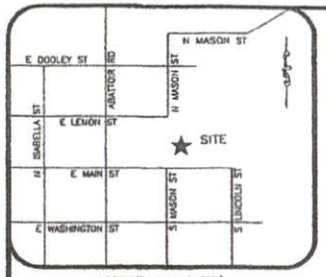


VICINITY MAP(NTS)

TOWN OF COATS CERTIFICATE OF APPROVAL
THIS RECOMBINATION PLAT MEETS THE REQUIREMENTS OF THE TOWN OF COATS DEVELOPMENT ORDINANCE AS OF THIS 26 DAY OF June 2023 AND IS THEREBY APPROVED CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY(60) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD ACCOMPANIED BY A PLAT PRESENTED TO THE TOWN OF COATS PLANNING SERVICE DEPARTMENT.

Nick Holder
PLANNING,ZONING,SUBDIVISION ADMINISTRATOR

Instrument # 2023010476
Recorded: 06/26/2023 12:09:49 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Wills, Register of Deeds
BK 2023 PG 302 - 302 (1)

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Shirlek Barrett REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Shirlek Barrett

DATE: 6-26-23

I, NICHOLAS M. FRENCH PLS L-4817, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DESCRIPTION PB: 2015, PG: 71); THAT THE RATIO OF PRECISION AS CALCULATED MEETS OR 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 THIS 24TH DAY OF MAY, A.D., 2023.

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.

Nick French 5-24-23
NICHOLAS M. FRENCH PLS L-4817 DATE

PLAT NORTH PB 2015, PG 71

NORTH CAROLINA PROFESSIONAL SEAL L-4817 LAND SURVEYOR NICHOLAS M. FRENCH

NOTES:

1.ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2.AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3.LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

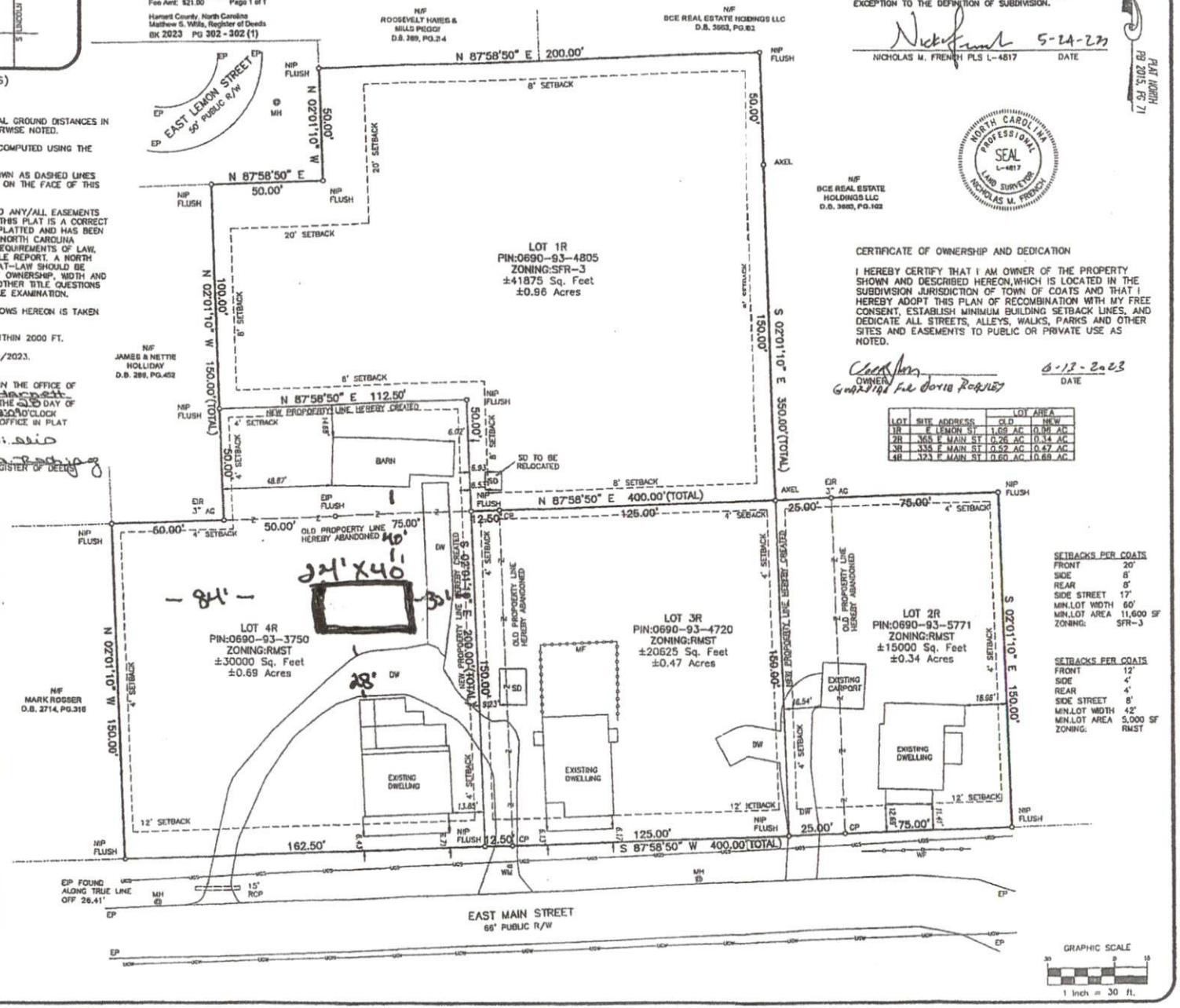
4.PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW. BUT WITHOUT BENEFITS FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.

5.WATERLINE AND SEWERLINE SHOWS HEREON IS TAKEN FROM THE COUNTY GIS.

6.NO NCGS MONUMENT FOUND WITHIN 2000 FT.

7.DATE OF SURVEY:04/20,05/20/2023.

PRESENTED FOR REGISTRATION IN THE OFFICE OF THE REGISTER OF DEEDS FOR HARNETT COUNTY, NORTH CAROLINA ON THE 26 DAY OF June, 2023 AT 12:00 O'CLOCK P.M. AND RECORDED IN SAID OFFICE IN PLAT BOOK 2023 PAGE 302
Matthew S. Wills
BY Virginia Gatlin
REGISTER OF DEEDS
Deputy



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON,WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF TOWN OF COATS AND THAT I HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER Granted Pur Dovie Beasley 6-13-2023
DATE

LOT	SITE ADDRESS	LOT AREA OLD	LOT AREA NEW
1R	E LEMON ST	1.69 AC	0.96 AC
2R	365 E MAIN ST	0.26 AC	0.34 AC
3R	335 E MAIN ST	0.52 AC	0.47 AC
4R	323 E MAIN ST	0.60 AC	0.69 AC

SETBACKS PER COATS

FRONT	20'
SIDE	8'
REAR	8'
SIDE STREET	17'
MIN.LOT WIDTH	60'
MIN.LOT AREA	11,600 SF
ZONING:	SFR-3

SETBACKS PER COATS

FRONT	12'
SIDE	4'
REAR	4'
SIDE STREET	8'
MIN.LOT WIDTH	42'
MIN.LOT AREA	5,000 SF
ZONING:	RMST

LEGEND

DW=DRIVEWAY
EP=EDGE OF PAVEMENT
WF=METAL FENCE
MH=MANHOLE
RCP=REINFORCED CONC.PIPE
SD=SHED
WF=WOOD FENCE
WM=WATER METER

o =EXISTING IRON ROD (EIR)
o =NEW IRON PIPE (NIP)
o =COMPUTED POINT (CP)

AG=ABOVE GROUND
BG=BELOW GROUND
UGS=UNDERGROUND SEWER
UGW=UNDERGROUND WATER

OWNERS:

DOVIE BEASLEY
323 E MAIN STREET
COATS, NC 27521

REFERENCE

DB 767,PG 24
DB 1210,PG 427
DB 794,PG 480
DB 767,PG 26
PB 2015,PG 71

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA. FLOOD MAP: 3720069000J TOWN OF COATS CID: 370556 PANEL: 0680 SUFFIX: J EFFECTIVE DATE 10/03/2006

GRAPHIC SCALE
1 inch = 30 ft.

ECLS
GLOBAL INC
U.S. VETERAN-OWNED
19 N. McKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.3329 (FAX) CoF C-4175

REVISIONS:

RECOMBINATION SURVEY

DOVIE BEASLEY
E MAIN STREET,COATS
GROVE TWP., HARNETT CO., N. C.
P.B.2015 PG.71
PIN#0690-93-5771 LOT 1R
PIN#0690-93-4805 LOT 2R
PIN#0690-93-4720 LOT 3R
PIN#0690-93-3750 LOT 4R

PROJECT: MAIN ST
SURVEYED BY: ADRIEN
DRAWN BY: JX WANG
CHECK BY: NICK
SCALE: 1"=30'
DATE: 05/08/2023
ECLS

Drawing name: Y:\eds_docs\RESIDENTIAL PROJECTS\323, 335, 365 E MAIN STREET & LEMON STREET COATS, NC\DWG\323 E Main St. Coats, NC 27521)RECOMBINATION.dwg 18X24 May 24, 2023 12:18pm by: ECLS-CAD7-D