NOT TO SCALE

VICINITY MAP

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE 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 THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT: _____

_____ 20__

TAX PARCEL ID NUMBER

~~OWNER~~ AGENT

OWNER

NOTE: THIS SURVEY IS EXEMPT FROM HARNETT COUNTY SUBDIVISION REGULATIONS BY DEFINITION.

Theresa Hart — COUNTY PLANNER — DATE 9-8-23

I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4167, PAGE 1830, ETC.): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28 DAY OF AUGUST, A.D. 2023

MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NORTH CAROLINA PROFESSIONAL SEAL L-3471 LAND SURVEYOR MELVIN A. GRAHAM

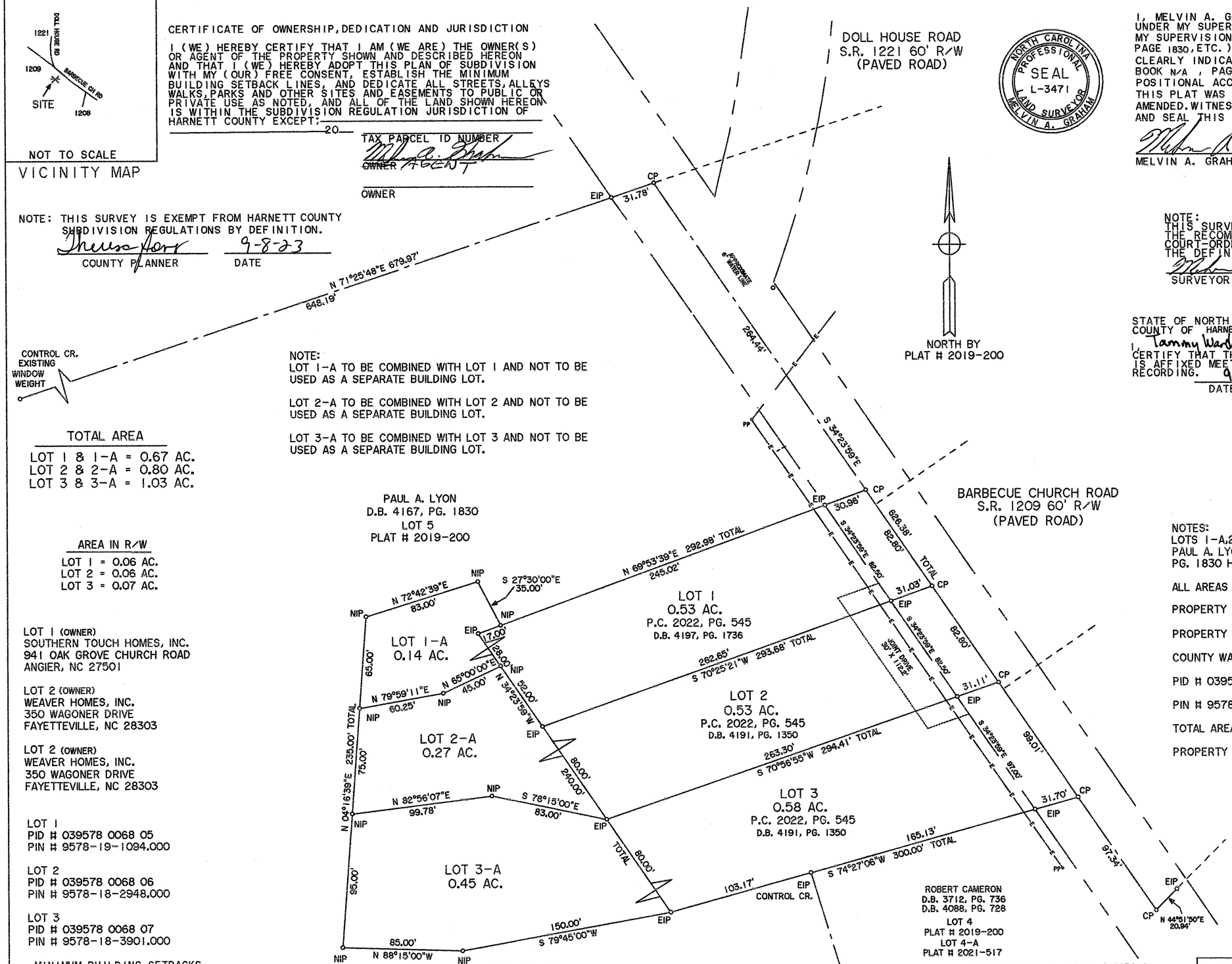
NOTE:
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Tammy Ward, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. 9-8-23 (DATE) — REVIEW OFFICER

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.



NOTE:
LOT 1-A TO BE COMBINED WITH LOT 1 AND NOT TO BE USED AS A SEPARATE BUILDING LOT.

LOT 2-A TO BE COMBINED WITH LOT 2 AND NOT TO BE USED AS A SEPARATE BUILDING LOT.

LOT 3-A TO BE COMBINED WITH LOT 3 AND NOT TO BE USED AS A SEPARATE BUILDING LOT.

TOTAL AREA

LOT 1 & 1-A = 0.67 AC.
LOT 2 & 2-A = 0.80 AC.
LOT 3 & 3-A = 1.03 AC.

AREA IN R/W

LOT 1 = 0.06 AC.
LOT 2 = 0.06 AC.
LOT 3 = 0.07 AC.

LOT 1 (OWNER)
SOUTHERN TOUCH HOMES, INC.
941 OAK GROVE CHURCH ROAD
ANGIER, NC 27501

LOT 2 (OWNER)
WEAVER HOMES, INC.
350 WAGONER DRIVE
FAYETTEVILLE, NC 28303

LOT 2 (OWNER)
WEAVER HOMES, INC.
350 WAGONER DRIVE
FAYETTEVILLE, NC 28303

LOT 1
PID # 039578 0068 05
PIN # 9578-19-1094.000

LOT 2
PID # 039578 0068 06
PIN # 9578-18-2948.000

LOT 3
PID # 039578 0068 07
PIN # 9578-18-3901.000

MINIMUM BUILDING SETBACKS

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

LEGEND:
EIP-EXISTING IRON PIPE OR IRON ROD
NIP-NEW IRON PIPE OR IRON ROD
NRRS-NEW RAILROAD SPIKE
ERRS-EXISTING RAILROAD SPIKE
NPK-NEW P.K. NAIL
EPK EXISTING P.K. NAIL
ECM-EXISTING CONCRETE MONUMENT
C/L-CENTER LINE
PP-POWER POLE
LP-LIGHT POLE
R/W-RIGHT OF WAY
CP-CALCULATED POINT
-E- -ELECTRICITY
* - GROUND ELEVATION
-X-X-X- FENCE

NOTES:
LOTS 1-A, 2-A, & 3-A CONSIST OF A PORTION OF THE PAUL A. LYON PROPERTY AS RECORDED IN D.B. 4167, PG. 1830 HARNETT COUNTY REGISTRY.

ALL AREAS BY COORDINATE METHOD

PROPERTY NOT IN A WATERSHED

PROPERTY ZONED RA-20R

COUNTY WATER & PRIVATE SEPTIC SYSTEM

PID # 039578 0068 04

PIN # 9578-08-7688.000

TOTAL AREA OF LOTS 1-A, 2-A & 3-A = 0.86 AC.

PROPERTY IN FLOOD ZONE X

Instrument #: 2023015212
Recorded: 09/08/2023 02:26:31 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2023 PG 452 - 452 (1)

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER: 3710956800K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFF. DATE: 10/03/06

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE 8th DAY
OF September 2023 AT 226 P.M.
RECORDED AT MAP NUMBER 2023-452
Matthew S. Willis
~~REGISTER OF DEEDS ASS'T.~~ DEPUTY I
by: Dumonne A Thomas

TOWNSHIP	COUNTY	STATE
BARBECUE	HARNETT	NC

RECOMBINATIONSURVEY FOR
(OWNER)
LOT 1-A, 2-A & 3-A
PAUL A. LYON
2139 BARBECUE CHURCH ROAD
SANFORD, NC 27332

DATE: 08/28/2023
SCALE: 1" = 50'
PROJECT: 12223

MELVIN A. GRAHAM, PLS.
3679 NICHOLSON ROAD
CAMERON, NC 28326
PHONE(919)499-6174

REVISION: