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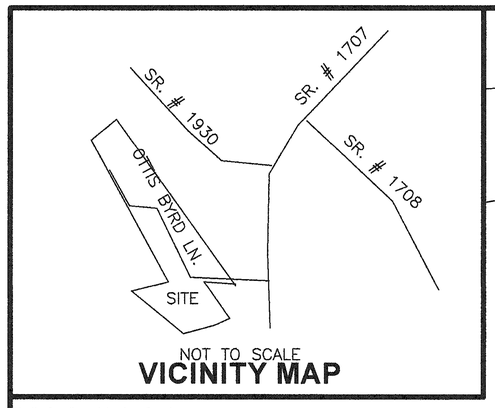

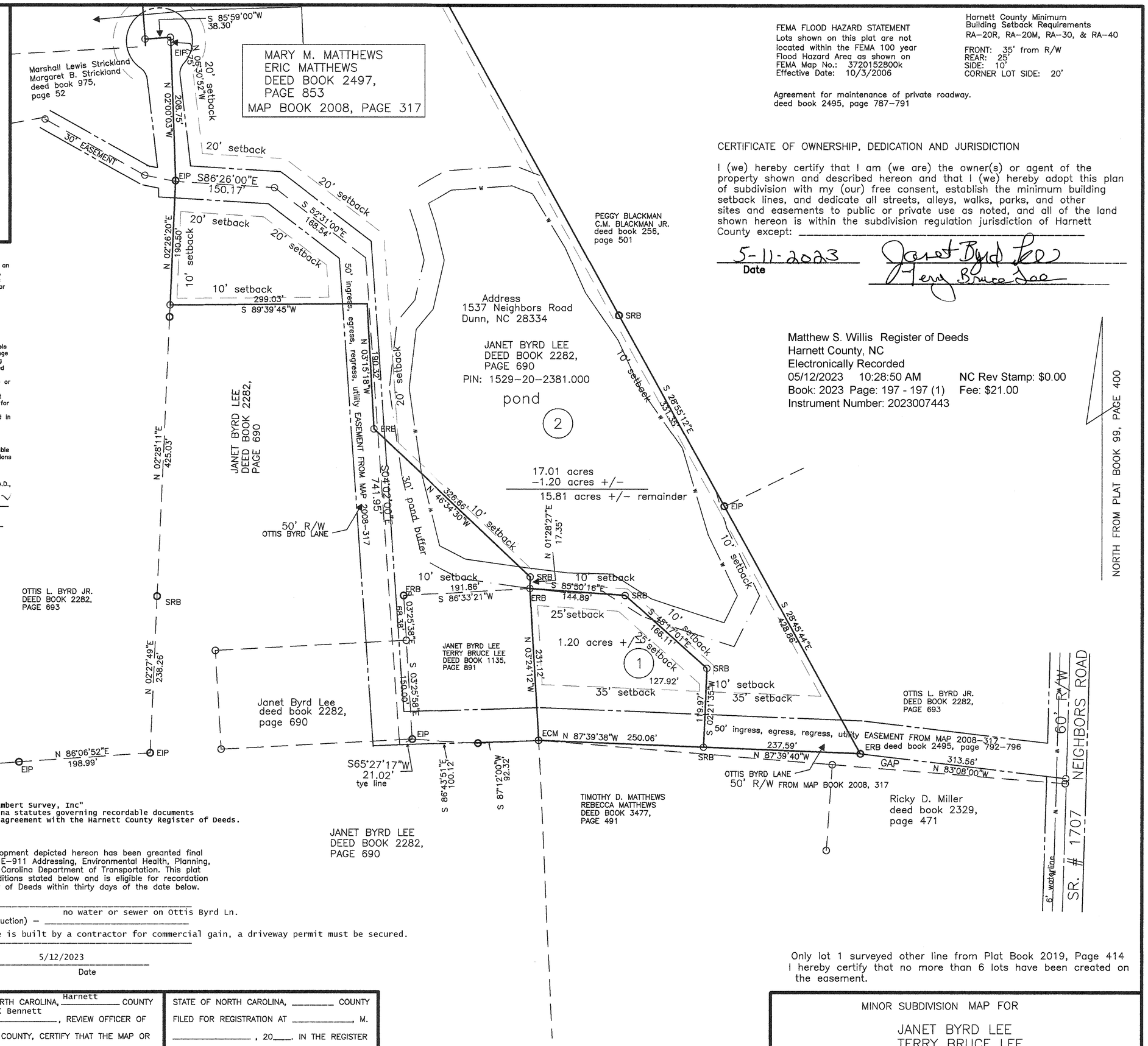

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No.: 3720152800k
Effective Date: 10/3/2006

Harnett County Minimum Building Setback Requirements
RA-20R, RA-20M, RA-30, & RA-40
FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'

Agreement for maintenance of private roadway.
deed book 2495, page 787-791

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: _____

5-11-2023
Date

Janet Byrd Lee
Terry Bruce Lee

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/12/2023 10:28:50 AM NC Rev Stamp: $0.00
Book: 2023 Page: 197 - 197 (1) Fee: $21.00
Instrument Number: 2023007443

North Carolina, Johnston County

I, W. Royce Lambert JR. certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2282, Page 690, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____ Page ____; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended.

I certify to one or more of the following:
☒ A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
☐ B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
☐ C. Any one of the following: (1) That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration. (2) That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse. (3) That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.(4) That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
☐ 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.
☐ E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Witness my original signature, license number and seal this 24 day of MARCH, A.D., 20 23.

Seal or Stamp

W. Royce Lambert
Professional Land Surveyor
L # 3517
License Number

NORTH CAROLINA PROFESSIONAL SEAL L-3517 LAND SURVEYOR W. ROYCE LAMBERT, JR.

Submitted electronically by "Lambert Survey, Inc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

LEGEND
ESR Existing Steel Rod
SSR Set Steel Rod
ECPS Existing Cotton Picker Spindle
SCPS Set Cotton Picker Spindle
EN Existing Nail
EIP Existing Iron Pipe
SIP Set Iron Pipe
EIS Existing Iron Stake
SIS Set Iron Stake
EPKN Existing PK Nail
SPKN Set PK Nail
ECM Existing Concrete Monument
SRB Set Rebar
ERB Existing Rebar
ELS Existing Lightwood Stake
PL Property Line
PP Power Pole
LP Light Pole
EFH Existing Fire Hydrant

I hereby certify that the development depicted hereon has been greanted final approval from Harnett County E-911 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-911 Addressing – N/A
Public Utilities (Not For Construction) – no water or sewer on Ottis Byrd Ln.
NCDOT – If a structure is built by a contractor for commercial gain, a driveway permit must be secured.

DocuSigned by:
Emma M. Harris
Subdivision Administrator 5/12/2023
Date

Only lot 1 surveyed other line from Plat Book 2019, Page 414
I hereby certify that no more than 6 lots have been created on the easement.

LAMBERT SURVEYING INC.
C-1280

W. ROYCE LAMBERT, Jr. PLS 3517
3732 OLD FAIRGROUND ROAD,
ANGIER, NC, 27501
PHONE (919)-820-1479
(919)-894-3575

STATE OF NORTH CAROLINA, Harnett COUNTY
I, Sheila K Bennett, REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DocuSigned by:
Sheila Bennett
REVIEW OFFICER
DATE: 5/12/2023

STATE OF NORTH CAROLINA, _____ COUNTY
FILED FOR REGISTRATION AT _____, M.
_____, 20____. IN THE REGISTER OF DEEDS OFFICE.
RECORDED IN BOOK _____, PAGE _____,
REGISTER OF DEEDS
BY: _____

50 0 50 100
GRAPHIC SCALE

MINOR SUBDIVISION MAP FOR
JANET BYRD LEE
TERRY BRUCE LEE

TOWNSHIP AVERASBORO | COUNTY HARNETT
STATE: NORTH CAROLINA DATE: 3/24/2023 SCALE: 1 in.=100 ft.
ZONE: RA-30 TAX PARCEL: PIN: 1529-20-2381.000