

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN HEREON INTO LOTS AND TRACTS AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE STATE OF NORTH CAROLINA. THE SURVEYOR HAS BEEN DULY SWORN AND HAS DEPOSED THAT HE HAS COMPLETED THE SURVEY ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

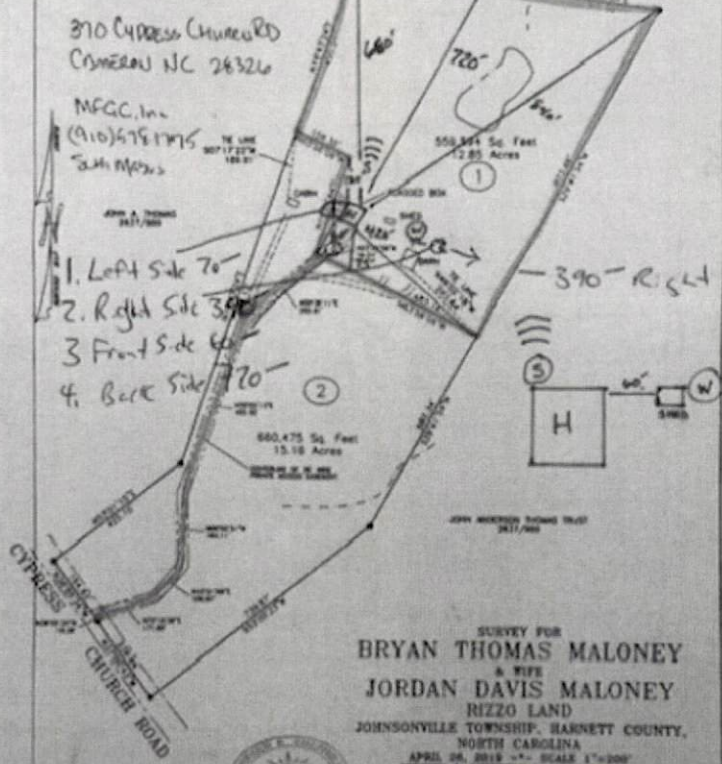
DATE: APRIL 24, 2019



- LEGEND**
- EXISTING BORN SIGN
 - EXISTING CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - SET BORN SIGN
 - SQUARE FOOTAGE
 - ▲ POWER SERVICE STUB
 - SEWER SERVICE STUB
 - TELEPHONE SERVICE STUB
 - CABLE TV SERVICE STUB
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - FENCE

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370 CYPRESS CHURCH RD
CAMERON NC 28326

MFGC, Inc
(910) 678-1775
S.M. Maps

1. Left Side 70'
2. Right Side 390'
3. Front Side 60'
4. Back Side 70'

390 - Right Side Set back

SURVEY FOR
BRYAN THOMAS MALONEY
& WIFE
JORDAN DAVIS MALONEY
RIZZO LAND
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY,
NORTH CAROLINA

APRIL 24, 2019 -- SCALE 1"=200'
STEPHEN S. DRUPPFIELD & ASSOCIATES, P.A.
1850 DE SOTO, E. SUITE 100, 170
ANDERSON, NORTH CAROLINA



Small text at the bottom left corner, likely a disclaimer or reference to the surveyor's office.

Jeanann Dawson

From: Seth Mabus <seth@mabusgc.com>
Sent: Monday, April 12, 2021 12:43 PM
To: Brad Sutton
Cc: Scott@mabusgc.com; Jeanann Dawson; teammabus@mabusgc.com
Subject: Re: 370 Cypress Church Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,
Hopefully below will alleviate the confusion on this. The site map we submitted has them from the diagonal corners versus sides/front/back, so the 420' measurement was measured from a diagonal to the front right corner so it is a longer measurement.

I updated the attached site map with the additional details below. The two points that we pulled a tape on to put the stakes in the ground for footers was the left and front. Those are accurate below and the updated map reflects those. We did the same math you did on the rear and right side setback with the GIS measuring tool to get the numbers below since they are well over the requirements. Bottom line is that the left is at 20' and front is at 60'.

- 1-Left Side Set back is 20'
- 2-Right Side Setback is 390'
- 3-Front Side Setback is 60'
- 4-Rear Side Setback is 720'

Let me know if the attached and above explanation solves the issue. We are trying to get the permits released and start footers on Wed.

Thanks much,
Seth

Mabus Farm and General Contracting, LLC
Licensed General Contractor
(910) 578-1775

"We don't just build Farms, We build your Future"

Sent from my iPad

On Apr 12, 2021, at 10:24 AM, Brad Sutton <bsutton@harnett.org> wrote:

The site plan shows a front property line of 482.14 feet. The right corner of the house is shown as 420 feet from the right property line. The house plan is 68 feet wide.

Doing the math, the house would sit 6 feet over the property line....

We need a site plan showing the house meets both side setbacks, the front setback, and the rear setback....

From all the points shown on the plot plan, the left side of the house to the property line is not shown. If you are going to be within 10% of ANY setback, you are going to need to submit a professionally drawn plot plan with exact measurements.

Brad

From: scott@mabusgc.com <scott@mabusgc.com>

Sent: Monday, April 12, 2021 9:14 AM

To: Jeanann Dawson <jdawson@harnett.org>

Cc: teammabus@mabusgc.com; seth@mabusgc.com; Brad Sutton <bsutton@harnett.org>

Subject: FW: 370 Cypress Church Rd

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Jeanann,

Attached is the sitemap that we sent with the application. It has the exact measurements to the house from multiple points around the property using the Harnett County GIS website measuring tool. There should be very little ambiguity about the location of the buildings on this site. I have also attached the sketch crafted by your Environmental Office as well. Im not sure what else we can provide. Can you be more specific?