



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE 182, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4 DAY OF MARCH, A.D. 2024

PRELIMINARY
MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NOTE: THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
03/04/2024

SURVEYOR _____ DATE _____
STATE OF NORTH CAROLINA COUNTY OF _____ REVIEW OFFICER OF _____ COUNTY
I, _____ CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE _____ REVIEW OFFICER _____

MCNEILL MILL ROAD S.R. 1228
60'R/W (PAVED ROAD)

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

TOTAL AREA TRACT 1-B & PARCEL B = 1.51 AC.

NOTES: PROPERTY CONSIST OF ALL OF THE PEDRO ROMERO MARTINEZ and ERICA LAGUNAS MARTINEZ PROPERTY AS RECORDED IN D.B. 3467, PG. 192 HARNETT COUNTY REGISTRY.

PARCEL B TO BE COMBINED WITH TRACT 1-A AND NOT TO BE USED AS A SEPARATE BUILDING LOT.

ALL AREAS BY COORDINATE METHOD

PROPERTY ZONED RA-30

PROPERTY NOT IN A WATERSHED

COUNTY WATER & PRIVATE SEPTIC SYSTEM

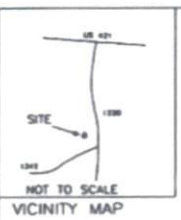
TOTAL AREA = 1.07 AC.



PID # 139691 0150 02
PIN # 9691-11-7895.000

NORTH CAROLINA, HARNETT COUNTY
RECORDED FOR REGISTRATION ON THE _____ DAY
OF _____ 20____ AT _____
RECORDED AT MAP NUMBER _____
REGISTERED BY BOOK - DEED BOOK# _____

TOWNSHIP UPPER LITTLE RIVER	COUNTY HARNETT	STATE NC
RECOMBINATION SURVEY FOR (OWNER) PEDRO ROMERO MARTINEZ ERICA LAGUNAS MARTINEZ 354 MCNEILL MILL ROAD BROADWAY, NC 27505		DATE: 02/28/2024 SCALE: 1"=40' PROJECT: 3424
MELVIN A. GRAHAM, PLS. 3679 HICKOLSON ROAD CAMERON, NC 28326 PHONE (919) 499-6174		REVISION:



MINIMUM BUILDING SETBACKS
FRONT - 35'
SIDE LINES - 10'
SIDE STREET - 20'
REAR - 25'

WILLIAM C. DINGWILL
D.B. 1166, PG. 603
LOT 8
P.C. C. SL. 158-A

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:

TO _____ TAX PARCEL ID NUMBER _____
OWNER _____
OWNER _____

TRACT 1-A
PLAT # 2016-158
1.13 AC. BY DEED
PEDRO LAGUNAS MARTINEZ
D.B. 3659, PG. 28
PO # 139691 0150 03
PIN # 9691-12-7141.000

NOTE: THIS SURVEY IS EXEMPT FROM HARNETT COUNTY SUBDIVISION REGULATIONS BY DEFINITION.

COUNTY PLANNER _____ DATE _____



THOMAS D. ANDERSON
D.B. 1402, PG. 843
TRACT 1
P.C. C. SL. 128-C

THOMAS D. ANDERSON
D.B. 1402, PG. 843
TRACT B
P.C. C. SL. 128-C

CLYDE L. PATTERSON
D.B. 3384, PG. 234
LOT 16
M.B. 20, PG. 53

- LEGEND**
EP-EXISTING 40% WPC OR 60% RIB
EP-NEW 40% WPC OR 60% RIB
RWB-NEW 40% WPC OR 60% RIB
CRS-EXISTING 40% WPC OR 60% RIB
SPR-NEW P.L. W/L
SPR-EXISTING P.L. W/L
EP-EXISTING CONCRETE W/SPANDREL
C/L-CENTER LINE
EP-POWER POLE
EP-LIGHT POLE
EP-ROAD OR RAIL
CP-UNCALCULATED POINT
-C- C-CENTRELINE
-S-S- FENCE
- - - LINES NOT SURVEYED

KNOLLWOOD LANE S.B. 1342
R/W VARIES (PAVED ROAD)

LOT 2 LOT 1