

North Carolina, Johnston County  
I, W. ROYCE LAMBERT, JR., certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 3828, Page 281, etc.) (other); that the boundaries not surveyed are clearly indicated as shown there information found in Book       , Page       ; that the ratio of precision or positional accuracy as indicated in       ; that this plat was prepared in accordance with G.S. 47-30 as amended.

I certify to one or more of the following:  
A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
C. Any one of the following: (1) That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration. (2) That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse. (3) That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or interests. (4) That the survey is of a proposed easement for a public utility as defined in G.S. 82-3.  
D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Witness my original signature, license number and seal this 18 day of MAY, A.D., 2024.

Seal or Stamp  
L. # 3517  
License Number



Submitted electronically by "Lambert, Survey, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the subscriber agreement with the Harnett County Register of Deeds.

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
07/02/2024 12:56:53 PM NC Rev Stamp: \$0.00  
Book: 2024 Page: 317 - 317 (1) Fee: \$21.00  
Instrument Number: 2024011517

JEFFREY SCOTT MILLER  
DEED BOOK 1178, PAGE 95-96

PLAT BOOK PC#F SLIDE 163A

GERALD W. EDWARDS  
and wife,  
JOY W. EDWARDS  
DEED BOOK 1044,  
PAGE 454-455

GERALD W. EDWARDS  
and wife,  
JOY W. EDWARDS  
DEED BOOK 877,  
PAGE 854-855

MAP BOOK PC#E, SLIDE 84A  
GLENN B. HACKNEY, JR.  
and wife,  
LYNNE W. HACKNEY  
DEED BOOK 3929,  
PAGE 761-763  
PIN: 1528-68-1949.000

PIN: 1528-68-2965.000  
0.23 ACRES +/-

FEMA FLOOD HAZARD STATEMENT  
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No.: 372015280 K Effective Date: 10/3/2006

RICHARD J. MCDUFFIE JR.  
SEBORAH W. MCDUFFIE  
DEED BOOK 1024, PAGE 889

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the subdivision regulation jurisdiction of Harnett County except:

7/2/2024  
Date  
Disseminated by: Ann Hackney  
KARST JURISDICTION

NOTE: Property shown hereon is not currently in a watershed district. IRON STAKES ARE SET AT ALL CORNERS.  
Harnett County Minimum Building Setback Requirements  
RA-20R, RA-20M, RA-30, & RA-40  
FRONT: 35' from R/W  
REAR: 25'  
SIDE: 10'  
CORNER LOT SIDE: 20'

I hereby certify that this record plat complies with the subdivision regulations of Harnett County, North Carolina; and that this plat has been approved for recording in the Register of Deeds of Harnett County.

7/2/2024  
Date  
Disseminated by: Theresa Jones  
Planning Director

NOTE: BROKEN LINES TAKEN FROM DEED UTILITIES NOT LOCATED.

- LEGEND  
ESR Existing Steel Rod  
SSR Set Steel Rod  
ECPB Existing Cotton Picker Spline  
SCPB Set Cotton Picker Spline  
DN Existing Nail  
DIP Existing Iron Pipe  
SIP Set Iron Pipe  
ES Existing Iron Stake  
SSS Set Iron Stake  
EPN Existing PK Nail  
SPN Set PK Nail  
ECM Existing Concrete Monument  
SRB Set Rebar  
ERB Existing Rebar  
ELS Existing Lighthouse Stake  
P Property Line  
PP Power Pole  
LP Light Pole  
EPH Existing Fire Hydrant

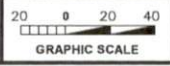
- CENTER LINE  
BOUNDARY LINE  
RIGHT OF WAY  
ELECTRIC LINE  
WATERLINE  
STREAM  
EASEMENT LINE  
TIELINE

C-1280  
W. ROYCE LAMBERT, Jr. PLS 3517  
3732 OLD FAIRGROUND ROAD,  
ANGIER, NC, 27501  
PHONE (919)-820-1479  
(919)-894-3575

STATE OF NORTH CAROLINA, Harnett COUNTY  
Sheila K Bennett  
I,       , REVIEW OFFICER OF  
Harnett COUNTY, CERTIFY THAT THE MAP OR  
PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS  
ALL STATUTORY REQUIREMENTS FOR RECORDING.  
REVIEW OFFICER: Sheila Bennett  
DATE: 7/2/2024

STATE OF NORTH CAROLINA,        COUNTY  
FILED FOR REGISTRATION AT        M.  
      , 20       IN THE REGISTER  
OF DEEDS OFFICE.  
RECORDED IN BOOK        PAGE         
REGISTER OF DEEDS  
BY:       

RECOMBINATION MAP FOR  
GLENN B. HACKNEY, JR.  
and wife,  
LYNNE W. HACKNEY  
TOWNSHIP AVERASBORO COUNTY HARNETT  
STATE: NORTH CAROLINA DATE: 5/18/2024 SCALE: 1 IN.=40 FT.  
ZONE: RA-30 TAX PARCEL: PIN: 1528-68-1949.000  
PIN: 1528-68-2965.000





## Harnett County GIS

PID: 021528 0127

PIN: 1528-68-1949.000

Account Number: 1500040315

Owner: HACKNEY GLENN B JR & HACKNEY LYNNE W

Mailing Address: 699 MILLER RD BENSON, NC 27504-6441

Physical Address: 699 MILLER RD BENSON, NC 27504 ac

Description: 1.26ACS GLENN B HACKNEY JR MAP#2024-317

Surveyed/Deeded Acreage: 1.26

Calculated Acreage: 1.26

Deed Date: 1611637200000

Deed Book/Page: 3929 - 0761

Plat(Survey) Book/Page: 2024 - 317

Last Sale: 2021 - 1

Sale Price: \$145000

Qualified Code: A

Vacant or Improved: I

Transfer of Split: T

Actual Year Built: 1954

Heated Area : 1446 SqFt

Building Count : 1

Building Value: \$109017

Parcel Outbuilding Value: \$3450

Parcel Land Value: 45930

Market Value: \$158397

Deferred Value: \$0

Total Assessed Value: \$158397

Zoning: RA-30 - 1.26 acres (100.0%)

Zoning Jurisdiction: Harnett County

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Dunn Elementary

Middle School: Dunn Middle

High School: Triton High

Fire Department: Benson

EMS Department: Medic 15, D15 EMS

Law Enforcement: Harnett County Sheriff

Voter Precinct: West Averbosoro

County Commissioner : W Brooks Matthews

School Board Member: Joey Powell

