B2020 - P 168

VICINITY MAP (NTS)

- ○ EXISTING IRON PIPE
- ● IRON ROD SET
- ◆ EXISTING AXLE
- □ EXISTING CONCRETE MONUMENT
- △ CALCULATED/SET POINT

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Shelah Burnett, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5/15/2020 Shelah Burnett
DATE REVIEW OFFICER

EXEMPT FROM SUBDIVISION REGULATIONS WITHIN THE HARNETT COUNTY PLANNING JURISDICTION

DATE SUBDIVISION ADMINISTRATOR

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF COATS, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF HARNETT COUNTY.

5/15/2020 Mark Wade
DATE PLANNING DIRECTOR - TOWN OF COATS, NC

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED WITHIN THE ZONING AND SUBDIVISION JURISDICTION OF HARNETT COUNTY AND THAT I (WE) HAVE REVIEWED THIS PLAT OF RECOMBINATION AND ADOPT IT WITH MY (OUR) FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS SET FORTH BY THE COUNTY ZONING ORDINANCE.

5-15-2020 Don C. Adams
DATE OWNER(S)

HARNETT COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 15 DAY OF May 20 20 AT 11:12 AM

Kimberly S. Thomas
REG. OF DEEDS ASST. REG. OF DEEDS

NAD83/NSRS2011

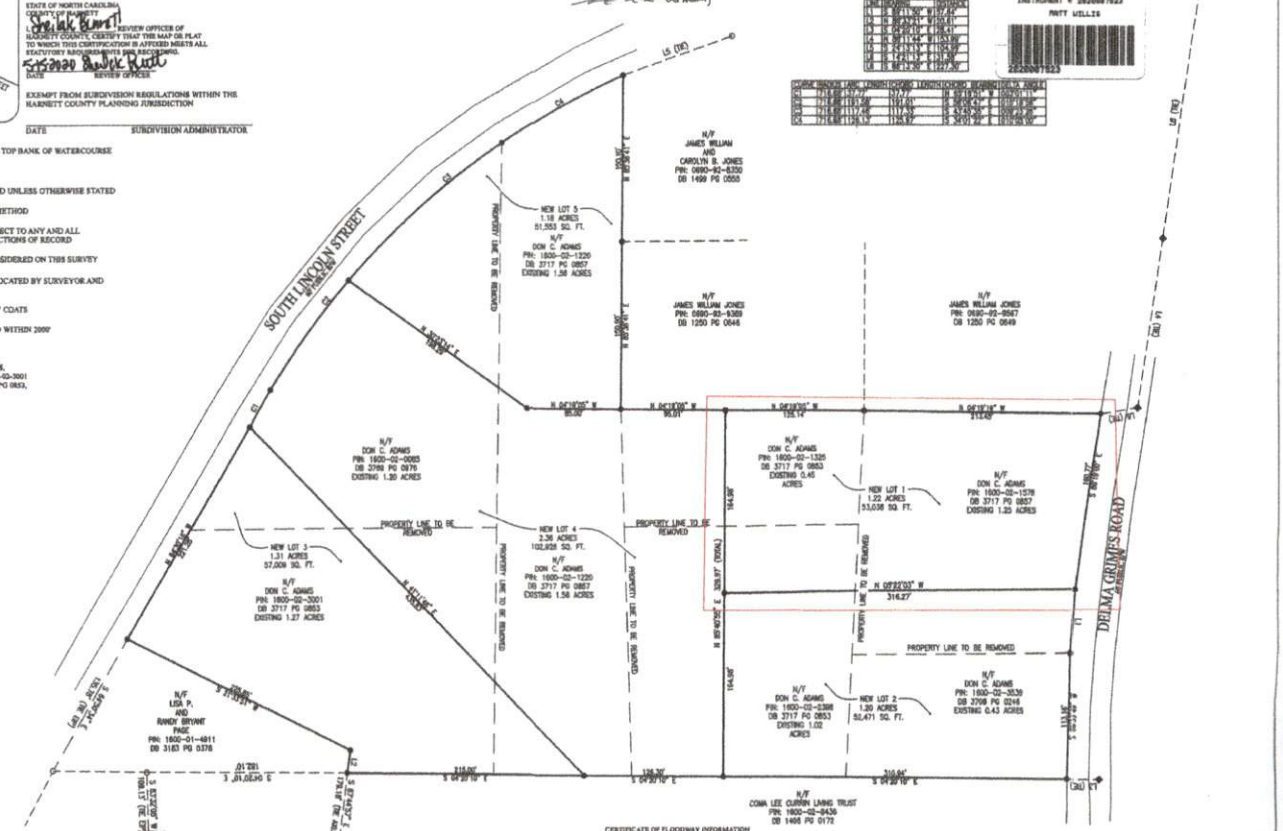
FOR REGISTRATION
KIMBERLY S. THOMAS
REGISTER OF DEEDS
HARNETT COUNTY, NC
2020 MAY 15 11:12:16 AM
BK:3020 PG:168-168
INSTRUMENT # 2020007923

PATT WILLIS

2020007923

LINE	BEARING	DISTANCE
L1	S 88°11'50" W	107.42'
L2	N 89°51'11" W	150.61'
L3	N 89°51'11" W	150.61'
L4	N 89°11'44" W	150.59'
L5	S 89°11'44" E	150.59'
L6	S 89°51'11" E	150.61'
L7	S 89°51'11" E	150.61'
L8	S 88°12'50" E	107.42'

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA	CHORD
C1	791.68'	317.73'	161.73'	N 23°01'01" W	315.73'	23°00'17"	
C2	791.68'	150.74'	75.61'	N 34°01'01" W	150.51'	10°54'46"	
C3	791.68'	167.00'	83.72'	N 22°29'24" W	166.67'	12°04'38"	
C4	791.68'	111.93'	56.00'	N 32°32'55" W	111.83'	8°05'57"	
C5	791.68'	116.81'	58.47'	N 42°01'32" W	116.70'	8°27'02"	
C6	791.68'	116.81'	58.47'	S 42°01'32" E	116.70'	8°27'02"	



NOTE 'A'
ALL RIPARIAN BUFFERS MEASURED FROM TOP BANK OF WATERCOURSE

NOTE 'B'
SURVEYED ON 04/06/2020

NOTE 'C'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED

NOTE 'D'
ALL AREAS COMPUTED BY COORDINATE METHOD

NOTE 'E'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

NOTE 'F'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY

NOTE 'G'
WETLAND AREAS EXIST BUT WERE NOT LOCATED BY SURVEYOR AND NOT SHOWN HEREON

NOTE 'H'
THIS PROPERTY IS IN THE TOWN LIMITS OF COATS

NOTE 'I'
THERE ARE NO NCGS MONUMENTS FOUND WITHIN 2000'

OWNER:
DON C.ADAMS
PIN #: 1600-02-3215, 1600-02-1578, 1600-02-3308, 1600-02-1325, 1600-02-1220, 1600-02-0065, 1600-02-3001
DB 3708 PG 0246, DB 3717 PG 0857 , DB 3717 PG 0853, DB 3708 PG 0876
ZONING: RA
TOWN OF COATS
MINIMUM BUILDING
SETBACKS REQUIREMENTS
RA-20S, RA-20M
RA-30, RA & RA-40
SETBACKS:
MINIMUM FRONT: 40'
MINIMUM REAR YARD: 30'
MINIMUM SIDE YARD: 15'

REFERENCES:
DB 3708 PG 0246
DB 3717 PG 0857
DB 3717 PG 0853
DB 3708 PG 0876
DB 3183 PG 0376
DB 1499 PG 0555
DB 1250 PG 0646
DB 1250 PG 0649
DB 1466 PG 0172

NORTH CAROLINA PROFESSIONAL SEAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

I, MICHAEL STOKES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: RTN (360 EPOCH OBSERVATIONS)
DATE(S) OF SURVEY: 07/05/2018
DATUM/EPOCH: NAD83(NSRS2011)
PUBLISHED/FIXED CONTROL: RTN BROADCAST BASE
GEOID MODEL: GEOID12B
UNITS: US SURVEY FEET
COMBINED FACTOR: 0.999999
HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(NSRS2011)
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID12B)

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 12TH DAY OF MAY A.D. 2020

SIGNATURE
MICHAEL S. STOKES L-4996

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720680006K

EFFECTIVE DATE: 10/03/2006

5-15-2020
DATE SURVEYOR

I, MICHAEL STOKES, CERTIFY:

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDER SURVEY, OR OTHER SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR DATE

STOKES SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-109 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 1 OF 1	RECOMBINATION PLAT
REVISION:	LOTS 1-5
REVISION:	PROPERTY OF: Don C. Adams
DRAWN BY: AW	COUNTY: HARNETT / STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: GROVE / PIN: SEE OWNER TABLE
FIELD BY: RF JM	ZONED: RA / DATE: 05-09-2020
CHKD FILE: 200053	