
R/W	RIGHT-OF-WAY
	SEPTIC
	WATER METER
	UTILITY POLE
	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL

– NOTES –

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

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

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

– 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

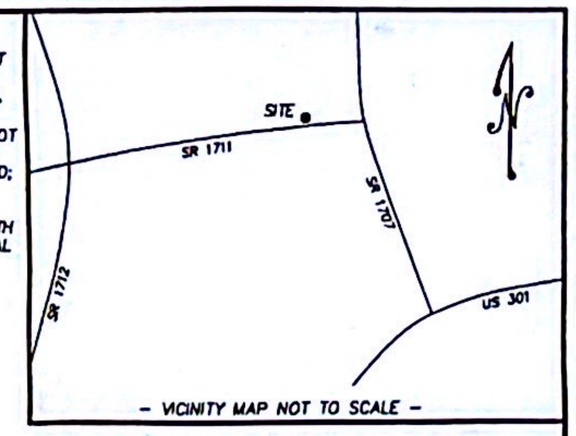
4/9/2021 DATE SURVEYOR

– 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 9th DAY OF April, A.D., 2021

JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR

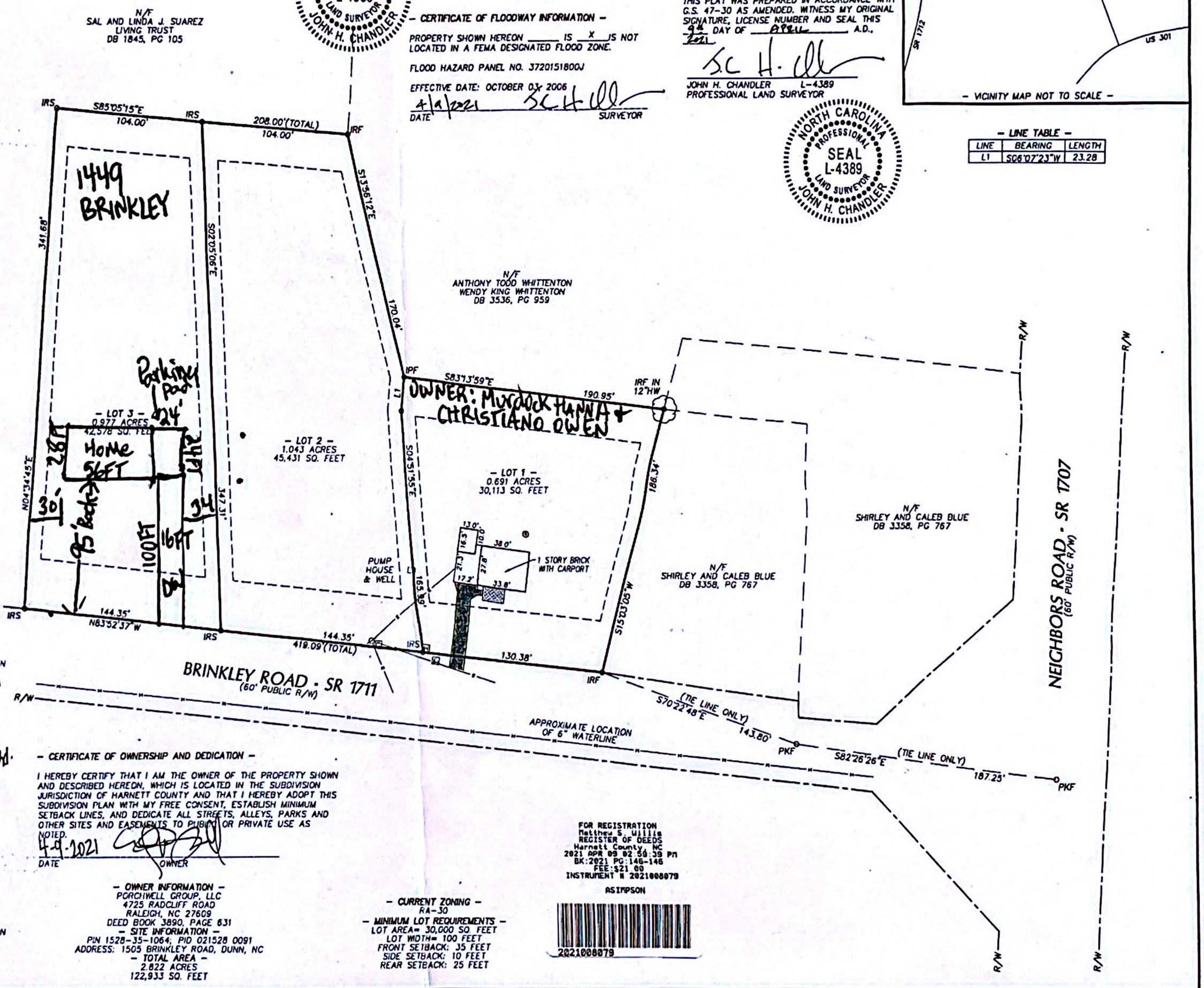
NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER



– VICINITY MAP NOT TO SCALE –

– LINE TABLE –

LINE	BEARING	LENGTH
L1	S06°07'23"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) 6" waterline S. Brinkley Rd.

NCDOT Min. 100' radius between(2) driveways lots 1, 2, and 3.

Sarah Carlson 4/4/2021
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 STREETS, 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. Bennett 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. Bennett
DATE REVIEW OFFICER

– OWNER INFORMATION –
PORCHWELL GROUP, LLC
4725 RADCLIFF ROAD
RALEIGH, NC 27609
DEED BOOK 3890, PAGE 631
– SITE INFORMATION –
PIN 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. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 APR 09 02:59:39 PM
BK:2021 PG:146-146
FEE:$21.00
INSTRUMENT # 2021008079
ASIMPSON
2021008079

– 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 2:59 PM

Matthew S. Willis / Alison Simpson
REG. OF DEEDS ~~DEPUTY~~ REG. OF DEEDS

DATE	REVISION	INITIAL

SCALE: 1" =50'
0 25 50 100 150

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

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER
DATE: 4/9/2021

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 2020155-3LOTS
SHEET NUMBER 1 OF 1