

NOT TO SCALE
VICINITY MAP

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 PLAN 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:

COURSE	BEARING	DISTANCE
1	S 23°53'40"W	30.00'
2	N 44°33'41"W	28.81'
3	N 23°51'42"E	30.00'
4	N 23°51'42"E	30.00'
5	N 23°51'42"E	30.00'
6	N 23°51'42"E	30.00'



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4182, PAGE 2784, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28 DAY OF FEBRUARY, A.D. 2023

Melvin A. Graham
MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NOTE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
Melvin A. Graham
SURVEYOR

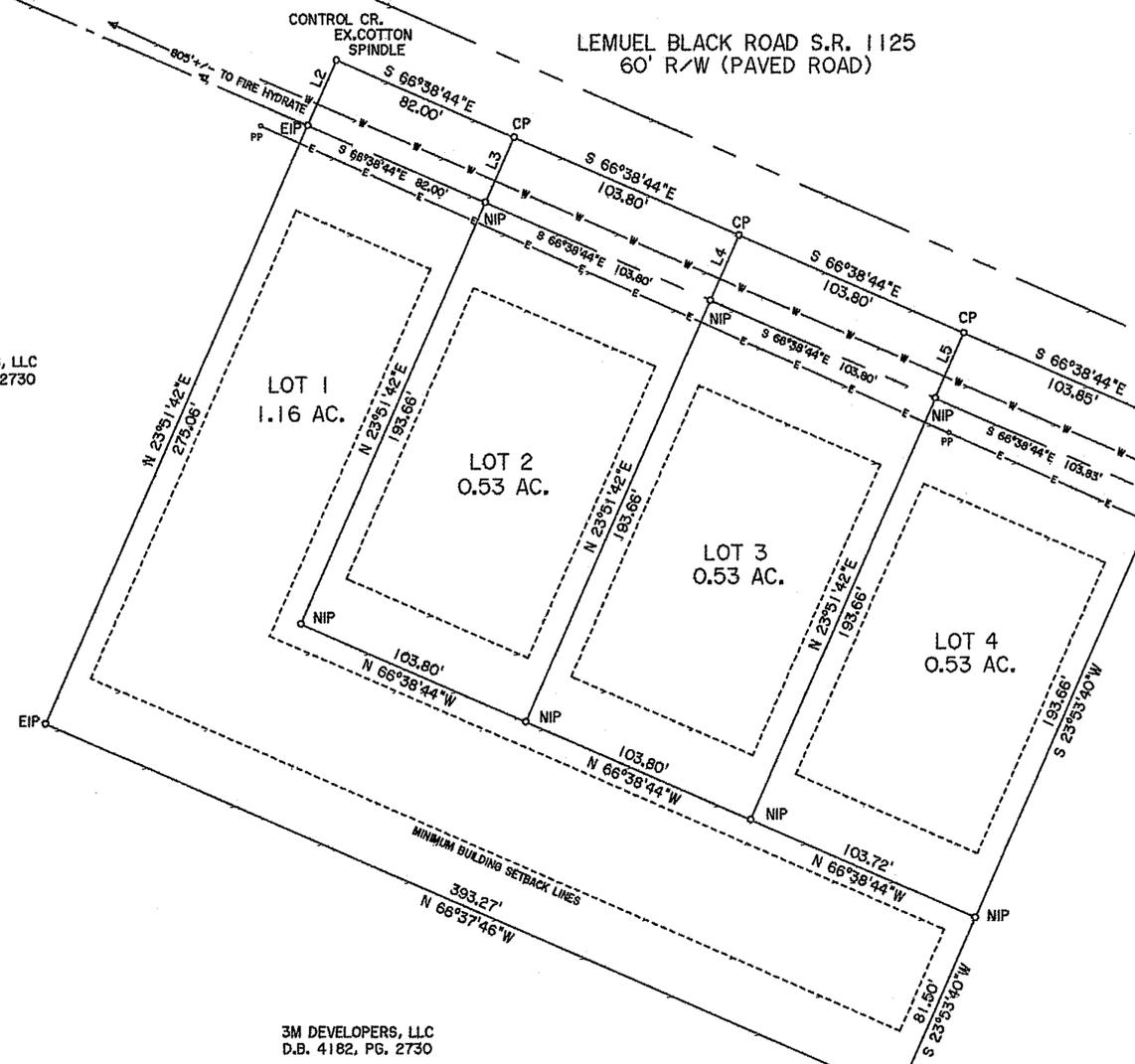
STATE OF NORTH CAROLINA
COUNTY OF HARNETT
Shelak Bennett
REVIEW OFFICER OF HARNETT COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: *3-30-23* REVIEW OFFICER: *Shelak Bennett*

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, PLANNING, PUBLIC UTILITIES, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAT IS SUBJECT TO ANY AND ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

911 ADDRESSING - *NA*
PUBLIC UTILITIES (NOT FOR CONSTRUCTION) - *Water is available*
NCDOT - *Change of use requires a new driveway permit*
Shelak Bennett 3-30-23
SUBDIVISION ADMINISTRATOR DATE

3M DEVELOPERS, LLC
D.B. 4182, PG. 2730



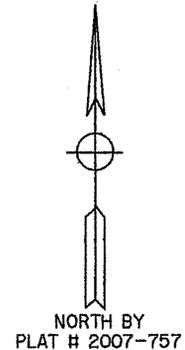
AREA IN R/W

LOT 1	= 0.06 AC.
LOT 2	= 0.07 AC.
LOT 3	= 0.07 AC.
LOT 4	= 0.07 AC.

NET AREA

LOT 1	= 1.10 AC.
LOT 2	= 20,100 sq.ft. (0.46 AC.)
LOT 3	= 20,100 sq.ft. (0.46 AC.)
LOT 4	= 20,100 sq.ft. (0.46 AC.)

BHS FAMILY LP
SAMUEL M. BYRD
D.B. 4179, PG. 1501



FOR REGISTRATION
Matthew S. Dillie
REGISTER OF DEEDS
Harnett County, NC
03/30/2023 at 11:59:47 AM
Bk 2023 Pg 129-129 (1)
Fee Amt: \$21.00

INSTRUMENT # 2023004825
VICTORIA RODRIGUEZ

MINIMUM BUILDING SETBACKS
FRONT - 35'
SIDELINES - 10'
SIDE STREET - 20'
REAR - 25'

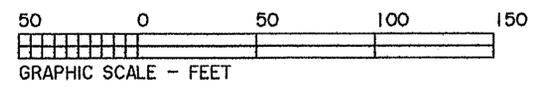
NOTES:
PROPERTY CONSIST OF ALL OF THE SOUTHERN COMFORT CUSTOM HOMES, LLC PROPERTY AS RECORDED IN D.B. 4182, PG. 2784 HARNETT COUNTY REGISTRY.

ALL AREAS BY COORDINATE METHOD
PROPERTY ZONED RA-20R
PROPERTY NOT IN A WATERSHED
COUNTY WATER & PRIVATE SEPTIC SYSTEM
TOTAL AREA = 2.76 AC.
PROPERTY IN FLOOD ZONE X

PID # 010516 0032 01
PIN # 0516-22-3456.000

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER: 3720050800J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFF. DATE: 10/03/2006

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE 30 DAY
OF *March 20 23* AT *11:59 AM*
RECORDED AT MAP NUMBER *2023-129*
Matthew S. Dillie
REGISTER OF DEEDS - ASST. DEPUTY
Victoria G. Rodriguez
Deputy III



- LEGEND:
EIP-EXISTING IRON PIPE OR IRON ROD
NIP-NEW IRON PIPE OR IRON ROD
NRRS-NEW RAILROAD SPIKE
ERRS-EXISTING RAILROAD SPIKE
NPK-NEW P.K. NAIL
EPK-EXISTING P.K. NAIL
ECM-EXISTING CONCRETE MONUMENT
C/L-CENTER LINE
PP-POWER POLE
LP-LIGHT POLE
R/W-RIGHT OF WAY
CP-CALCULATED POINT
-E- ELECTRICITY
- = GROUND ELEVATION
-X-X- FENCE

TOWNSHIP	COUNTY	STATE
ANDERSON CREEK	HARNETT	NC
MINOR SUBDIVISION SURVEY FOR (OWNER) SOUTHERN COMFORT CUSTOM HOMES, LLC 2693 McDUGALD ROAD LILLINGTON, NC 27546		DATE: 02/28/2023
		SCALE: 1" = 50'
		PROJECT: 3123
MELVIN A. GRAHAM, PLS. 3679 NICHOLSON ROAD CAMERON, NC 28326 PHONE (919) 499-6174		REVISION: