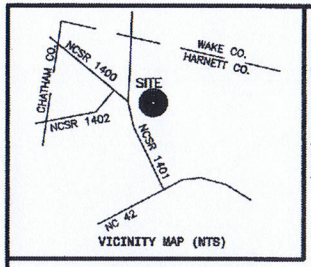

VICINITY MAP (NTS)

LEGEND

NTS	NOT TO SCALE
EIP	EXISTING IRON PIPE
PP	POWER POLE
W/M	WATER METER
TB	TELEPHONE BOX
IPS	IRON PIPE SET
CP&L	TRANSFORMER
CATV	CABLE TV BOX
L. POLE	LIGHT POLE
— P —	OVERHEAD UTILITY LINE
R.E.S.	FLARED END SECTION (RCP)
RCP	REINFORCED CONC. PIPE
B.O.C.	BACK OF CURB
F.H.	FIRE HYDRANT
C.O.	SEWER CLEAN OUT
EIS	EXISTING IRON STAKE
M.H.	MANHOLE
W/V	WATER VALVE
GW	GUY WIRE

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/ 10,000+, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE, page REF., that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 14 day of May 2020.

SIGNATURE James W Mauldin

Licensed Number L-3247

NORTH CAROLINA PROFESSIONAL SEAL L-3247 LAND SURVEYOR JAMES W. MAULDIN

I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated then

☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land

c. That this plat is of a survey of an existing parcel or parcels of land

d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.

e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W Mauldin

James W. Mauldin, Professional Land Surveyor No. L-3247

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2020 MAY 15 10:15:17 AM
BK:2820 PG:157-157
FEE:$21.00
INSTRUMENT # 2020007478

THESTER

2020007478

REFERENCES:
M.B.2019, PG.237
D.B.3162, PG.585
M.B.2014, PG.003
PO&D, SLIDE 44-A
OTHER REFERENCES AS SHOWN

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'

LEGEND
- ⊕ Existing Iron Pipe (Control Point)
- ○ Iron Stake Set (unless otherwise noted)
- ⊠ Existing Concrete Monument(Control Point)
- □ Concrete Monument Set
- X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: RA-30

Pin#: 0626-31-0995.000
PID#: 050626 0056

RECORDED HARNETT COUNTY MAP NUMBER 2020 PAGE _____

N.C. GRID NORTH, NAD 83 (REF: M.B.2019, PG.237)

NC GRID COORDINATES
N= 663,819.127
E= 2,026,418.747
NAD 83 (2012B)

EXISTING LEATHER KNOT

CERTIFICATION 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 OF SUBDIVISION 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 SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

DATE May 14, 2020

TAX PARCEL ID NUMBER 0626-31-0995.000

OWNER Anne Heafner Narron, Trustee

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM THE 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 – N/A

PUBLIC UTILITIES (NOT FOR CONSTRUCTION) – by waterline located on the N. side of Rollins Mill Rd.

NCDOT – Change of use requires driveway permit

Sarah C. Arbour 5/14/2020
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sheila K Bennett REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sheila K Bennett 5-15-2020
REVIEW OFFICER DATE

PHILLIPP GEORGE RAU III
JENNIFER KATHLEEN RAU
D.B.3207, PG.718
M.B.2014, PG.003

EROL VARINCA
KIMBERLY VARINCA
D.B.3730, PG.515
M.B.2019, PG.237

S 89°43'30"E 286.66'

S 00°15'00"W 451.30'

S 00°05'53"W 350.09'

S 89°54'48"E 123.79'

1.00'

1

1.196 ACRES (GROSS AREA)
−0.181 ACRES (AREA IN R/W)
1.015 ACRES (NET AREA)

2

1.581 ACRES (GROSS AREA)
−0.237 ACRES (AREA IN R/W)
1.344 ACRES (NET AREA)

72 60 82 67 50 50

driveway

APPROXIMATE LOCATION OF 6" WATER LINE

ROLLINS MILL ROAD
(60' PUBLIC R/W - SR 1401)

HOBBY ROAD
(60' PUBLIC R/W - SR 1400)

PARENT TRACT
261.126 ACRES (ORIGINAL GROSS AREA)
− 2.777 ACRES (AREA IN LOTS 1 & 2)
258.349 ACRES (NEW GROSS AREA)
ORIGINAL AREA TAKEN FROM PO&D, SLIDE 44A & PO&D, SLIDE 130C

Course	Bearing	Distance
L1	S 20°43'54" E	41.10'
L2	S 21°21'29" E	37.61'
L3	S 23°22'33" E	67.79'
L4	S 26°39'37" E	68.30'
L5	S 34°17'29" E	57.51'
L6	S 34°17'29" E	0.82'
L7	S 43°09'55" E	48.81'
L8	S 48°54'02" E	50.02'
L9	S 54°41'12" E	58.16'
L10	S 57°16'04" E	54.56'
L11	S 58°41'23" E	55.91'
L12	S 59°35'38" E	55.96'
L13	S 59°13'51" E	12.16'

Course	Bearing	Distance
L14	N 59°13'51" W	29.77'
L15	N 59°35'38" W	54.10'
L16	N 58°41'23" W	54.52'
L17	N 57°16'04" W	55.81'
L18	N 54°41'12" W	58.09'
L19	N 48°54'02" W	53.04'
L20	N 43°09'55" W	52.90'
L21	N 34°17'29" W	52.46'
L22	N 26°39'37" W	61.16'
L23	N 23°22'33" W	59.18'
L24	N 21°21'29" W	38.30'
L25	N 20°43'54" W	52.66'

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D.) THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREA, AS SHOWN ON: FIRM PANEL 3720082600K, EFFECTIVE DATE FEBRUARY 2, 2007.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

40 0 40 80 120
GRAPHIC SCALE – FEET

NORTH CAROLINA – HARNETT COUNTY
FILED DATE 5/15/20 TIME 10:15 am
MAP NUMBER 2020-167

REGISTER OF DEEDS
KIMBERLY S. HARGROVE
BY: Judi S. Wester
ASST. DEPUTY REGISTER OF DEEDS
Supv.

OWNER:
MARTHA YOUNG HEAFNER TRUST
280 AUGER HOLE ROAD
HOLLY SPRINGS, N.C. 27540

MINOR SUBDIVISION FOR:
MARTHA YOUNG HEAFNER TRUST

BUCKHORN TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 40' APRIL 9, 2020
REVISED: APRIL 16, 2020 (COUNTY COMMENTS)

MAULDIN – WATKINS SURVEYING, P.A.
P.O. BOX 444 / 1301 W. BROAD ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929

JOB# 4684