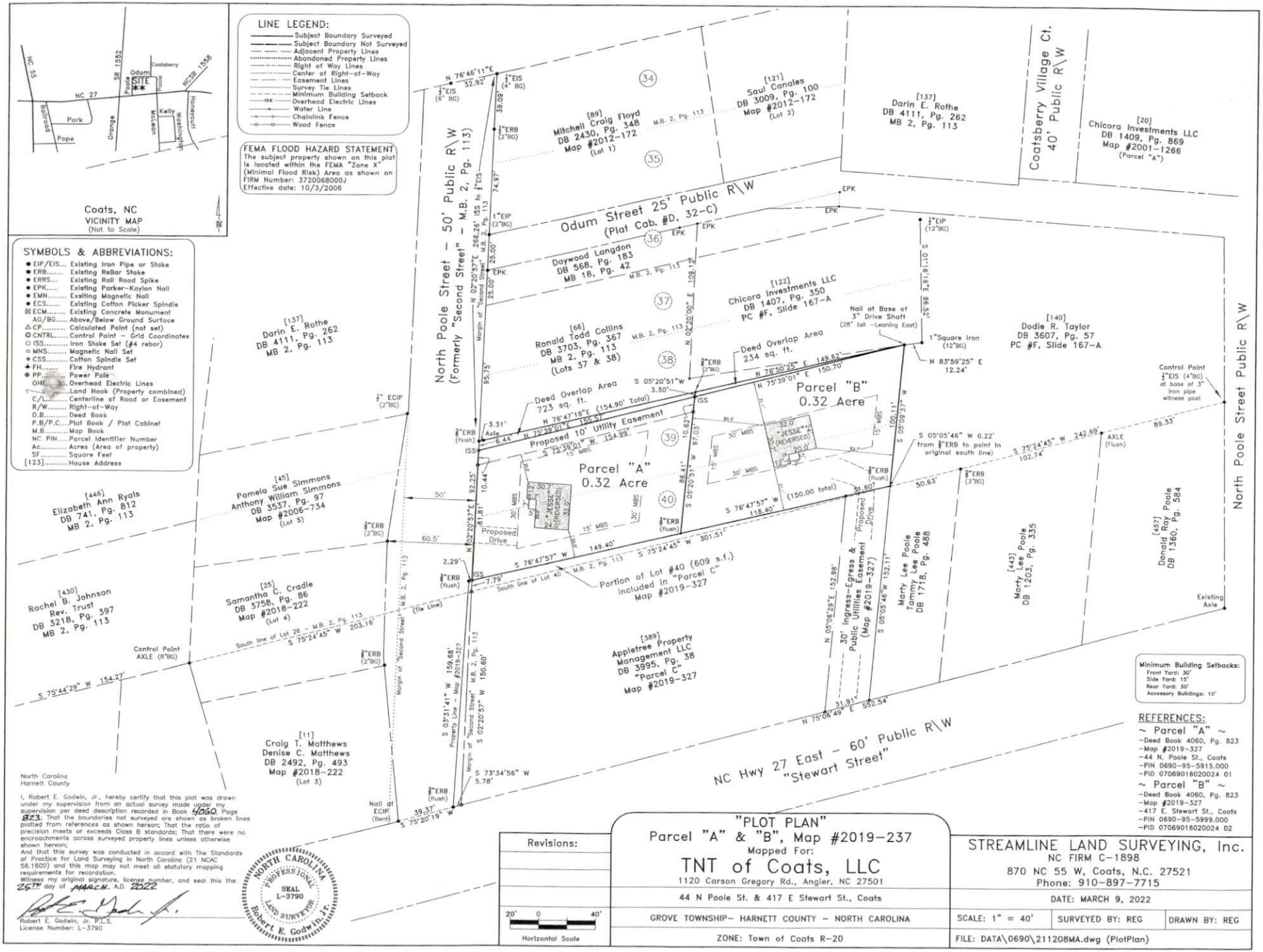
Coats, NC
VICINITY MAP
(Not to Scale)
LINE LEGEND:
Subject Boundary Surveyed
Subject Boundary Not Surveyed
Adjacent Property Lines
Abandoned Property Lines
Right of Way Lines
Center of Right-of-Way
Easement Lines
Survey Tie Lines
Minimum Building Setback
Overhead Electric Lines
Water Line
Chainlink Fence
Wood Fence
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: 3720068000J
Effective date: 10/3/2006
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 Cotton 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..... 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
North Poole Street - 50' Public R\W
(Formerly "Second Street" - M.B. 2, Pg. 113)
Odum Street 25' Public R\W
(Plat Cab. #D, 32-C)
Coatsberry Village Ct.
40' Public R\W
North Poole Street Public R\W
NC Hwy 27 East - 60' Public R\W
"Stewart Street"
Parcel "A"
0.32 Acre
Parcel "B"
0.32 Acre
Proposed 10' Utility Easement
Deed Overlap Area
723 sq. ft.
Deed Overlap Area
234 sq. ft.
Proposed Drive
Portion of Lot #40 (609 s.f.)
included in "Parcel C"
Map #2019-327
30' Ingress-Egress & Public Utilities Easement (Map #2019-327)
[34]
[35]
[36]
[37]
[38]
[39]
[40]
[89] Mitchell Craig Floyd
DB 2430, Pg. 348
Map #2012-172
(Lot 1)
[121] Saul Canales
DB 3009, Pg. 100
Map #2012-172
(Lot 2)
[137] Darin E. Rothe
DB 4111, Pg. 262
MB 2, Pg. 113
[20] Chicora Investments LLC
DB 1409, Pg. 869
Map #2001-1266
(Parcel "A")
Daywood Langdon
DB 568, Pg. 183
MB 18, Pg. 42
[122] Chicora Investments LLC
DB 1407, Pg. 350
PC #F, Slide 167-A
[66] Ronald Todd Collins
DB 3703, Pg. 367
MB 2, Pg. 113
(Lots 37 & 38)
[140] Dodie R. Taylor
DB 3607, Pg. 57
PC #F, Slide 167-A
[137] Darin E. Rothe
DB 4111, Pg. 262
MB 2, Pg. 113
[45] Pamela Sue Simmons
Anthony William Simmons
DB 3537, Pg. 97
Map #2006-734
(Lot 5)
[446] Elizabeth Ann Ryals
DB 741, Pg. 812
MB 2, Pg. 113
[430] Rachel B. Johnson
Rev. Trust
DB 3218, Pg. 397
MB 2, Pg. 113
[25] Samantha C. Cradle
DB 3758, Pg. 86
Map #2018-222
(Lot 4)
[11] Craig T. Matthews
Denise C. Matthews
DB 2492, Pg. 493
Map #2018-222
(Lot 3)
[389] Appletree Property Management LLC
DB 3995, Pg. 38
"Parcel C"
Map #2019-327
Marty Lee Poole
Tammy Lee Poole
DB 1718, Pg. 488
[443] Marty Lee Poole
DB 1203, Pg. 335
[457] Donald Ray Poole
DB 1360, Pg. 584
Control Point
AXLE (8"BG)
Nail at ECIP (Bent)
Nail at Base of 3" Drive Shaft (28" tall -Leaning East)
1"Square Iron (12"BG)
Control Point
4"EIS (4"BG) at base of 3" iron pipe witness post
Existing Axle
Minimum Building Setbacks:
Front Yard: 30'
Side Yard: 15'
Rear Yard: 30'
Accessory Buildings: 10'
REFERENCES:
~ Parcel "A" ~
-Deed Book 4060, Pg. 823
-Map #2019-327
-44 N. Poole St., Coats
-PIN 0690-95-5915.000
-PID 07069016020024 01
~ Parcel "B" ~
-Deed Book 4060, Pg. 823
-Map #2019-327
-417 E. Stewart St., Coats
-PIN 0690-95-5999.000
-PID 07069016020024 02
North Carolina
Harnett County
I, Robert E. Godwin, Jr., hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision per deed description recorded in Book 4060, Page 823; That the boundaries not surveyed are shown as broken lines plotted from references as shown hereon; That the ratio of precision meets or exceeds Class B standards; That there were no encroachments across surveyed property lines unless otherwise shown hereon;
And that this survey was conducted in accord with The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and this map may not meet all statutory mapping requirements for recordation.
Witness my original signature, license number, and seal this the 25TH day of MARCH, A.D. 2022
Robert E. Godwin, Jr. P.L.S.
License Number: L-3790
NORTH CAROLINA PROFESSIONAL SEAL L-3790 LAND SURVEYOR Robert E. Godwin Jr.
Revisions:
20' 0 40'
Horizontal Scale
"PLOT PLAN"
Parcel "A" & "B", Map #2019-237
Mapped For:
TNT of Coats, LLC
1120 Carson Gregory Rd., Angier, NC 27501
44 N Poole St. & 417 E Stewart St., Coats
GROVE TOWNSHIP- HARNETT COUNTY - NORTH CAROLINA
ZONE: Town of Coats R-20
STREAMLINE LAND SURVEYING, Inc.
NC FIRM C-1898
870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715
DATE: MARCH 9, 2022
SCALE: 1" = 40'
SURVEYED BY: REG
DRAWN BY: REG
FILE: DATA\0690\211208MA.dwg (PlotPlan)