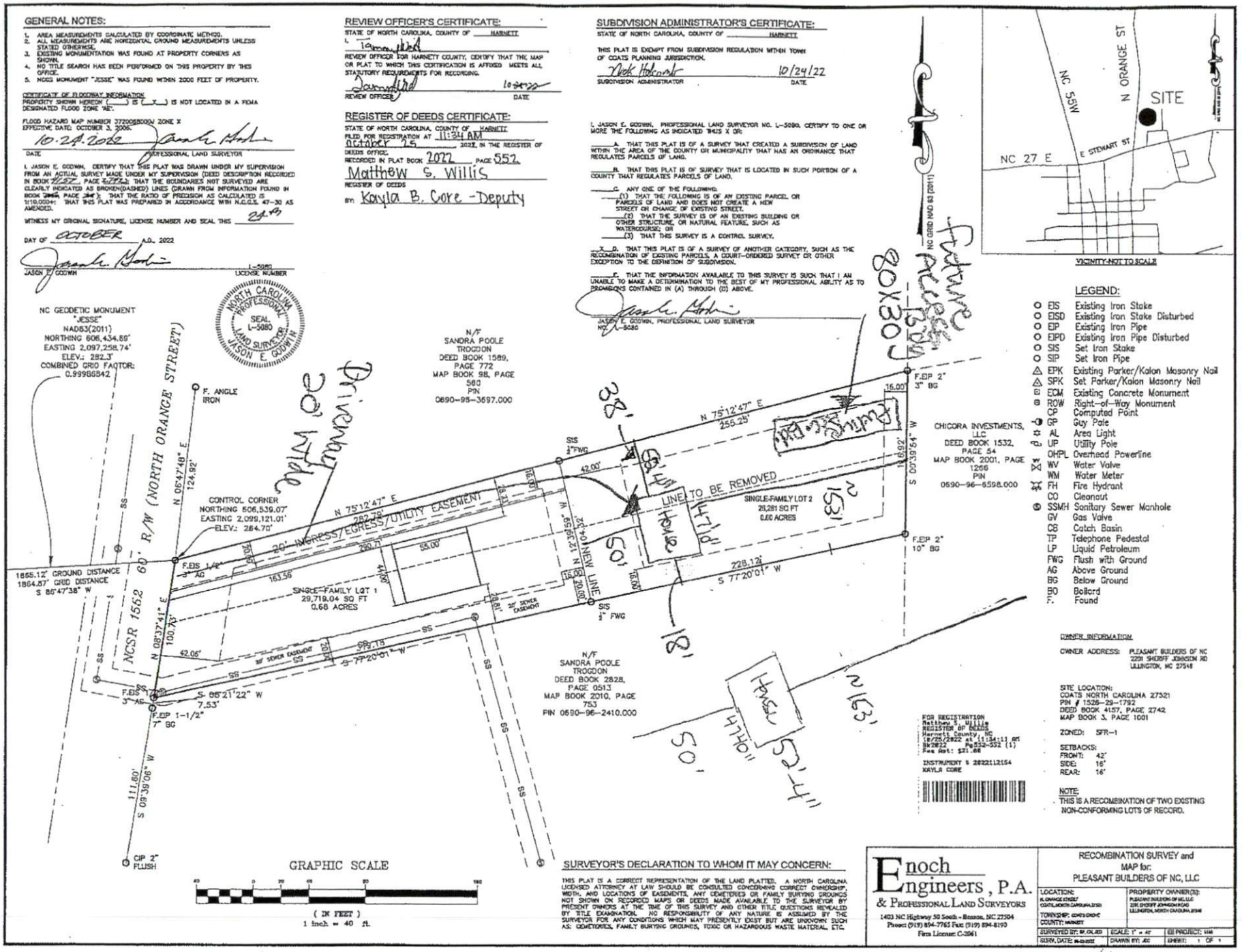
GENERAL NOTES:
1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NGS3 MONUMENT "JESSE" WAS FOUND WITHIN 2000 FEET OF PROPERTY.
CERTIFICATE OF FLOODWAY INFORMATION:
PROPERTY SHOWN HEREON (___) IS (_X_) IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE "AE".
FLOOD HAZARD MAP NUMBER 3720058000J ZONE X
EFFECTIVE DATE: OCTOBER 3, 2006.
10.24.2022
DATE
PROFESSIONAL LAND SURVEYOR
I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 11157, PAGE 2742); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN(DASHED) LINES DRAWN FROM INFORMATION FOUND IN BOOK [illegible], PAGE [illegible]; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th DAY OF OCTOBER A.D., 2022
JASON E. GODWIN
L-5080
LICENSE NUMBER
NORTH CAROLINA PROFESSIONAL SEAL L-5080 LAND SURVEYOR JASON E. GODWIN
REVIEW OFFICER'S CERTIFICATE:
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
I, Tammy Ward
REVIEW OFFICER FOR HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
10-24-22
DATE
REGISTER OF DEEDS CERTIFICATE:
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
FILED FOR REGISTRATION AT 11:34 AM
OCTOBER 25 2022, IN THE REGISTER OF DEEDS OFFICE.
RECORDED IN PLAT BOOK 2022 PAGE 552
Matthew S. Willis
REGISTER OF DEEDS
BY: Kayla B. Core - Deputy
SUBDIVISION ADMINISTRATOR'S CERTIFICATE:
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN TOWN OF COATS PLANNING JURISDICTION.
Nick Hickman
SUBDIVISION ADMINISTRATOR
10/24/22
DATE
I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:
___A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
___B. THAT THIS PLAT IS OF SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY THAT REGULATES PARCELS OF LAND.
___C. ANY ONE OF THE FOLLOWING:
___(1) THAT THE FOLLOWING IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE OF EXISTING STREET.
___(2) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS WATERCOURSE; OR
___(3) THAT THIS SURVEY IS A CONTROL SURVEY.
_X_D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
___E. THAT THE INFORMATION AVAILABLE TO THIS SURVEY IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.
JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080
VICINITY-NOT TO SCALE
NC 55W
N ORANGE ST
SITE
NC 27 E
E STEWART ST
NC GRID NAD 83 (2011)
NC GEODETIC MONUMENT
"JESSE"
NAD83(2011)
NORTHING 606,434.69'
EASTING 2,097,258.74'
ELEV.: 282.3'
COMBINED GRID FACTOR: 0.99986542
F. ANGLE IRON
CONTROL CORNER
NORTHING 606,539.07'
EASTING 2,099,121.01'
ELEV.: 284.70'
1865.12' GROUND DISTANCE
1864.57' GRID DISTANCE
S 86°47'38" W
NCSR 1552
60' R/W (NORTH ORANGE STREET)
N 06°47'48" E
124.92'
N 08°37'41" E
100.73'
S 09°39'06" W
111.60'
CIP 2" FLUSH
F.EIS 1/2" 3' AG
F.EIP 1-1/2" 7' BG
S 86°21'22" W
7.53'
N/T
SANDRA POOLE TROGDON
DEED BOOK 1589, PAGE 772
MAP BOOK 98, PAGE 560
PIN 0690-95-3697.000
N/T
SANDRA POOLE TROGDON
DEED BOOK 2828, PAGE 0513
MAP BOOK 2010, PAGE 753
PIN 0690-96-2410.000
CHICORA INVESTMENTS, LLC
DEED BOOK 1532, PAGE 54
MAP BOOK 2001, PAGE 1266
PIN 0690-96-6598.000
N 75°12'47" E
282.78'
255.25'
S 77°20'01" W
228.12'
S 00°39'54" W
116.92'
20' INGRESS/EGRESS/UTILITY EASEMENT
LINE TO BE REMOVED
NEW LINE
SINGLE-FAMILY LOT 1
29,719.04 SQ FT
0.68 ACRES
SINGLE-FAMILY LOT 2
28,281 SQ FT
0.65 ACRES
30' SEWER EASEMENT
55.00'
163.56'
42.06'
99.75'
F.EIP 2" 3" BG
F.EIP 2" 10" BG
SIS 3/4" FWG
16.00'
42.00'
38'
18'
50'
153'
Future Access 30' Wide
80'x30'
LEGEND:
EIS Existing Iron Stake
EISD Existing Iron Stake Disturbed
EIP Existing Iron Pipe
EIPD Existing Iron Pipe Disturbed
SIS Set Iron Stake
SIP Set Iron Pipe
EPK Existing Parker/Kalon Masonry Nail
SPK Set Parker/Kalon Masonry Nail
ECM Existing Concrete Monument
ROW Right-of-Way Monument
CP Computed Point
GP Guy Pole
AL Area Light
UP Utility Pole
OHPL Overhead Powerline
WV Water Valve
WM Water Meter
FH Fire Hydrant
CO Cleanout
SSMH Sanitary Sewer Manhole
GV Gas Valve
CB Catch Basin
TP Telephone Pedestal
LP Liquid Petroleum
FWG Flush with Ground
AG Above Ground
BG Below Ground
BO Bollard
F. Found
OWNER INFORMATION
OWNER ADDRESS: PLEASANT BUILDERS OF NC 2201 SHERIFF JOHNSON RD LILLINGTON, NC 27546
SITE LOCATION:
COATS NORTH CAROLINA 27521
PIN # 1528-29-1792
DEED BOOK 4157, PAGE 2742
MAP BOOK 3, PAGE 1001
ZONED: SFR-1
SETBACKS:
FRONT: 42'
SIDE: 16'
REAR: 16'
NOTE:
THIS IS A RECOMBINATION OF TWO EXISTING NON-CONFORMING LOTS OF RECORD.
FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
10/25/2022 at 11:34:11 AM
Bk2022 Pg552-552 (1)
Fee Amt: $21.00
INSTRUMENT # 2022112154
KAYLA CORE
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN:
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, ETC.
Enoch Engineers, P.A.
& PROFESSIONAL LAND SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
Firm License: C-2561
RECOMBINATION SURVEY and MAP for: PLEASANT BUILDERS OF NC, LLC
LOCATION: N. ORANGE STREET COATS, NORTH CAROLINA 27521
TOWNSHIP: COATS GRADE
COUNTY: HARNETT
PROPERTY OWNER(S): PLEASANT BUILDERS OF NC, LLC 2201 SHERIFF JOHNSON ROAD LILLINGTON, NORTH CAROLINA 27546
SURVEYED BY: BP, CH, JED
SCALE: 1" = 40'
JOB PROJECT: 1116
SURV. DATE: 10-12-2022
DRAWN BY: JED
SHEET: 1 OF 1