

VICINITY MAP (NTS)

SETBACKS: COATS ZONING AND PLANNING SFR-2
 FRONT 33'
 SIDE 9'
 REAR 9'
 SIDE STREET 21'

* PER UDO ARTICLE 14.3-1 FLEXIBLE DEVELOPMENT STANDARDS: THE FRONT SETBACK CAN BE REDUCED 10% (29.7')

N/F
 JESUS BARRERA CHAVEZ &
 ALMA BERENICE GARCIA
 MARTINEZ
 D.B. 3572, PG 802
 MAP BOOK 2016, PG. 14



CERTIFICATE OF ACCURACY & MAPPING
 I, NICHOLAS M. FRENCH, PLS L-4817, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1/10,000.
Nicholas M. French 02-16-2024
 NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

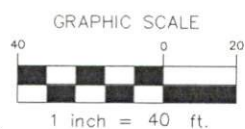
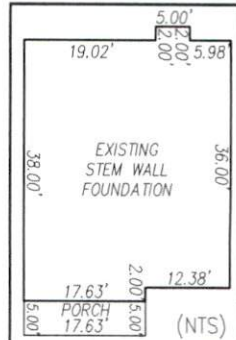
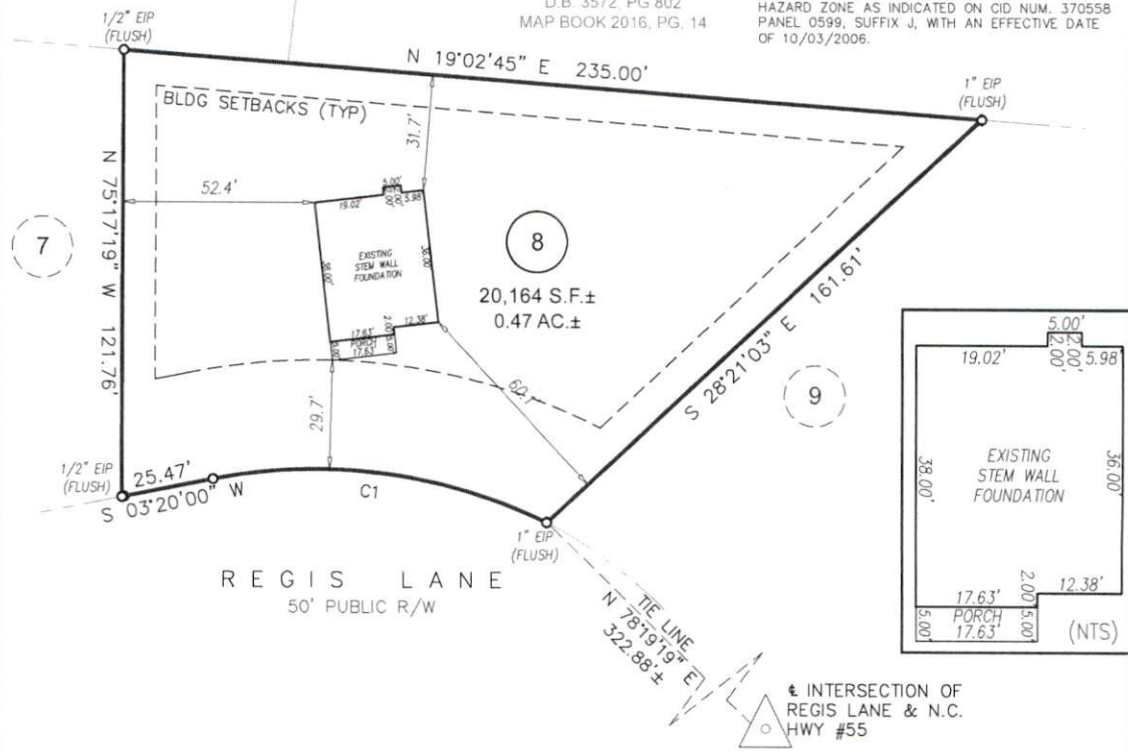
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NUM. 370558 PANEL 0599, SUFFIX J, WITH AN EFFECTIVE DATE OF 10/03/2006.

N/F
 JESUS BARRERA CHAVEZ &
 ALMA BERENICE GARCIA
 MARTINEZ
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C1 R=145.00' A=93.62' N 21°49'46" E 92.00'

FOUNDATION SURVEY

PROJECT:	RES. PROJ. TURLINGTON ACRES
DRAWN BY:	TKR/LLL
SURVEYED BY:	D. RODRIGUEZ
SCALE:	1"=40'
FIELD WORK:	DWG DATE:
11-14-2023	02-16-2024

FOR
A&G RESIDENTIAL
 161 REGIS LANE COATS, NC 27521
 LOT 08 TURLINGTON ACRES SUBDIVISION
 COATS GROVE TWP., HARNETT CO., NC
 B.M. 21, PG. 100

ECLS GLOBAL, INC.
 U.S. VETERAN-OWNED
 19 N MCKINLEY ST
 COATS, NC 27521
 910.897.3257 ECLSGLOBALINC.COM
 910.897.2329 (FAX) CO#C-175

MANAGEMENT

Town Manager, Nick Holcomb
Town Attorney, Alton Bain
Town Clerk/Finance, Connie Lassiter
Chief of Police, Ken Storicks
Public Works Director, Rodney Pleasant
Recreation Director, Mike Collins



GOVERNING BOARD

Mayor Chris Coats
Mayor Pro Tem Jerry Beasley
Commissioner Shirley Allen
Commissioner Kelvin Gilbert
Commissioner Allen Mosby
Commissioner Marc Powell

February 12, 2024

Nick French, PLS
ECLS Global

Subject: **Turlington Subdivision Flexible Development Standards**

Dear Mr. French,

I have received your letter outlining "some ambiguities with the documentation found and the deed of record." Minor deviations like this can be expected from the time the lots were platted in 1972 to today.

Because these are lots of record, established long before the July, 2022 adoption of the UDO, they will be allowed to comply with the Article 14.3-1 flexible development standards. The 1' encroachment into the front setback falls within the 10% allowance.

Sincerely,

Nick Holcomb
Town Manager

Post Office Box 675 • Coats, North Carolina 27521
(910) 897-5183 voice • (910) 897-2662 fax

"The Town of Coats is an Equal Employment Opportunity Employer."