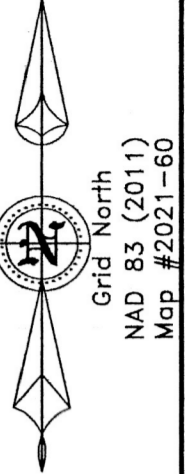


Control Point #2
Mag. Hub Nail
NC Grid Coordinates:
N: 625,005.44 sFT
E: 2,078,215.66 sFT
Elev: 285.31'
LAT: 35°28'01.2995"N
LON: 78°44'14.3304"W

Brantley A. Tutor, Sr.
D.B. 1447, Pg. 202
Map #2021-107

[280]
Brantley A. & Jane S. Tutor
DB 418, Pg. 391
DB 638, Pg. 511

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'



I hereby certify that the property shown hereon is exempt from the Harnett Co. Subdivision regulations and is approved for recording in the Register of Deeds.
5-17-21
Date Planning Director

RECOMBINATION NOTE:
This plat shows a proposed recombination of existing parcels of land. Subsequent Deeds specifically recombining these parcels or Deeds of conveyance referencing this plat must be recorded to perfect the combining of the parcels as illustrated hereon.

CERTIFICATE OF OWNERSHIP
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which is located within the zoning and subdivision jurisdiction of Harnett County and that I (We) have reviewed this plat of recombination and adopt it with my (our) free consent and establish minimum building setback lines as set forth by the county zoning ordinance.

Jana Howard Gregory
Owner: Jana Howard Gregory
Derek G. Gregory
Owner: Derek G. Gregory
Address: 237 S. Broad St., Angier, NC 27501
Date: 5-6-21 Tax Parcel ID#s: 0672-84-7812.000
Tony Ray Howard
Owner: Tony Ray Howard

Recombination Note:
Area "B" (1.32 Acres) portion of Bonnie G. & Tony Ray Howard Deed Book 698, Page 783 to be combined with Lot 1 (1.39 Acres) Map #2021-107

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 FIRM Number: 3720066200J Effective date: 10/3/2006

Bonnie G. Howard
Owner: Bonnie G. Howard
Address: 2432 Old Buies Creek Rd., Angier, NC 27501
Date: 5-6-21 Tax Parcel ID#s: 0672-74-4931.000

SYMBOLS & ABBREVIATIONS:
● EIP/EIS... Existing Iron Pipe or Stake
● ERB... Existing ReBar Stake
● ERRS... Existing Rail Road Spike
● EPK... Existing Parker-Kaylon Nail
● EMN... Existing Magnetic Nail
● ECS... Existing Colton Picker Spindle
● ECM... Existing Concrete Monument
□ AG/BG... Above/Below Ground Surface
△ CP... Calculated Point (not set)
○ CNTRL... Control Point - Grid Coordinates
○ ISS... Iron Stake Set (#4 rebar)
○ MNS... Magnetic Nail Set
○ CSS... Colton Spindle Set
● FH... Fire Hydrant
● PP... Power Pole
OHE... Overhead Electric Lines
LH... 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 Lines
- - - Minimum Building Setback
- - - Overhead Electric Lines
- - - Public Water Line
- - - Septic Drain Field Area

SURVEY NOTES:
• Iron Stakes (1/2" 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 3947, Page 252), that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown hereon; 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 the 26th day of APRIL 2021.
I further certify 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.
Robert E. Godwin, Jr.
Registration Number: L-3790

State of North Carolina
County of Harnett
I, *Sheila K. Bennett*, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Sheila K. Bennett 5-17-21
Review Officer Date

- The NC GRID coordinates were determined from an actual Class A GPS Survey using NC Geodetic Survey's Real Time Kinematic (VRS) Network.
- Date of Survey: September 4 and 7, 2020
- Horizontal positional accuracy: 0.02 sFT
- Horizontal Datum: NAD 83 (NSRS 2011)
- Vertical positional accuracy: 0.10 sFT
- Vertical positions are referenced to NAVD88
- Combined Scale Factor: 0.9998712
- Geoid Model: GEOID12 (conus)
- Units: US Survey Feet (sFT)

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 MAY 17 03:03:59 PM
BK: 2021 PG: 204-204
FEE: \$21.00
INSTRUMENT # 2021011169
VRODRIGUEZ

Revisions:
3/4/2021: Recombination from Tutor
4/6/2021: Recombination from Howard
20' 0 40'
Horizontal Scale

Recombination Survey For:
Jana Howard & Derek G. Gregory and Tony Ray & Bonnie G. Howard
REFERENCES: Map #2021-60, Deed Book 698, Page 783
NEILLS CREEK TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA WATERSHED: Cape Fear River (Dunn) Class-WS-IV
ZONE: RA-30
PID: 040672 0060 02 / PIN: 0672-84-7812.000
PID: 040673 0488 / PIN: 0672-74-4931.000

STREAMLINE LAND SURVEYING, Inc.
NC FIRM C-1898
870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715
SURVEY DATE: Sept 9, 2020 & Revised April 6, 2021
SCALE: 1" = 40' SURVEYED BY: REG DRAWN BY: REG
FILE: DATA\0672\200904HO.dwg (RecPlatApril2021)

