

Lot
 0.62 Ac
 (27,174 sq.ft.)

Lisa Dean Pleasant Page [773]
 Randy Bryant Page
 D.B. 3183, Pg. 376

Lisa Dean Pleasant Page
 Randy Bryant Page
 D.B. 3183, Pg. 381
 Map #2003-607
 (Lot 1)

Y PLOT PLAN~



- 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
 - Sanitary Sewer Main
 - Wood Fence

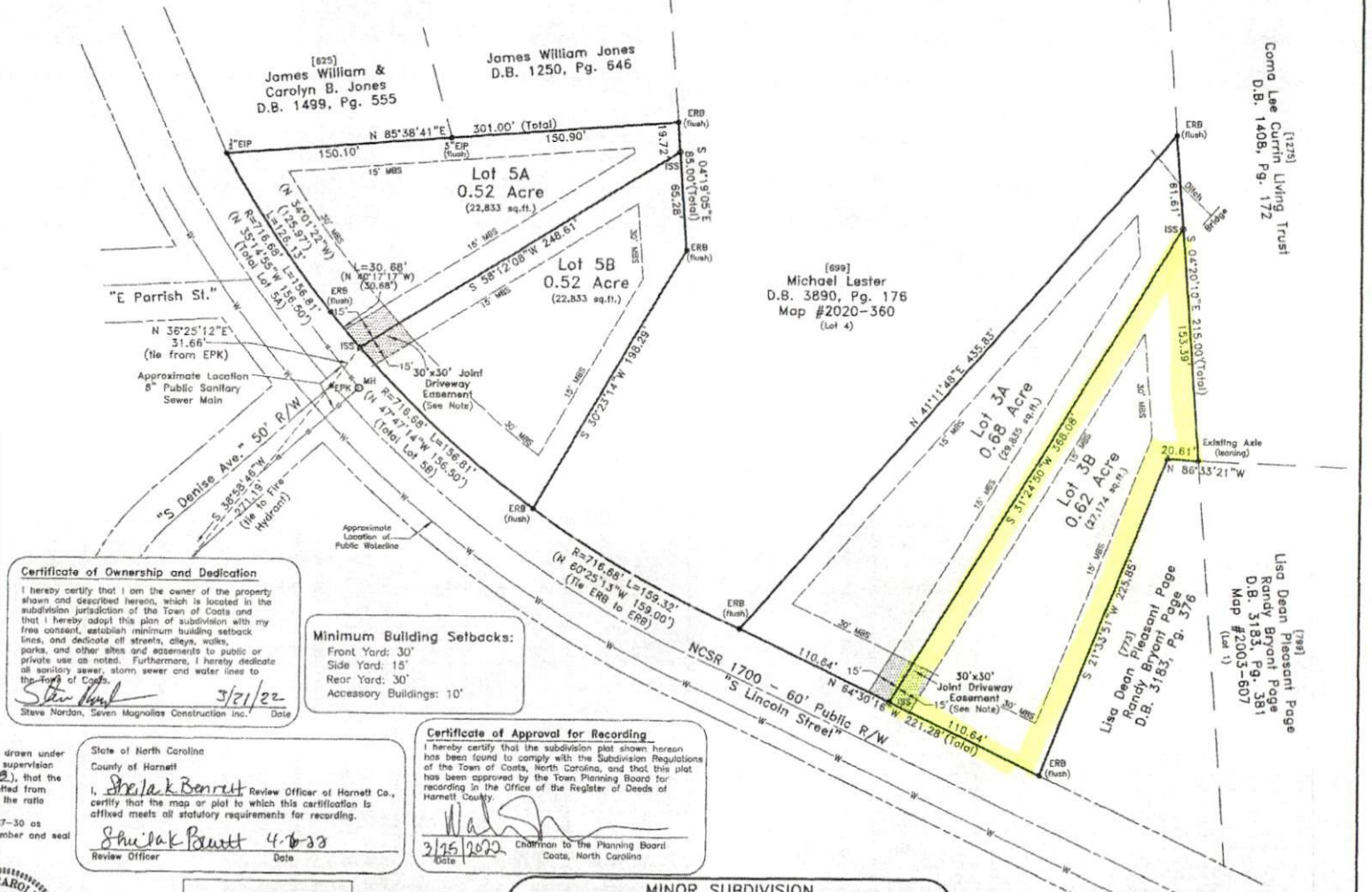
Notes:

- Subject Lots to be served by existing Public Water.
- Lots 3A and 3B to be served by individual septic systems.
- Lots 5A and 5B to be served by existing Public Sanitary Sewer.
- The Lots as shown on this plat are not located in a watershed.
- Lot 3A, 3B, 5A and 5B shall be served by the 30' x 30' Joint Driveway Easements as shown with no additional access to S.R. 1700 (S Lincoln Street).
- Lots are subject to conditions of NC DOT Driveway Permit

- SYMBOLS & ABBREVIATIONS:**
- EIP/EIS... Existing Iron Pipe or Stake
 - ERB... Existing Rebar Stake
 - ERS... Existing Rail Road Spike
 - EPK... Existing Parker-Kayton Nail
 - EMN... Existing Magnetic Nail
 - ECS... Existing Cotton Picker Spindle
 - ECM... Existing Concrete Monument
 - AG/BG... Above/Below Ground Surface
 - Δ 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
 - MS... Sanitary Sewer Manhole
 - PP... Power Pole
 - OHE... Overhead Electric Lines
 - LH... Land Hack (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.S... Man Book
 - NC.Plt... Parcel Identifier Number
 - Ac... Acres (Area of property)
 - SF... Square Feet
 - [123]... House Address

SURVEY NOTES:

- Iron Stakes (1/2" Re-bar) set of all new property corners unless labeled otherwise.
- Magnetic Nails set of 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 central 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.
- Wallfolds, soil conditions, or other environmental features were not delineated for this survey.



Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Coats and that I hereby adopt this plan of subdivision with my 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 hereby dedicate all sanitary sewer, storm sewer and water lines to the Town of Coats.

Steve Nordon 3/21/22
Steve Nordon, Seven Magnolias Construction Inc. Date

Minimum Building Setbacks:

Front Yard: 30'
Side Yard: 15'
Rear Yard: 30'
Accessory Buildings: 10'

Certificate of Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations of the Town of Coats, North Carolina, and that this plat has been approved by the Town Planning Board for recording in the Office of the Register of Deeds of Harnett County.

Shirley Bennett 3/15/2022
Shirley Bennett 4-10-22
Review Officer Date

Shirley Bennett 4-10-22
Chairman to the Planning Board
Coats, North Carolina Date

North Carolina
Harnett County

I, Robert Edward Godwin, Jr., certify that this plot was drawn under my supervision from a actual survey made under my supervision (deed description recorded in Book 23926 Page 462), 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 15th day of FEB, 2022.

I further certify that this survey creates a subdivision of land within the area of Harnett County which has an ordinance that regulates parcels of land.

Robert E. Godwin, Jr., P.L.S.
Robert E. Godwin, Jr., P.L.S.
License Number: L-3790

FEMA FLOOD HAZARD STATEMENT

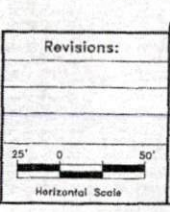
The subject property shown on this plat is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on FIRM Number: 172068000J
372018000K
Effective date: 10/3/2006

FOR REGISTRATION

Planning Board of Harnett County, NC
Harnett County, NC
EX-2022 PG-158-159
FEB 21 2022
INSTRUMENT # 2822007286

KCORRE

2822007286



MINOR SUBDIVISION

of Tracts 3 & 5 as recorded in Map #2020-360

Survey For:

Seven Magnolias Construction Inc.

Owner Mailing Address: 1428B NC 210 S, Angler, NC 27501
Subject Property Address: 5 Lincoln St., Coats, NC 27521

TOWN OF COATS - ZONE: R-20

GROVE TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

REFERENCE: Map #2020-360

Tract 3 - DB 3896, Pg. 408 - PID 0706901627003 03 - PIN: 1600-02-3001.000
Tract 5 - DB 3896, Pg. 410 - PID 0706901627003 03 - PIN: 1600-02-0085.000

STREAMLINE LAND SURVEYING, Inc.

NC FIRM C-1898

870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715

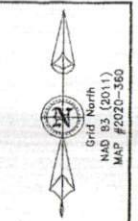
SURVEY DATE: JULY 21, 2021

SCALE: 1" = 50'

SURVEYED BY: REG

DRAWN BY: MGG

FILE: 1600\210623NO.dwg (Minor SD Final Plat)



Coma Lee Currin Living Trust
D.B. 1408, Pg. 172

Lisa Dean Pleasant Page
Randy Bryant Page
D.B. 3183, Pg. 381
Map #2003-607
(Lot 1)

[1377] Scott & Sonya Seagroves
D.B. 3843, Pg. 559
Map #2020-168
(Lot 1)

[1329] Heather Sholar
Paul Adams III
D.B. 3844, Pg. 121
Map #2020-168
(Lot 2)

[699] Michael Lester
D.B. 3890, Pg. 176
Map #2020-360
(Lot 4)