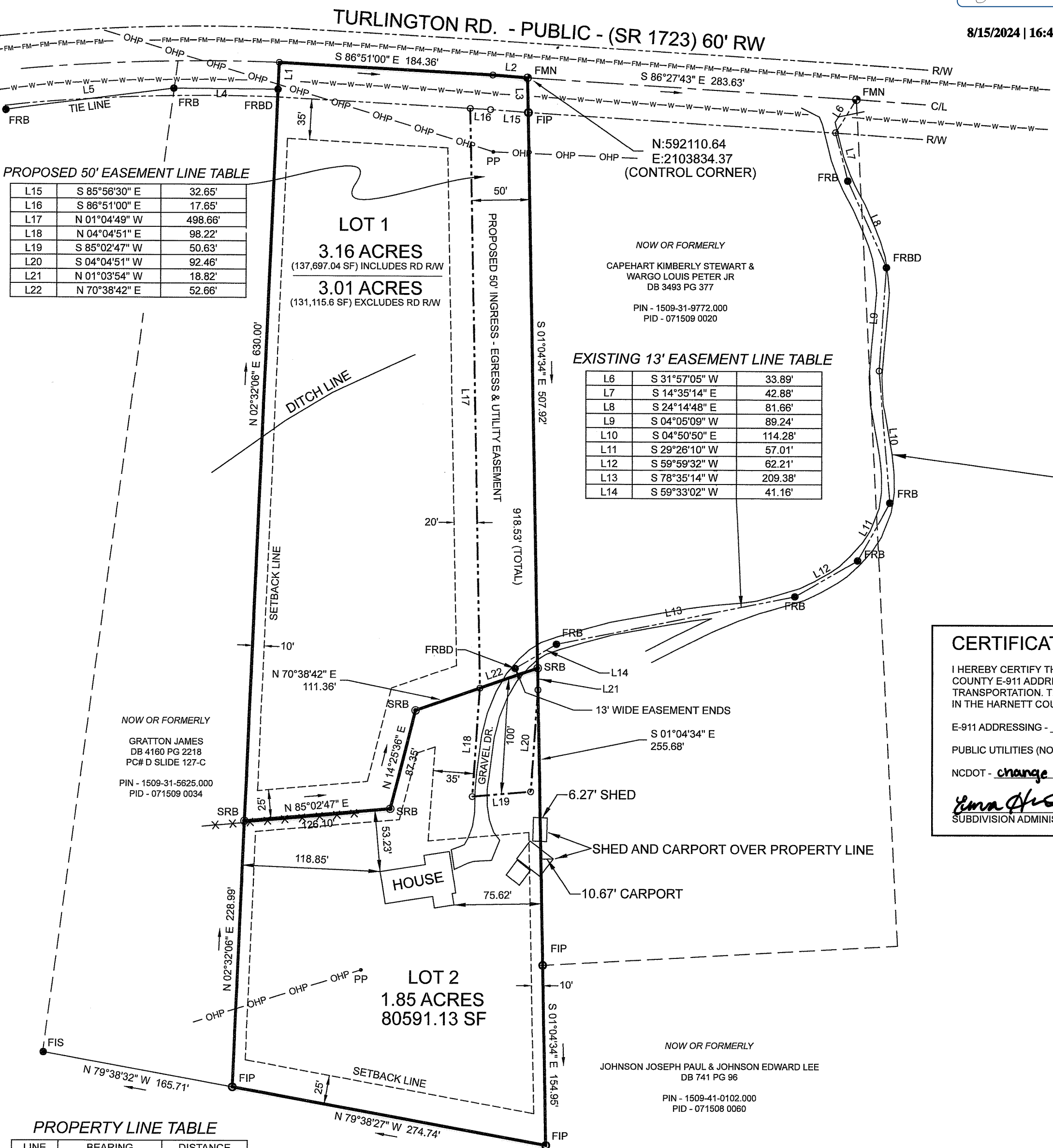


8/15/2024 | 16:46 MST



**PROPOSED 50' EASEMENT LINE TABLE**

L15	S 85°58'30" E	32.65'
L16	S 86°51'00" E	17.65'
L17	N 01°04'49" W	498.66'
L18	N 04°04'51" W	98.22'
L19	S 85°02'47" W	50.63'
L20	S 04°04'51" W	92.46'
L21	N 01°03'54" W	18.82'
L22	N 70°38'42" E	52.66'

**EXISTING 13' EASEMENT LINE TABLE**

L6	S 31°57'05" W	33.89'
L7	S 14°35'14" E	42.88'
L8	S 24°14'48" E	81.66'
L9	S 04°05'09" W	89.24'
L10	S 04°50'50" E	114.28'
L11	S 29°26'10" W	57.01'
L12	S 59°59'32" W	62.21'
L13	S 78°35'14" W	209.38'
L14	S 59°33'02" W	41.16'

**PROPERTY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 02°32'06" E	23.24'
L2	S 85°38'24" E	30.00'
L3	S 01°04'34" E	29.98'
L4	N 89°39'32" W	89.81'
L5	S 82°44'08" W	146.04'

**SURVEY NOTES:**

ALL DISTANCES AND DIMENSIONS ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED.

AREAS DETERMINED BY COORDINATE METHOD.

NO NC GEODETIC SURVEY MONUMENTS OR OTHER SUCH CONTROL MONUMENTS WERE FOUND WITHIN 2000' UNLESS OTHERWISE SHOWN HEREON.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE BY A LICENSED ATTORNEY.

NO UNDERGROUND UTILITIES WERE MARKED BY PROVIDER PRIOR TO THIS SURVEY. CALL NC 811 PRIOR TO ANY EXCAVATION TO LOCATE ANY UNDERGROUND UTILITIES.

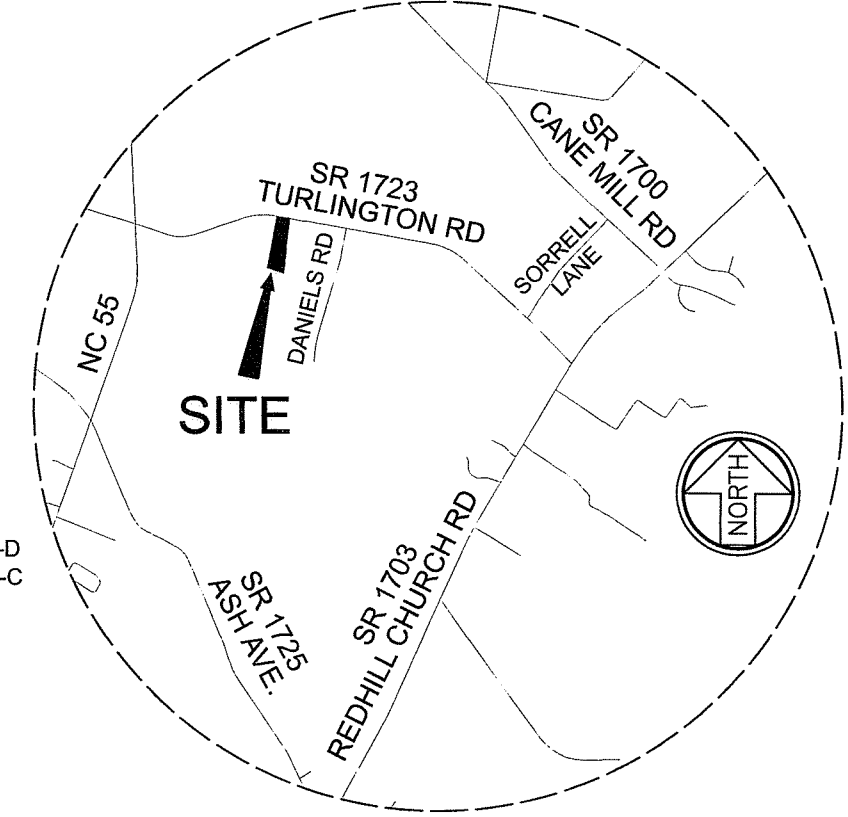
WETLANDS, SOIL CONDITIONS, OR OTHER ENVIRONMENTAL FEATURES WERE NOT DELINEATED FOR THIS SURVEY.

SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

THIS PLAT DOES NOT REPRESENT A CHANGE IN TITLE UNTIL A DOCUMENT OF TITLE IS FILED IN THE COUNTY REGISTER OF DEEDS IN WHICH THE LAND IS LOCATED.

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'  
MAXIMUM HEIGHT: 35'



**FEMA FLOOD HAZARD STATEMENT**

THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE FEMA "ZONE (X)" (MINIMAL FLOOD RISK) AREA AS SHOWN ON FIRM MAP NUMBER: 3720150800J EFFECTIVE DATE: 10/3/2006

EXISTING GRAVEL RD. ALONG 13' WIDE EASEMENT D.B. 1005 PG. 13 & SHOWN ON MAP, PC#F SLIDE 147D

**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 AND ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

E-911 ADDRESSING - N/A

PUBLIC UTILITIES (NOT FOR CONSTRUCTION) - none

NCDOT - change of use of subject properties requires an approved driveway permit

*Ron A. Vanderhoof* 8/14/23  
SUBDIVISION ADMINISTRATOR DATE

**SURVEYORS CERTIFICATE**

I, RON A. VANDERHOOF, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 3627, PAGE 890, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT); THAT THE RATIO OF PRECISION OF POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THE 11TH DAY OF AUGUST IN THE YEAR OF OUR LORD 2023.

I FURTHER CERTIFY TO THE FOLLOWING:

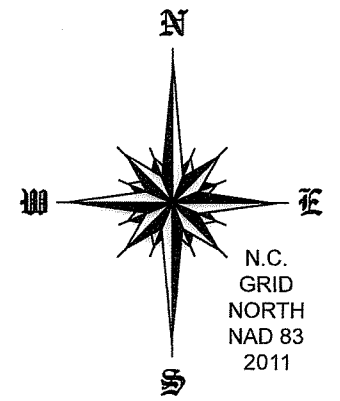
X THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

*Ron A. Vanderhoof*  
RON A. VANDERHOOF - NC PLS L4199

Instrument #: 2023013435  
Recorded: 08/14/2023 10:50:41 AM  
Fee Amt: \$21.00 Page 1 of 1

Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK 2023 PG 386 - 386 (1)

- LEGEND**
- FRB FOUND REBAR
  - ⊗ FAX FOUND AXEL
  - FIP FOUND IRON PIPE
  - ⊗ FCS FOUND COTTON SPINDLE
  - FIS FOUND IRON STAKE
  - ⊗ SRB SET REBAR
  - CP COMPUTED POINT
  - FMN FOUND MAGNETIC NAIL
  - PP POWER POLE
  - D DISTURBED
  - DB DEED BOOK
  - PG PAGE
  - PB PLAT BOOK
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - ADJOINERS
  - INGRESS-EGRESS EASEMENT
  - OHP OVERHEAD POWER LINES
  - X-X- FENCE LINE
  - W-W- WATERLINE (12") PER GIS
  - FM-FM- SANITARY SEWER FORCE MAIN (6") PER GIS



MINOR SUBDIVISION FOR:

**TONYA J. WARREN**

PROPERTY ADDRESS: 642 TURLINGTON RD, DUNN, NC 28334  
DATE SURVEYED: MAY 4TH, 5TH & 31ST, 2023

GROVE TWP. - HARNETT COUNTY, N.C.  
ZONING: RA-30 ~ PIN NUMBER: 1509-31-7604.000



GRAPHIC SCALE 1" = 80'

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

*Sheila K. Bennett*  
REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

*Sheila K. Bennett* 8-14-23  
REVIEW OFFICER DATE

**CERTIFICATION 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 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 UNIFIED DEVELOPMENT ORDINANCE JURISDICTION OF HARNETT COUNTY.

*Tonya J. Warren* 8/11/2023  
OWNER: TONYA J. WARREN DATE  
PIN - 1509-31-7604.000

**VANDERHOOF SURVEYING PLLC**