

- NOTES:
1. THIS PLAT RECOMBINES LOT 180 WITH A PORTION OF OPEN SPACE 3 AS RECORDED IN MAP BOOK 2022 PAGES 313-315 IN THE HARNETT COUNTY DEED REGISTRY.
 2. SEE MAP BOOK 2022 PAGES 313-315 FOR NOTES AND EASEMENT GEOMETRY.
 3. AREAS ARE CALCULATED BY CARTESIAN COORDINATE METHOD.
 4. ALL DISTANCES ARE HORIZONTAL GROUND.
 5. PROPERTY LINES PLOTTED AS DASHED LINES ARE DERIVED FROM DEED AND PLAT REFERENCES AS SHOWN HEREON AS OBTAINED FROM THE HARNETT COUNTY PUBLIC RECORDS.
 6. NO TITLE SEARCH PERFORMED BY THIS SURVEYOR.
 7. SUBJECT PARCEL LIES ENTIRELY WITHIN FLOOD ZONE "X", OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3720064200L, AS PUBLISHED 10.03.2006.
 8. SEPTIC SOIL DETERMINATION BY CENTRAL CAROLINA SOIL CONSULTING, PLLC, APRIL-DECEMBER 2021.
 9. ENVIRONMENTAL WETLAND DETERMINATION BY SAGE ECOLOGICAL SERVICES, INC. WAS PROVIDED IN DIGITAL FORMAT BY THE OWNER.
 10. NO UNPERMITTED DISTURBANCES ARE ALLOWED IN EXISTING WETLAND AREAS.
 11. THIS PROPERTY LIES WITHIN WSW WATERSHED AND HAS A MAXIMUM IMPERVIOUS SURFACE AREA OF 4000 SQUARE FEET FOR EACH LOT.
 12. THE LAND USE CLASSIFICATION IS MEDIUM DENSITY RESIDENTIAL.
 13. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE.
 14. ZONING IS RA-40
 15. BUILDING SETBACKS ARE: 35'-FOOT FRONT; 25' REAR; AND 10'-FOOT SIDES.
 16. THE BIRCHWOOD PHASE 2 SUBDIVISION WILL MAINTAIN OR EXCEED THE 20% OPEN SPACE REQUIREMENT SET FORTH BY THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE AND WILL NOT BECOME NON-COMPLIANT BY THE RECOMBINATION.

PARCEL INFORMATION:

OPEN SPACE 3R:
 PIN: 0642-95-7222.000
 PID: 080652 0004 49
 DEED BOOK 4084 PAGE 320

LOT 180R:
 PIN: 0642-94-7917.000
 PID: 080652 0004 39
 DEED BOOK 4084 PAGE 320

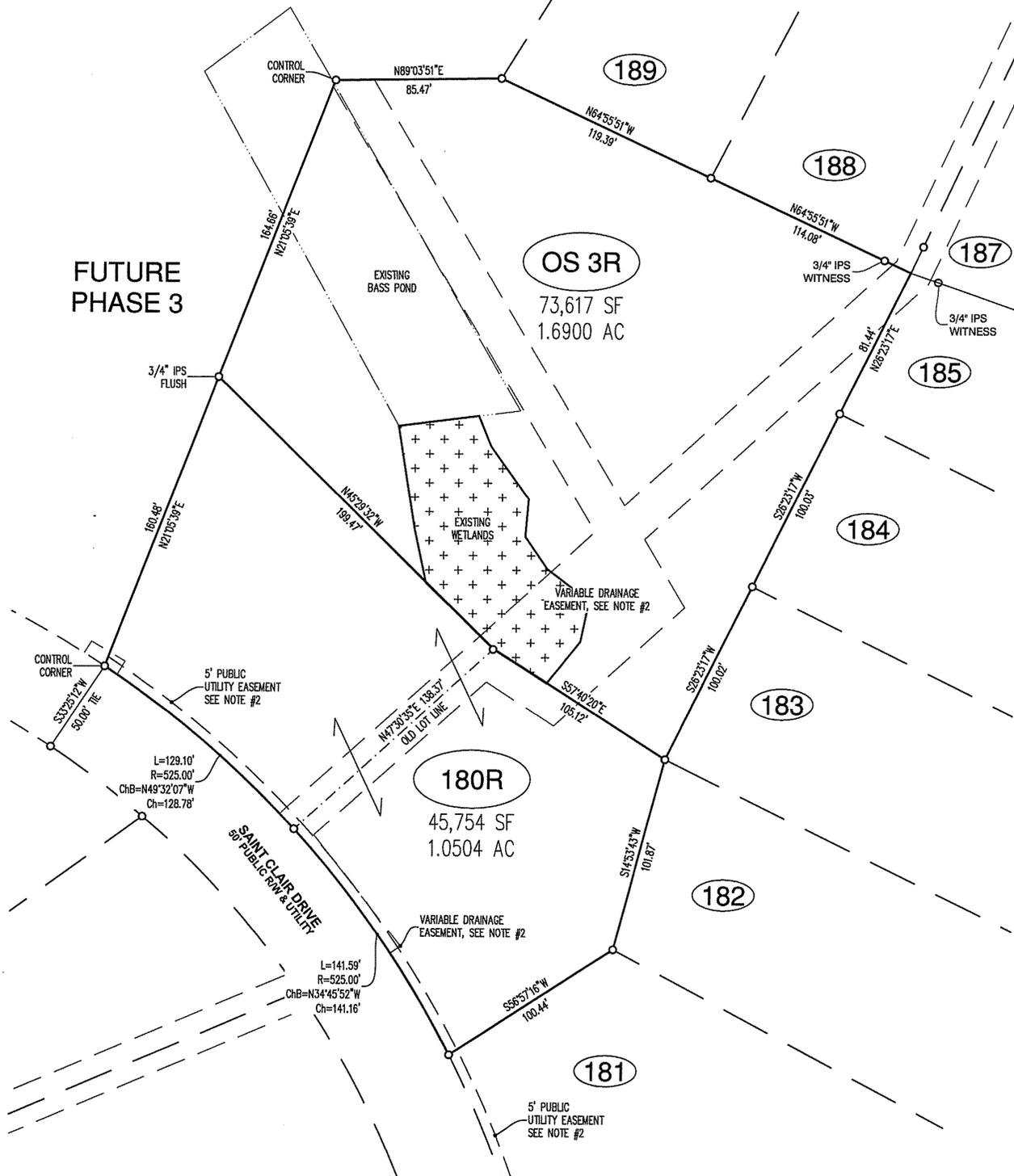
REVISED ACREAGE INFORMATION:

OPEN SPACE 3 BEFORE:
 96,873 SF OR 2.2239 AC

OPEN SPACE 3R AFTER:
 73,617 SF OR 1.6900 AC

LOT 180 BEFORE:
 28,689 SF OR 0.6586 AC

LOT 180R AFTER:
 45,754 SF OR 1.0504 AC



FOR REGISTRATION
 Matthew S. Willis
 REGISTER OF DEEDS
 Harnett County, NC
 12/21/2022 at 09:25:44 AM
 Bk 2022 Pg 644-644 (1)
 Fee Amt: \$21.00

INSTRUMENT # 2022115427
 KAYLA CORE



I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED ON OUR PREVIOUSLY RECORDED PLAT BOOK 2022 PAGE 313; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED ON PLAT BOOK 2022 PAGE 313; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES G.S.47-30, AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S.47-30 SECTION:
 (f)(1)(d) 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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16th DAY OF DECEMBER, 2022.

Richard Ellis Bullock, Jr.
 RICHARD ELLIS BULLOCK, JR.
 LICENSE NO. L-3266
 12.16.2022

CERTIFICATE OF OWNERSHIP AND DEDICATION, AND JURISDICTION:

I HEREBY CERTIFY THAT I AM THE OWNER OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HEREON IS WITHIN THE UNIFIED DEVELOPMENT ORDINANCE JURISDICTION OF HARNETT COUNTY.

DATE: 12.20.22
 TAX PARCEL ID NUMBER: 0642957222 & 0642947917
 OWNER(S): RICHARD T. BOWEN
 DATE: 12.20.22

STATE OF NORTH CAROLINA HARNETT COUNTY:

I, Nicholas Fowler REVIEW OFFICER OF HARNETT COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 12.21.22
 REVIEW OFFICER: *Nicholas Fowler*

STATE OF NORTH CAROLINA HARNETT COUNTY:

FILED FOR REGISTRATION ON THE 21st DAY OF Dec. AT 9:25 (am/pm) AND DULY RECORDED IN MAP BOOK 2022 AT PAGE 644.

MATTHEW S. WILLIS
 REGISTER OF DEEDS
 BY: Kayla B. Core ASSISTANT/DEPUTY REGISTER OF DEEDS

MERSTAN, PLLC
 Land Surveyors
 2401 US 64 BUS. W. PITTSBORO, NC 27312
 PH: 919.545.7001 NC LIC. P-1408



KB HOME RALEIGH-DURHAM, INC.
 4506 S. MIAMI BLVD., SUITE 100
 DURHAM, NC 27703

RECOMBINATION PLAT
 LOT 180R AND OPEN SPACE 3R
 US 401 N FUQUAY-VARINA, NC 27526
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

12.15	1	HARNETT COMMENTS
DATE	NO.	REVISION
DATE:		12.07.2022
SCALE:		1" = 50'
DRAWN BY:		REB
CHECKED BY:		REB
PROJECT NO.:		21471
FILE NAME		BG LOT 180R
SHEET NO.		1 of 1