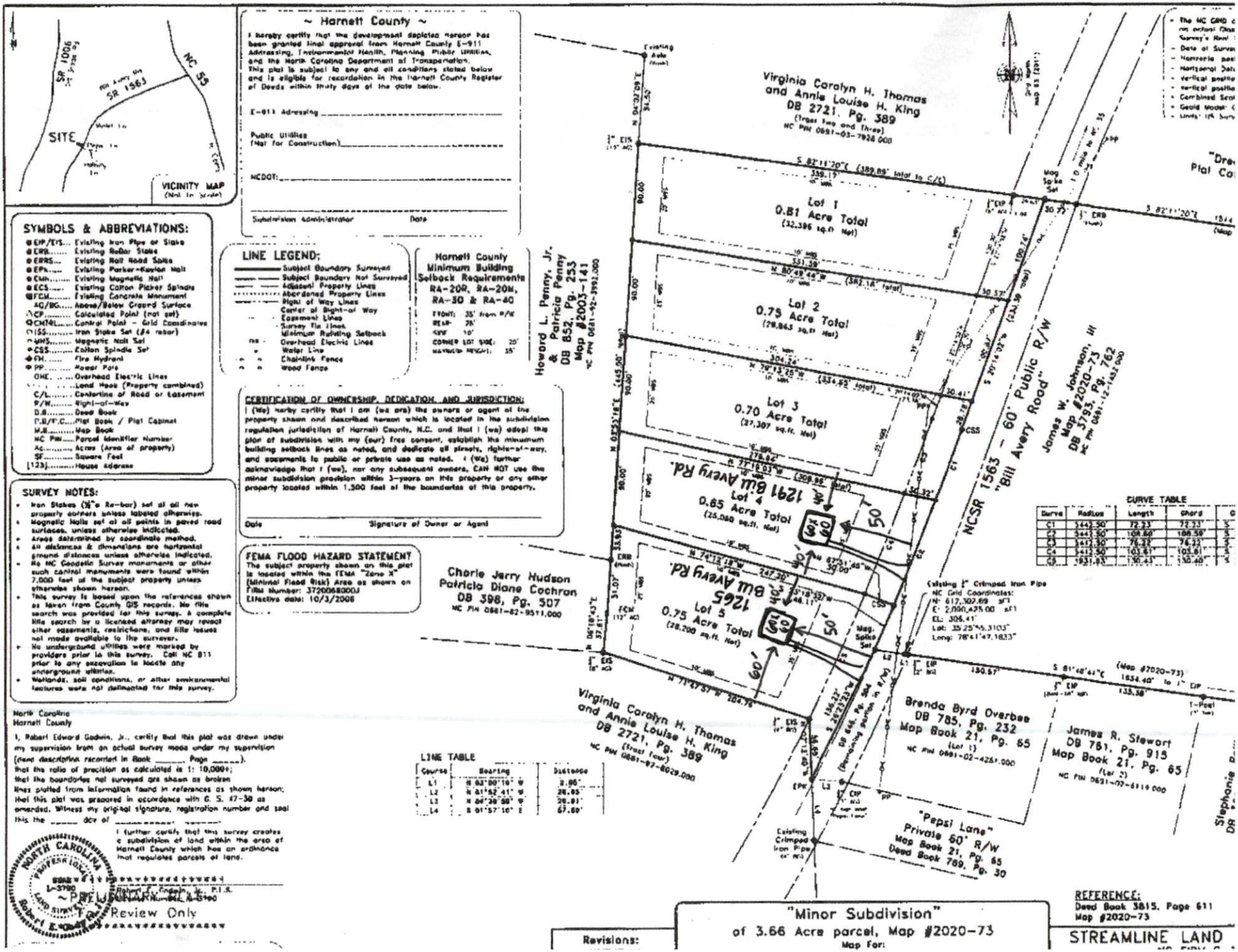
~ Harnett County ~
I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.
E-911 Addressing
Public Utilities (Not for Construction)
NCDOT:
Subdivision Administrator
Date
VICINITY MAP
(Not to scale)
SITE
SR 1006
SR 1563
NC 55
SYMBOLS & ABBREVIATIONS:
EIP/EIS... Existing Iron Pipe or Stake
ERB..... Existing Rebar Stake
ERRS.... Existing Rail Road Spike
EPK..... Existing Parker-Kaylon Nail
EMH..... Existing Magnetic Nail
ECS..... Existing Cotton Picker Spindle
EFCM.... Existing Concrete Monument
AG/BG... Above/Below Ground Surface
CP..... Calculated Point (not set)
CM74L... Control Point - Grid Coordinates
IISS..... Iron Stake Set (#4 rebar)
MNS..... Magnetic Nail Set
CSS..... Cotton Spindle Set
FH..... Fire Hydrant
PP..... Power Pole
OHE..... Overhead Electric Lines
Land Hook (Property combined)
C/L..... Centerline of Road or Easement
R/W..... Right-of-Way
D.B..... Deed Book
P.B/P.C... Plat Book / Plat Cabinet
M.B..... Map Book
NC PIN.... Parcel Identifier Number
Ac..... Acres (Area of property)
SF..... Square Feet
[123]..... House Address
LINE LEGEND:
Subject Boundary Surveyed
Subject Boundary Not Surveyed
Adjacent Property Lines
Abandoned Property Lines
Right of Way Lines
Center of Right-of Way
Easement Lines
Survey Tie Line
Minimum Building Setback
Overhead Electric Lines
Water Line
Chainlink Fence
Wood Fence
Harnett County Minimum Building Setback Requirements RA-20R, RA-20M, RA-30 & RA-40
FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'
MAXIMUM HEIGHT: 35'
CERTIFICATION OF OWNERSHIP, DEDICATION, AND JURISDICTION:
I (We) hereby certify that I am (we are) the owners or agent of the property shown and described hereon which is located in the subdivision regulation jurisdiction of Harnett County, N.C. and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines as noted, and dedicate all streets, rights-of-way, and easements to public or private use as noted. I (We) further acknowledge that I (we), nor any subsequent owners, CAN NOT use the minor subdivision provision within 3-years on this property or any other property located within 1,500 feet of the boundaries of this property.
Date
Signature of Owner or Agent
FEMA FLOOD HAZARD STATEMENT
The subject property shown on this plat is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on Film Number: 3720068000J
Effective date: 10/3/2006
SURVEY NOTES:
Iron Stakes (⅝"o Re-bar) set at all new property corners unless labeled otherwise.
Magnetic Nails set at all points in paved road surfaces, unless otherwise indicated.
Areas determined by coordinate method.
All distances & dimensions are horizontal ground distances unless otherwise indicated.
No NC Geodetic Survey monuments or other such control monuments were found within 2,000 feet of the subject property unless otherwise shown hereon.
This survey is based upon the references shown as taken from County GIS records. No title search was provided for this survey. A complete title search by a licensed attorney may reveal other easements, restrictions, and title issues not made available to the surveyor.
No underground utilities were marked by providers prior to this survey. Call NC 811 prior to any excavation to locate any underground utilities.
Wetlands, soil conditions, or other environmental features were not delineated for this survey.
North Carolina
Harnett County
I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ Page _____); that the ratio of precision as calculated is 1: 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown hereon; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this the _____ day of _____, _____.
I further certify that this survey creates a subdivision of land within the area of Harnett County which has an ordinance that regulates parcels of land.
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3780 Robert E. Godwin
Robert E. Godwin, Jr. P.L.S.
~ PRELIMINARY NUMBER L-3780 ~
For Review Only
Howard L. Penny, Jr. & Patricia Penny DB 852, Pg. 253 Map #2003-141 NC PIN 0681-42-3992.000
Virginia Carolyn H. Thomas and Annie Louise H. King DB 2721, Pg. 389 (Tract Two and Three) NC PIN 0691-03-7934.000
Lot 1 0.81 Acre Total (32,396 sq.ft. Net)
Lot 2 0.75 Acre Total (28,863 sq.ft. Net)
Lot 3 0.70 Acre Total (27,307 sq.ft. Net)
Lot 4 0.65 Acre Total (25,050 sq.ft. Net)
Lot 5 0.75 Acre Total (28,200 sq.ft. Net)
1291 Bill Avery Rd.
1265 Bill Avery Rd.
NCSR 1563 - 60' Public R/W "Bill Avery Road"
James W. Johnson, III Map #2020-73 DB 3793, Pg. 762 NC PIN 0681-12-1432.000
Charlie Jerry Hudson Patricia Diane Cochran DB 398, Pg. 507 NC PIN 0681-82-9511.000
Virginia Carolyn H. Thomas and Annie Louise H. King DB 2721, Pg. 389 (Tract Four) NC PIN 0681-97-8029.000
Brenda Byrd Overbee DB 785, Pg. 232 Map Book 21, Pg. 65 (Lot 1) NC PIN 0691-02-4251.000
James R. Stewart DB 781, Pg. 915 Map Book 21, Pg. 65 (Lot 2) NC PIN 0691-02-6119.000
"Pepsi Lane" Private 60' R/W Map Book 21, Pg. 65 Deed Book 789, Pg. 30
Existing ¾" Crimped Iron Pipe NC Grid Coordinates: N: 617,302.69 sFT E: 2,090,425.00 sFT EL: 306.41' Lat: 35°25'55.3103" Long: 78°41'47.1833"
CURVE TABLE
Curve | Radius | Length | Chord
C1 | 5442.50' | 72.23' | 72.23'
C2 | 5442.50' | 108.59' | 108.59'
C3 | 5412.50' | 76.22' | 76.22'
C4 | 5412.50' | 103.61' | 103.61'
C5 | 1931.83' | 130.43' | 130.40'
LINE TABLE
Course | Bearing | Distance
L1 | N 63°00'10" W | 2.96'
L2 | N 61°52'41" W | 28.83'
L3 | N 66°38'58" W | 28.81'
L4 | N 81°57'10" E | 57.69'
REFERENCE:
Deed Book 3815, Page 611
Map #2020-73
"Minor Subdivision" of 3.66 Acre parcel, Map #2020-73
Map For:
Revisions:
STREAMLINE LAND