

LEGEND

CMS - CONCRETE MONUMENT SET	ECS - EXISTING COTTON SPINDLE
ECM - EXISTING CONCRETE MONUMENT	CSS - COTTON SPINDLE SET
EIP - EXISTING IRON PIPE	D - DRAINAGE
EIS - EXISTING IRON STAKE	G - GAS LINE
ERB - EXISTING REBAR	S - SANITARY SEWER
ECS - EXISTING COTTON SPIKE	W - WATER
EPK - EXISTING PK NAIL	E - ELECTRIC
EN - EXISTING NAIL	T - TELEPHONE
ERS - EXISTING RAILROAD SPIKE	FH - FIRE HYDRANT
IPS - IRON PIPE SET	WM - WATER METER
ISS - IRON STAKE SET	WV - WATER VALVE
RSS - RAILROAD SPIKE SET	CO - SEWER CLEANOUT
NS - NAIL SET	TP - TELEPHONE PEDESTAL
PKS - PK OR MAG. NAIL SET	UP - UTILITY POLE
R/W - RIGHT OF WAY	EL - ELEVATION
CL - CENTERLINE	MH - MANHOLE
B.M. - BOOK OF MAPS	BC - BACK OF CURB
P.B. - PLAT BOOK	HVAC - HEAT/AC UNIT
M.B. - MAP BOOK	CP - COMPUTED POINT
D.B. - DEED BOOK	BFE - BASE FLOOD ELEVATION
SB - SET BACK	
EP - EDGE PAVEMENT	
NCGS - NORTH CAROLINA GEODETIC SURVEY	
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY	

CALL TABLE ALONG ROAD R/W

COURSE	BEARING	DISTANCE
L-1	N 74°00'20"E	86.14'
L-2	N 74°23'19"E	108.39'
L-3	N 06°17'47"W	68.58'
L-4	N 06°37'01"W	182.01'

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, ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

DATE: 12 JANUARY 2023

TAX PARCEL I.D. NUMBER: _____

OWNER: _____

AGENT: Matthew S. Willis

HARNETT COUNTY JURISDICTION

PROPERTY ZONED RA-30

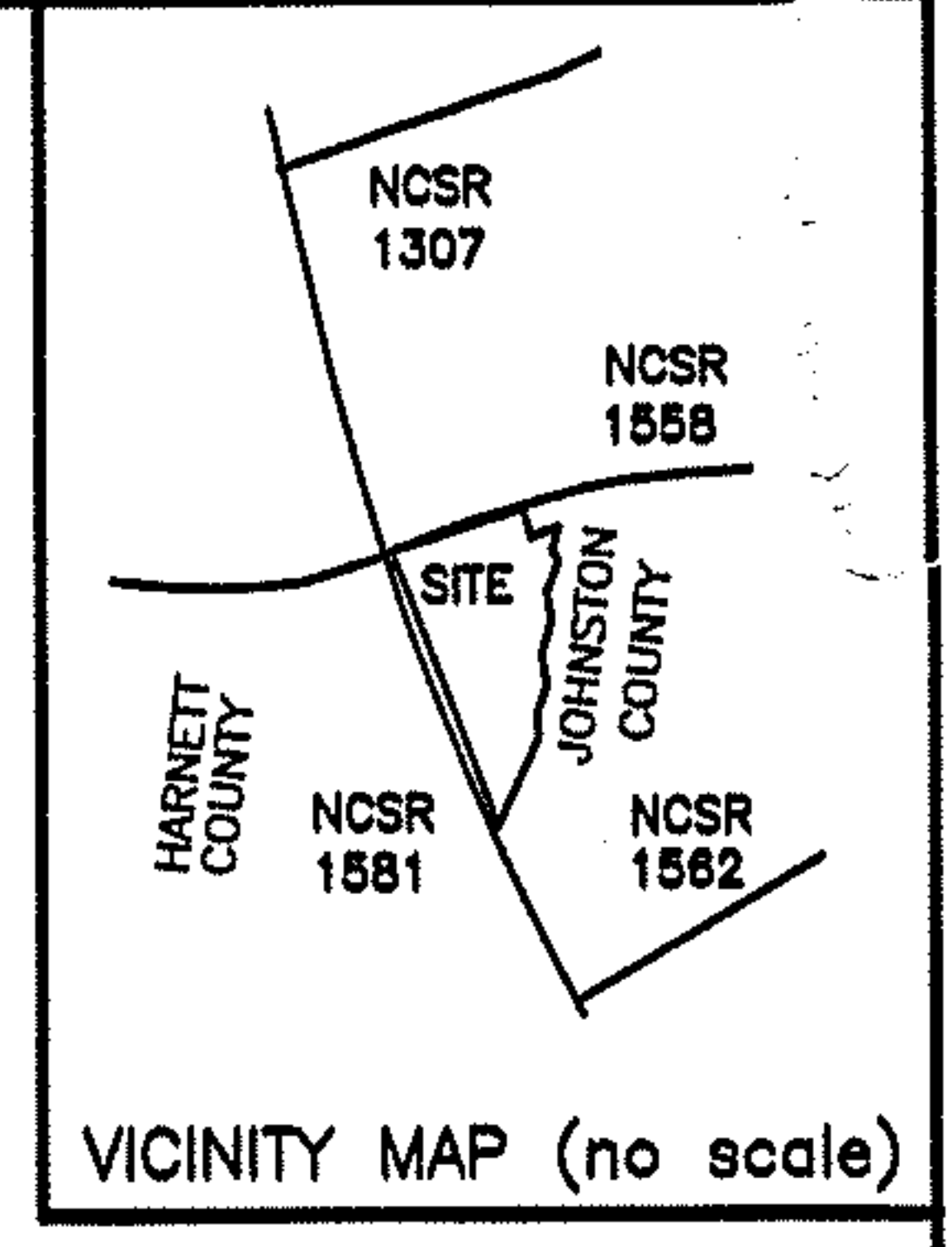
MINIMUM BUILDING SETBACKS

FRONT - 35'

SIDE - 10'

CORNER SIDE - 20'

REAR - 25'



I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN D.B. 3079 PG. 982

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHCH AND WERE PLATTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:115,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: A

POSITIONAL ACCURACY: 0.02'

TYPE OF GPS FIELD PROCEDURE: RTK

DATES OF SURVEY: DECEMBER 2022

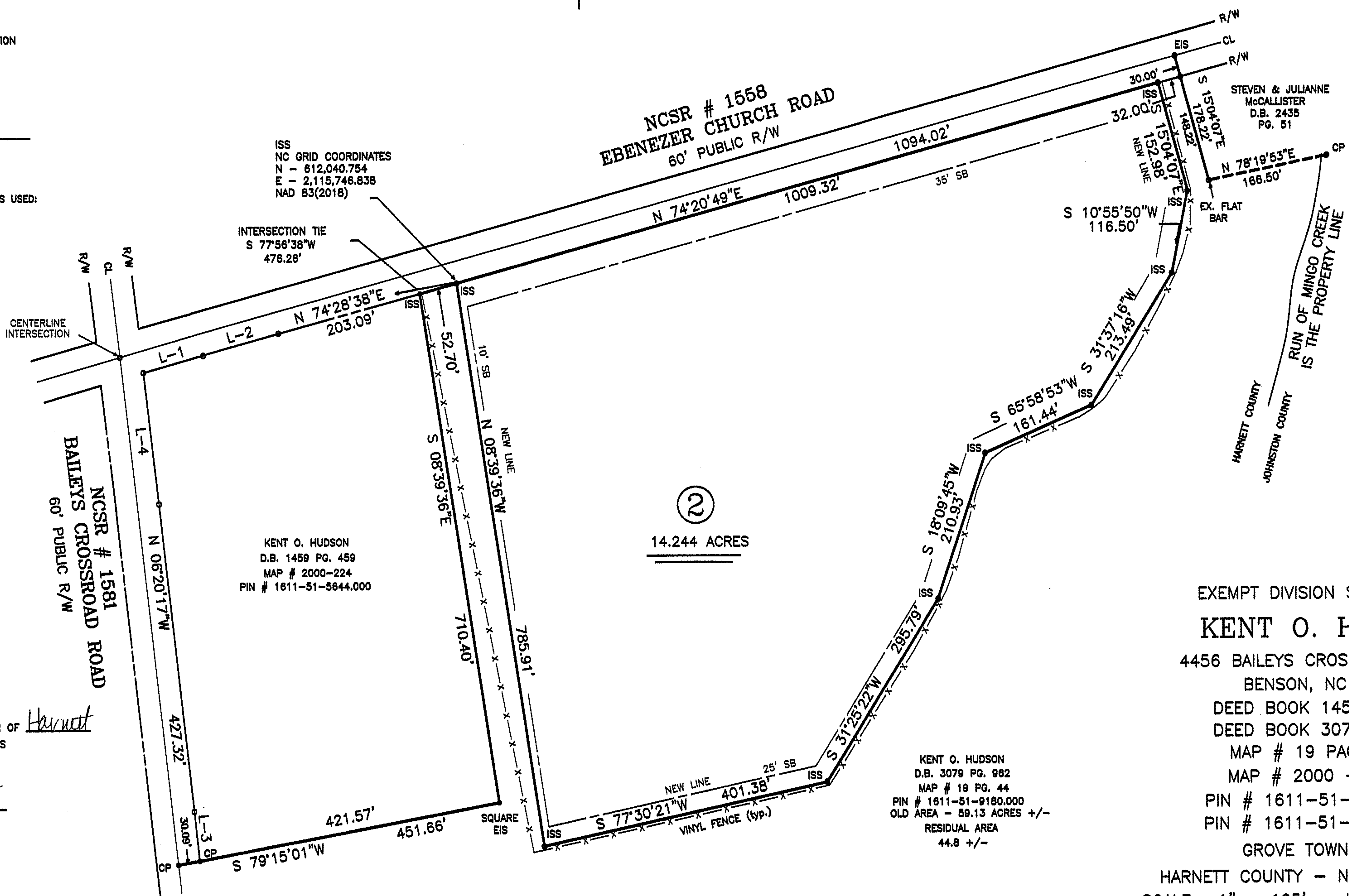
DATUM/EPOCH: NAD 83

PUBLISHED/FIXED-FIXED CONTROL USE: VRS

GEOID MODEL: 2018

COMBINED GRID FACTOR: 0.9998775

UNITS: US SURVEY FOOT



EXEMPT PLAT

THIS PLAT IS EXEMPT FROM THE SUBDIVISION REGULATIONS

Sheresa Fore

HARNETT COUNTY PLANNING DEPT.

1-26-23

DATE

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, Sheresa L. Bennett, REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-26-2023

DATE

Sheresa L. Bennett

REVIEW OFFICER

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

Benton W. Dewar

BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 2079 PAGE 982 MAP # 19 PAGE 44; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN DEED MAP BOOK 19 PAGE 44; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:115,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12th DAY OF JANUARY, A.D. 2023

Benton W. Dewar

BENTON W. DEWAR, NCPLS - 3040



HARNETT COUNTY

NORTH CAROLINA

FILED DATE 1-26-2023 TIME 9:49 am

MAP NUMBER 2023-26

MATTHEW S. WILLIS

REGISTER OF DEEDS

BY: Nicholas G. Bandy DEPUTY

FOR REGISTRATION

Matthew S. Willis

REGISTER OF DEEDS

Harnett County, NC

01/26/2023 at 09:49:42 AM

BK2023 Pg25-26 (1)

Fee Amt: \$21.00

INSTRUMENT # 2023001248

VICTORIA RODRIGUEZ

EXEMPT DIVISION SURVEY FOR

KENT O. HUDSON

4456 BAILEYS CROSSROADS ROAD,

BENSON, NC 27504

DEED BOOK 1459 PAGE 459

DEED BOOK 3079 PAGE 962

MAP # 19 PAGE 44

MAP # 2000 - 224

PIN # 1611-51-5644.000

PIN # 1611-51-9180.000

GROVE TOWNSHIP

HARNETT COUNTY - NORTH CAROLINA

SCALE: 1" = 125' - JANUARY 11, 2023

GRAPHIC SCALE - FEET

BENTON W. DEWAR AND ASSOCIATES

PROFESSIONAL LAND SURVEYOR

5920 HONEYCUTT ROAD

HOLLY SPRINGS, NC 27540

PH. # (919)-552-9813