

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which is located within the zoning and subdivision jurisdiction of Coats, NC and that I (We) have reviewed this plat of recombination and adopt it with my (our) free consent and establish minimum building setback lines as set forth by the Town's zoning ordinance.

Robert E. Godwin, Jr.

Owner: Wellons Realty, Inc.
 P. O. Box 730, Dunn, NC 28335
 Date: July 6, 2023 PIN: 1600-41-0349.000
 Tax Parcel ID#

NO APPROVAL NECESSARY BY THE TOWN OF COATS PLANNING BOARD.

7-6-23 *Nick Holcomb*
 Date Town Manager

Note:
 This division is exempt from subdivision regulations per NCCG 153A-335 (a)(4) "A division of a tract in single ownership...2-acres or less into no more than 3-lots..."

LINE LEGEND:

- Subject Boundary Surveyed
- - - Subject Boundary Not Surveyed
- Adjacent Property Lines
- Right-of-Way Lines
- Center of Right-of-Way
- Easement Lines
- Survey Tie Lines
- Minimum Building Setback
- OHE — Overhead Electric Lines
- Water Line

FEMA FLOOD HAZARD STATEMENT
 The subject property shown on this plat is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on FIRM Number: 3720160000K
 Effective date: 10/3/2006

Town of Coats Minimum Building Setback Requirements
 Zoned: SFR-2

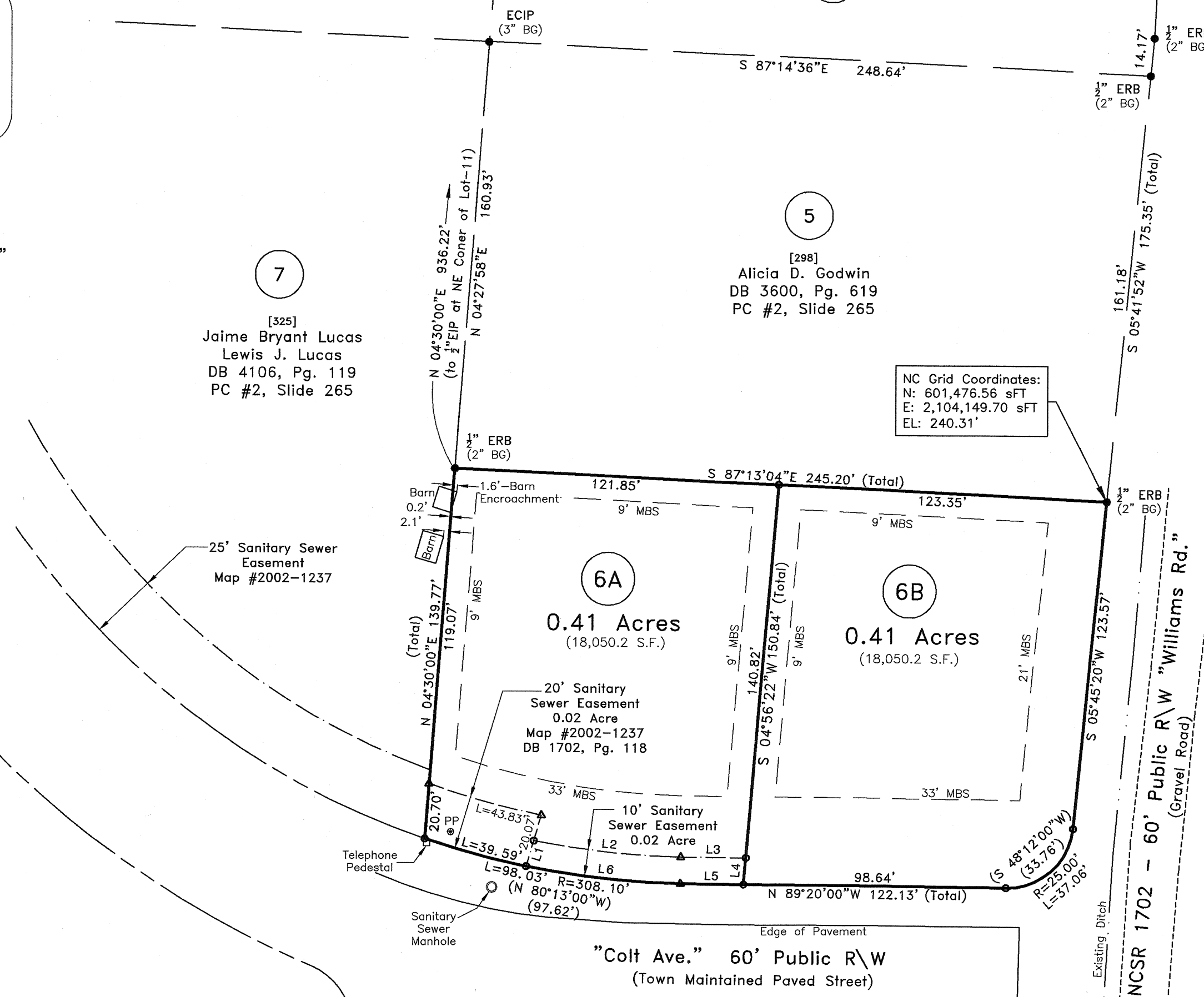
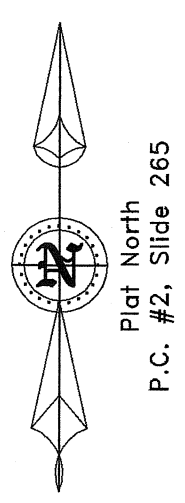
Principal Structures
 FRONT: 33' from R/W
 REAR: 9'
 SIDE: 9'
 CORNER LOT SIDE: 21'

Accessory Structures
 FRONT: 73' from R/W
 REAR: 5'
 SIDE: 5'
 CORNER LOT SIDE: 22.5'

- SURVEY NOTES:**
- Iron Stakes (1/2" Re-bar) set at all new property corners unless labeled otherwise.
 - Magnetic Nails set at all points in paved road surfaces, unless otherwise indicated.
 - Areas determined by coordinate method.
 - All distances & dimensions are horizontal ground distances unless otherwise indicated.
 - No NC Geodetic Survey monuments or other such control monuments were found within 2,000 feet of the subject property unless otherwise shown hereon.
 - This survey is based upon the references shown as taken from County GIS records. No title search was provided for this survey. A complete title search by a licensed attorney may reveal other easements, restrictions, and title issues not made available to the surveyor.
 - No underground utilities were marked by providers prior to this survey. Call NC 811 prior to any excavation to locate any underground utilities.
 - Wetlands, soil conditions, or other environmental features were not delineated for this survey.

- SYMBOLS & ABBREVIATIONS:**
- EIP/EIS... Existing Iron Pipe or Stake
 - ERB..... Existing ReBar Stake
 - ERRS... Existing Rail Road Spike
 - EPK..... Existing Parker-Kaylon Nail
 - EMN..... Existing Magnetic Nail
 - ECS..... Existing Cotton Picker Spindle
 - ECM..... Existing Concrete Monument
 - AG/BG..... Above/Below Ground Surface
 - △ CP..... Calculated Point (not set)
 - ⊙ CNTRL..... Control Point - Grid Coordinates
 - ISS..... Iron Stake Set (#4 rebar)
 - MNS..... Magnetic Nail Set
 - CSS..... Cotton Spindle Set
 - ▲ FH..... Fire Hydrant
 - PP..... Power Pole
 - OHE..... Overhead Electric Lines
 - Land Hook (Property combined)
 - C/L..... Centerline of Road or Easement
 - R/W..... Right-of-Way
 - D.B..... Deed Book
 - P.B/P.C..... Plat Book / Plat Cabinet
 - M.B..... Map Book
 - NC_PIN..... Parcel Identifier Number
 - Ac..... Acres (Area of property)
 - SF..... Square Feet
 - [123]..... House Address

- The NC GRID coordinates were determined from an actual Class A GPS Survey using NC Geodetic Survey's Real Time Kinematic (VRS) Network.
 - Date of Survey: 4/25/23; 5/8/23;
 - Horizontal positional accuracy: 0.04 ft.
 - Horizontal Datum: NAD 83 (NSRS 2011)
 - Vertical positional accuracy: 0.15 ft.
 - Vertical positions are referenced to NAVD88
 - Combined Scale Factor Ground to Grid: 0.9998693
 - Geoid Model: GEOID12 (conus)
 - Units: US Survey Feet (SFT)



NC Grid Coordinates:
 N: 601,476.56 sFT
 E: 2,104,149.70 sFT
 EL: 240.31'

[325]
 Jaime Bryant Lucas
 Lewis J. Lucas
 DB 4106, Pg. 119
 PC #2, Slide 265

[298]
 Alicia D. Godwin
 DB 3600, Pg. 619
 PC #2, Slide 265

Additional
 10' Sanitary Sewer Easement
 - 0.02 Ac. (809 SF) -

Course	Bearing	Distance
L1	N 16°17'30" E	10.03'
L2	R= 298.10'	L= 55.71'
	Chd: S 83°58'45" E	55.63'
L3	S 89°20'00" E	24.24'
L4	S 04°56'22" W	10.03'
L5	N 89°20'00" W	23.49'
L6	R= 308.10'	L= 58.44'
	Chd: N 83°53'34" W	58.35'

North Carolina
 Harnett County

I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4196, Page 2629, that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown hereon; that the ratio of precision as calculated is 1:10,000+; and that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this the 6th day of July, 2023.

I further certify 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.

Robert E. Godwin, Jr.
 Robert E. Godwin, Jr. P.L.S.
 Registration Number: L-3790

State of North Carolina
 County of Harnett

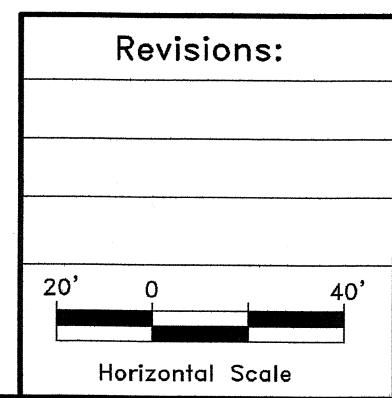
I, *Sheila K. Bennett*, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Sheila K. Bennett
 Review Officer
 Date: 7-6-23

REFERENCES:
 Deed Book 4196, Page 2629
 Plat Cabinet #2, Slide 265
 Deed Book 1702, Page 118
 Map #2002-1237

Instrument #: 2023010987
 Recorded: 07/06/2023 04:30:43 PM
 Fee Amt: \$21.00 Page 1 of 1

Harnett County, North Carolina
 Matthew S. Willis, Register of Deeds
 BK 2023 PG 315 - 315 (1)



"EXEMPT DIVISION"
LOT 6 - HUNTER'S RUN II
 Property of:
WELLONS REALTY, INC.
 P. O. Box 730, Dunn, NC 28335

TOWN OF COATS GROVE TOWNSHIP HARNETT COUNTY, NC

TOWN OF COATS ZONING: SFR-2

PIN: 1600-41-0349.000 PID: 07160001 0020

STREAMLINE LAND SURVEYING, Inc.
 NC FIRM C-1898
 870 NC 55 W, Coats, N.C. 27521
 Phone: 910-897-7715

DATE OF SURVEY: APRIL 4, 2023 thru MAY 15, 2023

SCALE: 1" = 40' SURVEYED BY: REG DRAWN BY: REG/MGG

FILE: \Data\1600\230228AH\230228AH.dwg (Lot 6 Minor SD)