

LEGEND

SITE DATA

DEED BK: 4054, PG: 0293
 DEED BK: 3707, PG: 0980
 PLAT BK: 2006, PG: 351
 PLAT BK: "F", PG: 713C

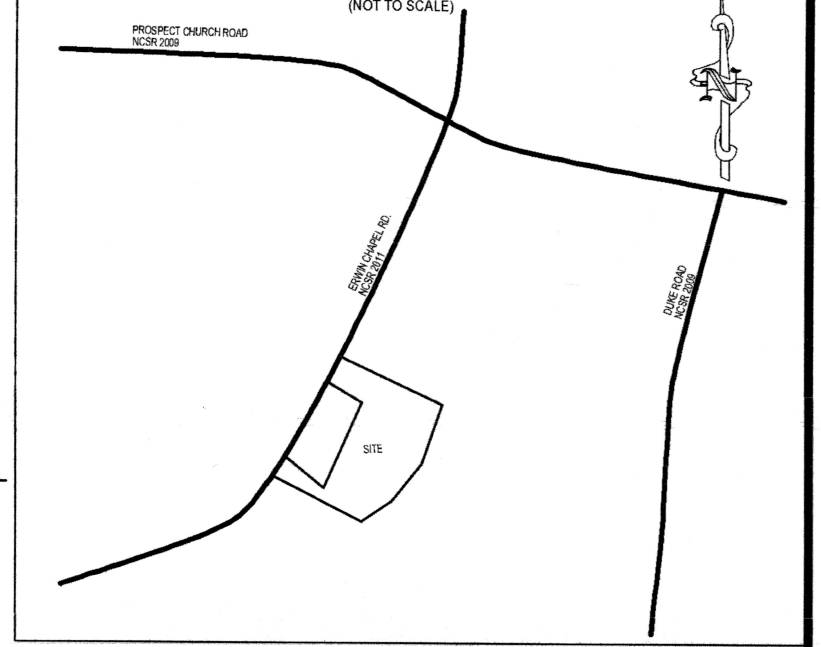
- POB Point of Beginning**
- ⊙ New Iron Set
 - ⊙ Iron Pin Found
 - Wooden Bollard
 - Found Stone
 - ▲ Found Stake and Stone
 - ⊙ Cotton Spindle Set
 - ⊠ Record Stone Not Found
 - Property Lines
 - Fence Line
 - Centerline of Road
 - Edge of Asphalt
 - Woodline
 - Edge of Concrete
 - Overhead Electric

Certification of Minor Subdivision Approval

I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Public 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)



NOTES:

1. All EIS and EIPs are "Control Corners".
2. No NCGS Monuments found within 2000' of the Property.
3. All bearings are referenced to Deed Bk 4054, Pg 293, and Plat Bk F, Pg 713C, all distances are horizontal.
4. Deed references as noted on map.
5. Water will be served by Harnett Regional Water.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON AND IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

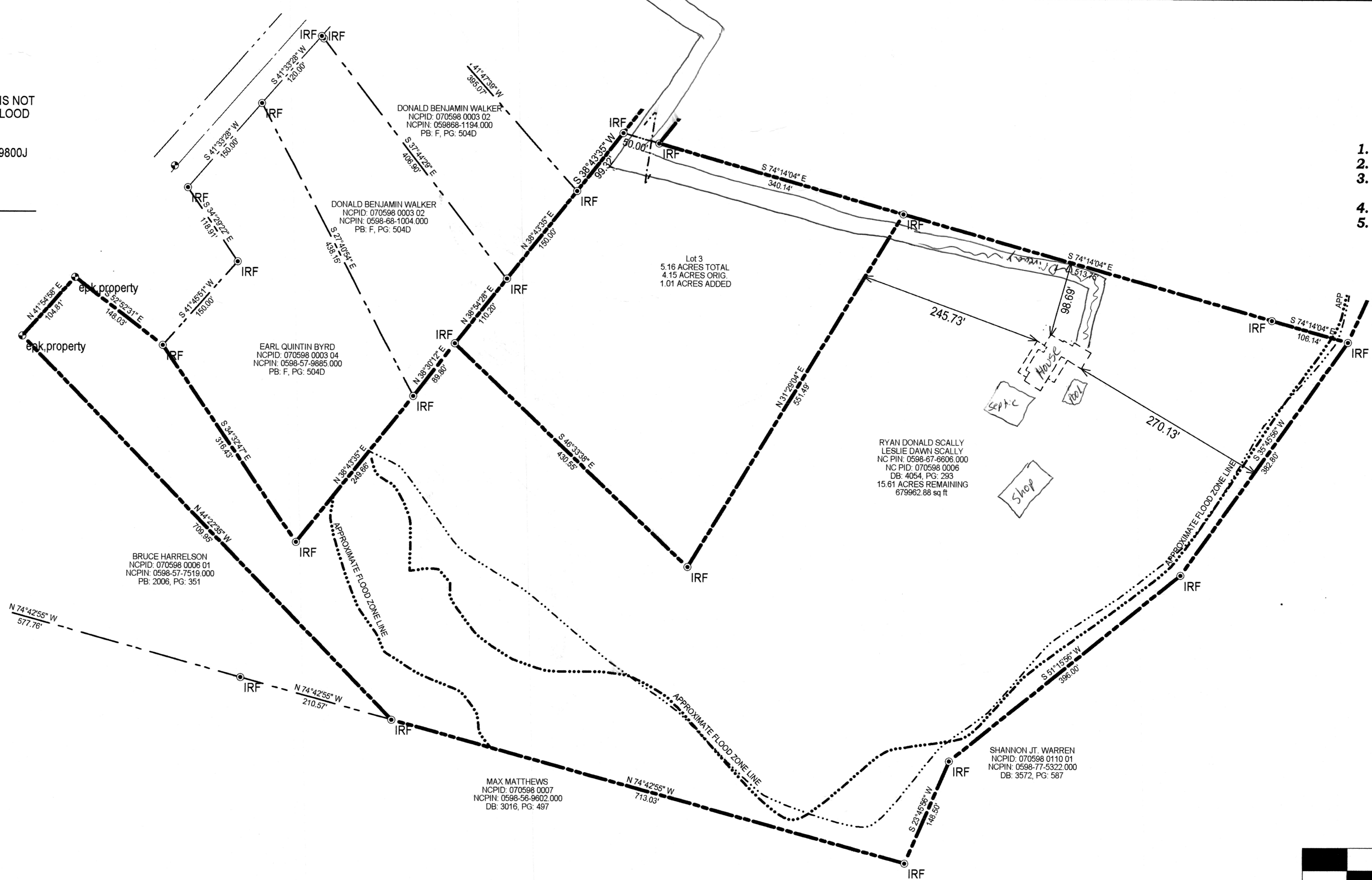
FLOOD HAZARD PANEL NO. _3720059800J

EFFECTIVE DATE: _10/03/2006_

DATE _____ SURVEYOR _____

MINIMUM BUILDING SETBACKS

- FRONT YARD -----35'
- REAR YARD -----25'
- SIDE YARD -----10'



CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 4054, PAGE 293, PLAT RECORDED IN BOOK 2006, PAGE 351, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/PLAT BOOK 2006, PAGE 351; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7500; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _8_ DAY OF _FEBRUARY_ A.D., 2022_

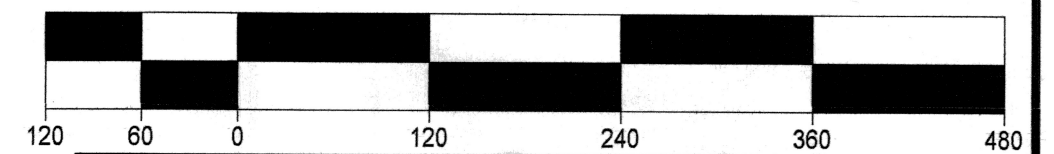
 SURVEYOR
 L-5141
 LICENSE NUMBER

CERTIFICATE OF OWNERSHIP and DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Date _____ Owner / Owners / Agent _____

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.

1" = 120'



SURVEY OF	SITE SURVEY FOR RYAN SCALLY AND BRANDON BOWDEN 1248 ERWIN CHAPEL RD., DUNN, N.C. 28334	
	TOWNSHIP: GROVE	STATE: NORTH CAROLINA
COUNTY: HARNETT		DATE: FEBRUARY 4, 2022
CITY OR TOWN JURISDICTION: N/A		
ZONED: RA-30	NCPIN # 0598-67-6606.000 NCPIN # 0598-68-8283.000	
OWNER: RYAN DONALD SCALLY 820 CLAYHOLE ROAD COATS, NC 28334		

**ON THE LEVEL .
 LAND SURVEYING, PLLC.**

JAMES LONNIE PEACOCK, PLS
 NC Reg. Land Surveyor No. L-5141
 1646 DENNING RD. BENSON, N.C 27504
 TELEPHONE: 919-422-3580

SCALE 1" = 120' FEET