



Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) 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 minimum building setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted. Furthermore, I dedicate all public sewer and/or water lines to the jurisdiction of Harnett County.

Tax Parcel ID Number _____

Owner _____ Date _____

Owner _____ Date _____

- NOTES:**
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
 4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 5. ALL VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

I, D.B. FLOYD PLS L-3640, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DESCRIPTION DB 374, PG 0358); THAT THE RATIO OF PRECISION AS CALCULATED MEETS OR EXCEEDS 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 22TH DAY OF OCTOBER, A.D., 2021.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

D.B. FLOYD PLS L-3640 DATE _____



VICINITY MAP

PIN: 9596-57-0725
NF
FAIRCLOTH STANLEY &
FAIRCLOTH ELVES
D.B. 3997 PG. 0830

PIN: 9596-67-3851
NF
SERINA DAVID A
D.B. 739 PG. 0144

PIN: 9596-74-4724
NF
ANDERSON CREEK LANDFILL
D.B. 3319 PG. 0738

SETBACKS PER HARNETT COUNTY

FRONT	35'
SIDE	10'
SIDE STREET	20'
REAR	25'

ZONING: RA-20R

THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA FLOOD MAP 3710958600J TOWN OF BROADWAY CD: 370328 PANEL 7586 SURF 2 EFFECTIVE DATE 10/03/2006

PIN: 9596-54-1849
NF
HOWARD KATHY A & HOWARD JOHN K
D.B. 3910 PG. 0012

REMAINDER TRACT
1284598 Sq. Feet
30.0% Acres

TRACT 1
1306800 Sq. Feet
30.0% Acres

PIN: 9596-74-3600
NF
GRUSHOV DEBORAH &
FRIZZELLE RUSTY K
D.B. 2294 PG. 432

PIN: 9596-72-8801
NF
JONES CAROLE H
D.B. 1943 PG. 12

PIN: 9599-43-7599
NF
MCREE JAYNE E
D.B. 2422 PG. 0688

PERPETUAL EASEMENT
D.B. 695 PG 579

PIN: 9595-42-6711
NF
SOUTHWEST WATER
AND SILEVER DISTRICT
D.B. 1208 PG. 107

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - BC=BACK OF CURB
 - CB=CATCH BASIN
 - CO=CLEAN OUT
 - CK=DECK
 - OW=DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EP=EDGE OF PAVEMENT
 - GM=GAS METER
 - MB=MAIL BOX
 - PA=PAVING
 - PO=PORCH
 - RPC=REINFORCED CONCRETE PIPE
 - SEP=SEPTIC
 - SW=SIDE WALK
 - TCS=TELECOMMUNICATION BOX
 - TP=TELECOMMUNICATION PEDESTAL
 - TSS=TELEPHONE SWITCH BOX
 - WF=WOOD FENCE
 - WM=WATER METER
 - WV=WATER VALVE
 - WW=WOOD WALL
 - EW=WOOD ELECTRIC POLE
 - GW=GWY WIRE

- EXISTING IRON PIPE (EIP)
- EXISTING IRON ROD (EIR)
- EXISTING CONCRETE MONUMENT (ECM)
- NEW IRON PIPE (NIP)
- MUD NAIL SET (MNS)
- ABOVE GROUND
- BELOW GROUND

PRELIMINARY
NOT FOR RECORDATION

GRAPHIC SCALE



1 INCH = 200 FEET

Certification of Exempt Plat Approval

This division of property is Exempt from the subdivision regulations within the Harnett County Unified Development Ordinance.

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

I hereby certify that the property show hereon is exempt from the Harnett County subdivision regulations and is approved for recording in the register of deeds.

Planning Director: _____

Date: _____

Subdivision Administrator _____ Date _____

REVISIONS:

MINOR SUBDIVISION

DEVIN HOFNER

523 D. L. PHILLIPS LN., NC
BROADWAY TWP, HARNETT CO., N. C.
D.B. 374 PG. 0358 PIN: 9596-54-7920

PROJECT: 21-545
REVIEWED BY: Gerard I.
DRAWN BY: TJP
CHECK BY: ECLS
SCALE: 1"=200'
DATE: 10/28/2021

ECLS

ECLS
GLOBAL, INC
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLS@GLOBALINC.COM
910.897.2329 (FAX) CDF C-4175