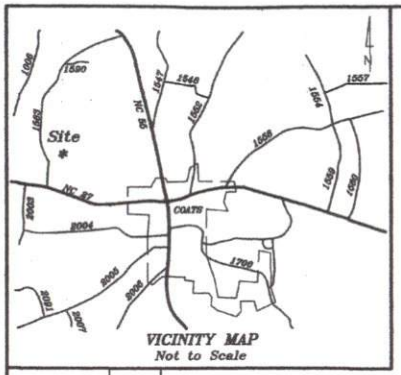
DocuSign Envelope ID: 39BFF711-F649-419B-BC72-9A0FE3AEC4F8

Submitted electronically by "Lester Stancil and Associates, PLS, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.



Course	Bearing	Distance
L-1	S 83°19'53" W	44.09'
L-2	N 67°33'09" W	30.14'
L-3	N 73°23'26" W	40.07'
L-4	N 78°58'56" W	30.72'
L-5	N 78°58'56" W	19.29'
L-6	N 67°28'10" W	85.84'
L-7	N 81°09'10" W	56.01'
L-8	N 11°18'31" E	62.21'
L-9	N 14°33'01" W	33.76'
L-10	N 89°14'50" W	65.32'
L-11	N 89°14'50" W	131.77'
L-12	N 04°50'03" W	6.68'
L-13	N 11°16'26" E	66.59'
L-14	N 11°16'26" E	110.43'

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'

Course	Bearing	Distance
OL-1	S 78°43'32" E	30.43'
OL-2	S 11°16'26" W	150.42'
OL-3	S 11°16'26" W	54.08'
OL-4	S 86°52'29" E	154.91'
OL-5	S 00°26'31" W	17.01'

Deborah Waddell Livesay et al
Deed Book 4184, Page 924

Stephen Norris Lane
60' & 30' Private R/W

Steven Gilchrist
Carmen Gilchrist
DB 4164, Page 2411
Map Number 2007-453

Jay McMahill
Dominique McMahill
DB 4163, Page 1154
Map Number 2003-1019

Bent 5/8" EIS 0.3' BFG

5/8" EIS 0.2' AFG

S 78°09'54"E 219.14'

N 10°39'16"E 209.10'

N 10°39'16" W 140.60' (Total) 108.60'

10' Side Setback

35' Front Setback

1/2" EIS 0.5' BFG

1" EIP 0.3' BFG

25' Rear Setback

S 10°39'16" W 281.81'

ISS AG

30.00'

10' Side Setback

N 78°43'32" W 129.43'

S 89°54'56" E 228.03'

Old Property Line

Ex. 30' Ingress, Egress & Public Utilities Esm't.

Nicholas Rotunno
Kimberlyn M. Rotunno
Deed Book 4102, Page 739
Map Number 2019-90

BJ Norris Lane
Ex. 60' Private R/W
Map Numbers 2003-1019, 2004-269, 2007-453, 2017-285

Bill Avery Road
60' Public R/W

SR 1763

965' ± to NC 27 E

Edgar Santiago
Deed Book 3800, Page 748
Map Number 2019-90

Bobby Joe Norris
Peggy C. Norris
DB 1750, Page 226
Map Number 2003-391

Bobby Joe Norris
Janice M. Medders
Deed Book 4203, Page 2002
Map Number 2009-191

Bobby Joe Norris
Janice M. Medders
Deed Book 3947, Page 233
Map Number 2021-77

Bobby Joe Norris
Peggy C. Norris
Deed Book 1751, Page 416
Map Number 2003-391

Salvador Flores Lopes
Rosa Martha Flores
DB 3704, Page 249
Map Number 2019-54

Denise C. Matthews
DB 1084, Page 151
Map Number 3014-180

Robert McTernan
Kristina Stedman
DB 3497, Page 659
Map Number 2017-107

Joyce S. McLamb Trustee
Joyce S. McLamb Revocable Trust
Deed Book 3408, Page 1
Map Number 2015-98

Dogwood Creek Land Holdings, LLC
DB 3346, Page 495
Map Number 2004-257

Dogwood Creek Land Holdings, LLC
DB 3346, Page 495
Map Number 2016-3

Ex. 30' Ingress & Egress Esm't.

Plat North
Map Number 2017-285

(A) 0.104 Ac.

(B) 1.894 Ac.

(2)
16.234 Ac. ± Original
+ 1.894 Ac. Area B
18.128 Ac. ± Total
- 0.092 30' Easement
- 0.433 Ac. Powerline Easement
17.603 Ac. ± Net

(3) See Area Summary

Area Summary Lot 3
1.219 Ac. Original
+ 0.104 Ac. Area A
1.313 Ac. Total
- 0.036 Ac. Portion of 60' Easement
- 0.180 Ac. Powerline Easement
1.097 Ac. Net

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See , Page Ref. , etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown hereon; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal this the the 30th day of November , A.D. 2023.

Surveyor

L-1512
License Number

NORTH CAROLINA PROFESSIONAL SEAL L-1512 LAND SURVEYOR Thomas Lester Stancil

12-14-23

I hereby certify that this survey is of another category, such as the combining or recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.

Thomas Lester Stancil, P.L.S.

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this plan of exempt division with my (our) free consent and establish minimum building setback lines as noted.

12/14/2023 Date — Tracey Leigh McMahill Owner

12/14/2023 Date — Brent Jay McMahill Owner

12/15/2023 Date — Mayhill Properties, LLC by Tracey L. McMahill Owner

Course	Bearing	Distance
E-1	N 80°14'50" W	32.42'
E-2	N 11°16'26" E	167.53'
E-3	S 80°14'50" E	133.39'
E-4	S 09°45'10" W	30.00'

State of North Carolina
County of Harnett

I hereby certify that the property shown hereon is exempt from the Harnett County Subdivision regulations and is approved for recording in the Register of Deeds.

Theresa Jones 1/4/2024
Planning Director Date

State of North Carolina
County of Harnett

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

Sheila K Bennett 1/4/2024
Review Officer Date

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
01/04/2024 11:52:14 AM NC Rev Stamp: $0.00
Book: 2024 Page: 9 - 9 (1) Fee: $21.00
Instrument Number: 2024000161

RECORDED IN HARNETT COUNTY, MAP NUMBER 2024 - 9

Current Owner
PIN: 0690-17-4256
Brent Jay McMahill
Tracey Leigh McMahill
3005 NC 27 E
Coats, NC 27521

Current Owner
PIN: 0690-16-2861
Mayhill Properties, LLC
3005 NC 27 E
Coats, NC 27521

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720160000K Effective Date: 10/03/06

References
Deed Book 3539, Page 282 (Title to McMahill)
Deed Book 3604, Page 269 (Title to Mayhill Properties)
Map Number 2007-453
Map Number 2017-285
Map Number 2019-54
All others as shown and/or noted hereon

Lot Recombination

Revisions:

50 0 100
Horizontal Scale

Surveyed and Mapped for:
Brent Jay McMahill
Tracey Leigh McMahill
3005 NC 27 E Coats, NC 27521 412-398-5743

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
96 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 stancilsurvey@gmail.com

TOWNSHIP: GROVE	COUNTY: HARNETT	DATE: 11-30-2023	SURVEYED BY: TPP
STATE: NORTH CAROLINA	PID: 070680 0125 03 & 070680 0125 05	SCALE: 1" = 100'	DRAWN BY: PAN
ZONE: RA-Temp	PIN: 0690-17-4256 & 0690-16-2861	CHECKED & CLOSURE BY:	

FIELD BOOK: LHG1392.cgr
DRAWING FILE NO.: LHG-1392