



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 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.

DATE 040663 0107 01
TAX PARCEL ID NUMBER
OWNER

M.B. 2003 PG 985

NOTE: IPS ARE 1/2"
IRON PIPES SET FLUSH
NOTE: IPS ARE 1/2" REBAR
SET FLUSH WITH CAP

MINIMUM BUILDING SETBACKS
ZONING: RA-30
FRONT.....35 FEET
SIDE.....10 FEET
REAR.....25 FEET

REFERENCES:
DB 1384 PG 926 PC C PG 164 A
DB 2106 PG 633 PC F PG 341-D
DB 1896 PG 168 M.B. 2002 PG 985
DB 3579 PG 681 M.B. 2014 PG 199
DB 4266 PG 1947 M.B. 2023 PG 248
DB 4243 PG 2715

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ZONING: RA-30
 - 6) PARENT TRACT DEED: DB 1384 PG 926
 - 7) PARCEL ID: 040663 0107 01
 - 8) NC PIN: 0663-72-1382

EXEMPT FROM SUBDIVISION
REGULATIONS WITHIN THE HARNETT
COUNTY PLANNING JURISDICTION

DATE SUBDIVISION ADMINISTRATOR

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY.
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☒ D. 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.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DATE SURVEYOR

PROPERTY SHOWN HEREON IS XXXXX IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720066200J
EFFECTIVE DATE: OCTOBER 3, 2006

DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO
LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL
SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES
ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE SURVEYOR

STATE OF NORTH CAROLINA, HARNETT COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK _____, PAGE
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK _____, PAGE _____, 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, WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS _____ DAY OF _____, A.D., 2025

SURVEYOR

L-3990
LICENSE NUMBER

TWIN OAK ESTATES
PC F PG 341 D

TWIN OAK ESTATES
PC C PG 164 A

TRACT 1
DB 1384 PG 926
PIN 0663-72-1382

NEW LOT AREA
AREA IN R/W
6263 SF
0.144 AC
AREA IN LOT
42570 SF
0.977 AC

TRACT 2
DB 1662 PG 0593
PIN 0663-62-9159

NEW LOT AREA
AREA IN R/W
18480 SF +/-
1.307 AC +/-
AREA IN LOT
407959 SF +/-
9.365 AC +/-

NOTE: CENTERLINE OF BRANCH
IS PROPERTY LINE

N/F
HONEYCUTT HILLS H.O.A.
DB 4243 PG 2715
PIN 0663-62-3153

N/F
SHEREE BERRY
DB 4266 PG 1947
PIN 0663-71-7733

N/F
VICTOR ENRIQUE JIMENEZ
DB 3579 PG 681
PIN 0663-71-9708

N/F
DENNIS WAYNE JONES
DB 1896 PG 168
PIN 0663-71-0659

N/F
SHARON N. BLUNDORCK
DB 2108 PG 633
PIN 0663-71-2848

RECOMBINATION PLAT
FOR

OWNER: CYNTHIA COLLINS JOHNSON
AKA CYNTHIA COLLINS
673 JAMES NORRIS RD
ANGIER, NC 27501



CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA HARNETT COUNTY

FILED FOR REGISTRATION ON THE _____ DAY OF _____
AT _____ (AM/PM) AND DULY RECORDED IN THE MAP
BOOK _____ AT PAGE _____

REGISTER OF DEEDS OF HARNETT COUNTY

LEGEND

- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- PMF PARKER-HALON NAIL FOUND
- PNFS PARKER-HALON NAIL SET
- RNS RAILROAD SPINE
- CSF COTTON SPINSE FOUND
- CBS COTTON SPINSE SET
- CCF CONTROL CORNER
- CPF COMPUTED POINT
- AGF ABOVE GROUND
- BGF BELOW GROUND
- OPW OVERHEAD POWER LINE
- PLF PLAT FOOT
- S/F SQUARE FEET
- AC ACRES
- DB DEED BOOK
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- PNFS PARKER-HALON NAIL SET
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- PMF PARKER-HALON NAIL FOUND
- PNFS PARKER-HALON NAIL SET
- RNS RAILROAD SPINE
- CSF COTTON SPINSE FOUND
- CBS COTTON SPINSE SET
- CCF CONTROL CORNER
- CPF COMPUTED POINT
- AGF ABOVE GROUND
- BGF BELOW GROUND
- OPW OVERHEAD POWER LINE
- PLF PLAT FOOT
- S/F SQUARE FEET
- AC ACRES
- DB DEED BOOK
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