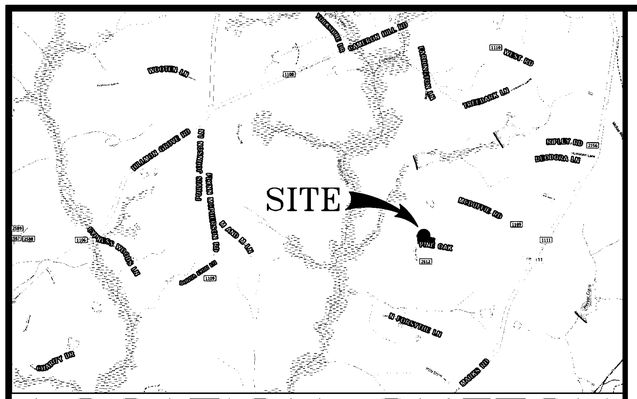
Submitted electronically by Stephen R Sheffield & Associates, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.



OWNER:
CMH HOMES, INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, P. A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, N. C. 28315
910-255-0420

REFERENCE:
DEED BOOK 4262, PAGE 496
DEED BOOK 4220, PAGE 2602
MAP BOOK 2004, PAGE 490
HARNETT COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/16/2024 11:26:25 AM NC Rev Stamp: $0.00
Book: 2024 Page: 623 - 623 (1) Fee: $21.00
Instrument Number: 2024022260

I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

FURTHER:

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.

WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 4TH DAY OF DECEMBER, 2024, A.D.

S. R. SHEFFIELD, PLS NO. 1365

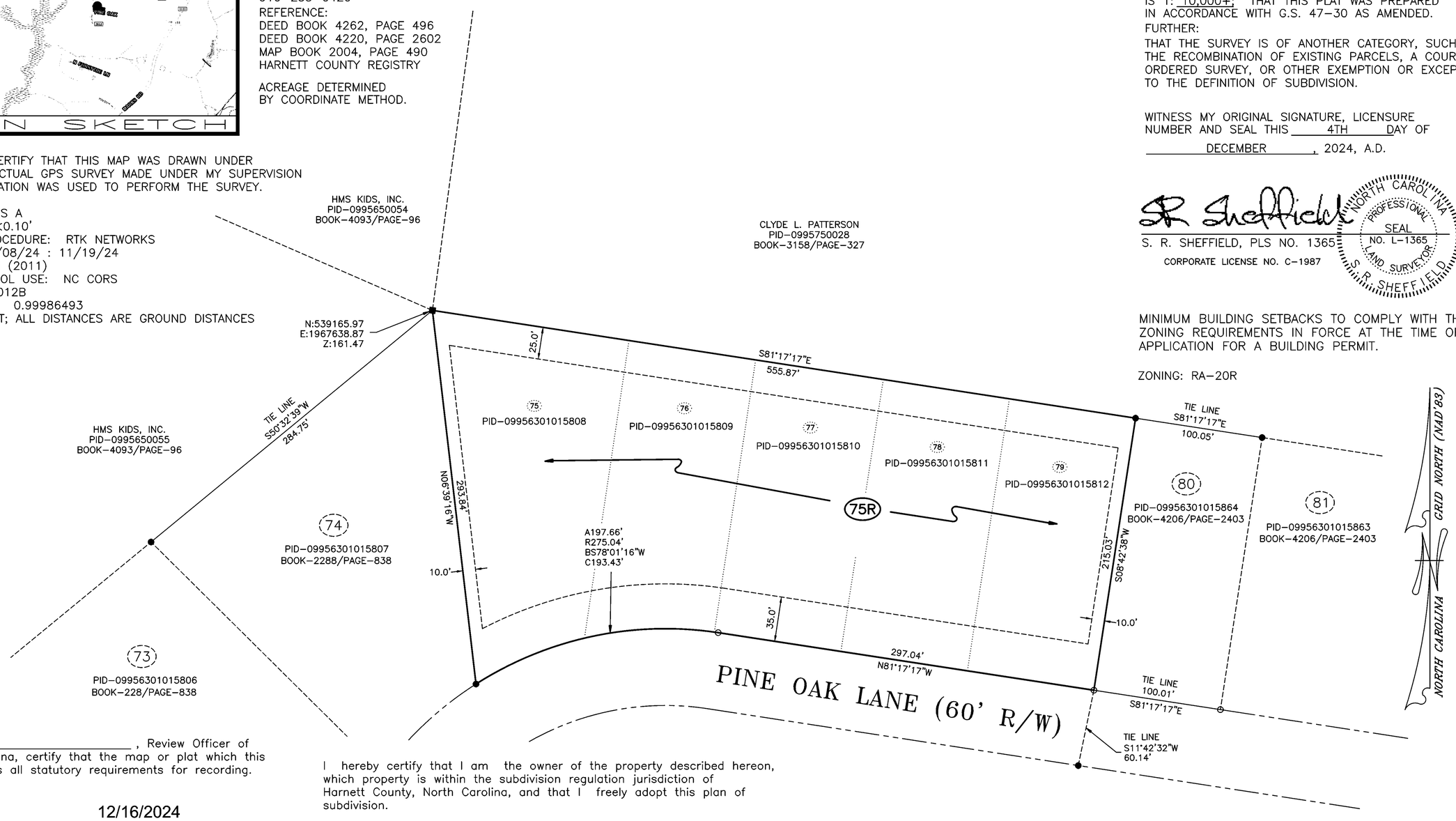
CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
4. DATES OF SURVEY: 11/08/24 : 11/19/24
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORS
7. GEOID MODEL: NCGS 2012B
8. COMBINED GRID FACTOR: 0.99986493
9. UNITS: US SURVEY FEET; ALL DISTANCES ARE GROUND DISTANCES

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
CB = CATCH BASIN
MH = SANITARY SEWER MANHOLE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= FENCE
- sf · sf · sf · sf · sf · sf — = SILT FENCE
= AREA LIGHT



MINIMUM BUILDING SETBACKS TO COMPLY WITH THE ZONING REQUIREMENTS IN FORCE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.

ZONING: RA-20R

State of North Carolina
I, Michele Temple, Review Officer of Harnett County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Michele Temple 12/16/2024
Review Officer Date

I hereby certify that the division of property shown and described hereon is exempt from the Harnett County Subdivision Ordinance by definition and/or ordinance.

n/a 12/16/2024
Subdivision Administrator Date

Approval of this exempt subdivision plat constitutes compliance with North Carolina General Statute 160D-802 only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State, and local laws, statutes, ordinances and/or codes.

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of Harnett County, North Carolina, and that I freely adopt this plan of subdivision.

Felix small 12/05/2024
Owner Date

I certify that the plat shown hereon complies with the Harnett County Watershed Ordinance and is approved by myself as agent for the Watershed Review Board for recording in the Harnett County Register of Deeds Office.

Theresa Jones 12/05/2024
Subdivision Administrator Date

Site is in a WS-III HQW Watershed Area.

RECOMBINATION SURVEY FOR

CMH HOMES, INC

LOT NOS. 75, 76, 77, 78 & 79, SECTION 3
INTO
LOT NO. 75R, SECTION 3

SWEETBRAIR ESTATES

JOHNSONVILLE TOWNSHIP, HARNETT COUNTY, CAMERON, NORTH CAROLINA

NOVEMBER 26, 2024 -*- SCALE 1"=60'

STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA

0 60 120 180

JOB NO: 240277
75-76-77-78-79-SWEETBRIARESTATES-HARNETTCO-2024-TL.dwg

REVISED: 12-04-2024 TO CHANGE OWNER NAME.