

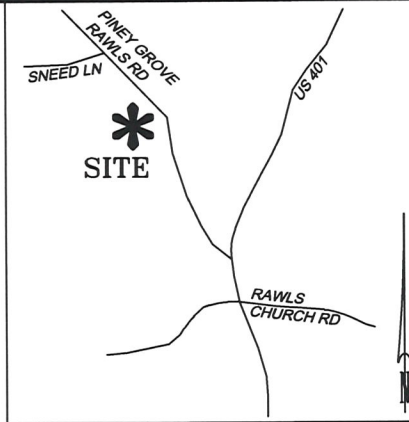
LEGEND

- ⊙ IRON PIN, EXISTING
- IRON PIN, SET
- ⊗ MARK IN CONCRETE
- ⊕ MAGNETIC NAIL SET
- △ MATHEMATICAL POINT
- ⊛ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- A/C UNIT
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ⊕ ELECTRICAL BOX
- ⊕ TRANSFORMER
- YARD INLET
- ⊕ BACK FLOW PREVENTER
- x- FENCE LINE
- ▨ MASONRY RETAINING WALL
- SUBDIVISION CONTROL CORNER

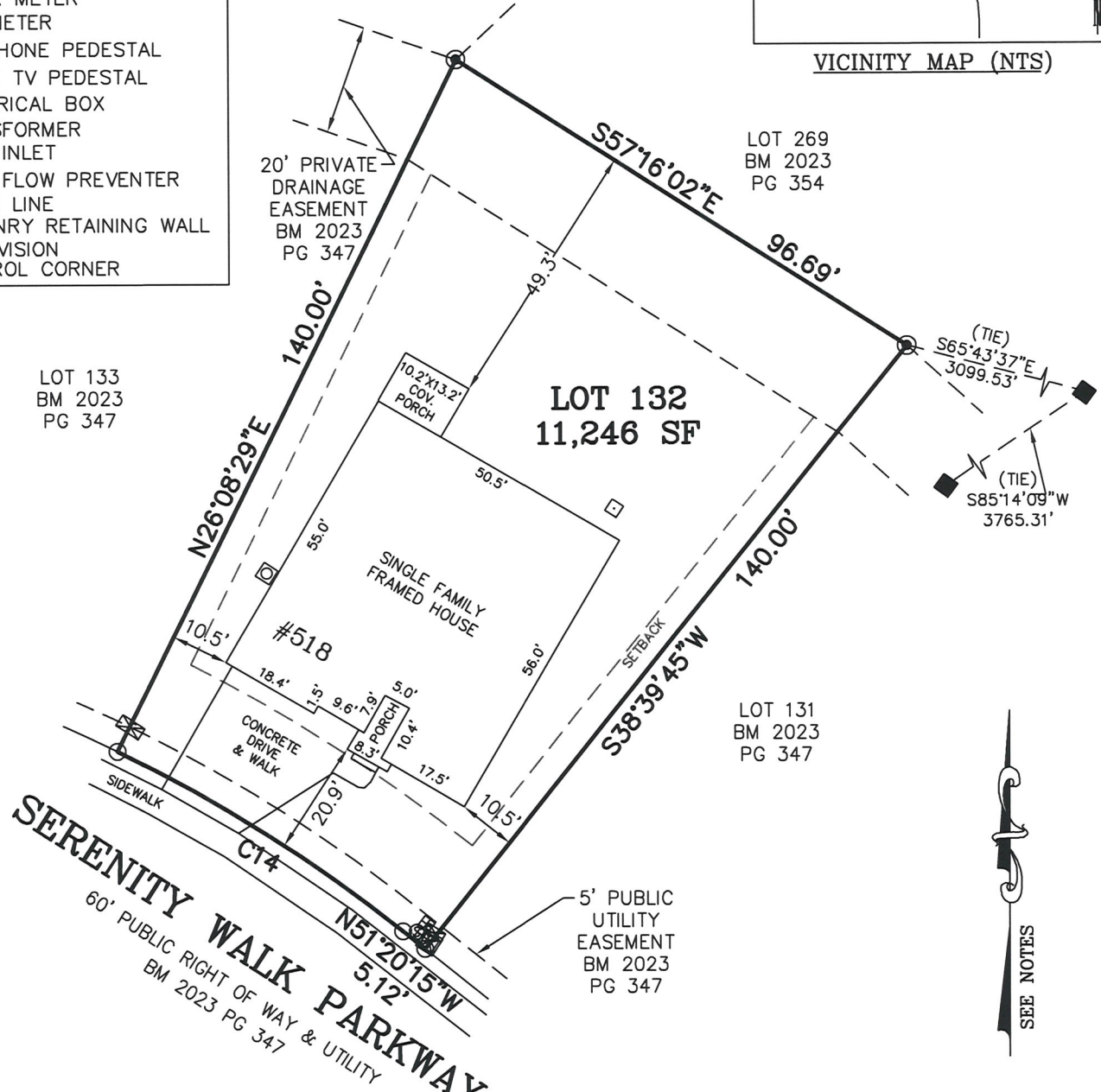


GRAPHIC SCALE
1"=30'

N/F GREENFIELD SERENITY
DB 3962, PG 793
SERENITY LOT 2
BM 2021 PG 21-26
BM 2022 PG 45-50



VICINITY MAP (NTS)



SEE NOTES

NOTES:

- REFERENCE HARNETT CO. BM 2023, PG 343-349 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
- ZONED: RA-30, RA-40, & CONSERVATION.
- SETBACKS: (PER BM 2023, PG 343)
- >43' LOT WIDTH:
- FRONT YARD-20', SIDE YARD-5', REAR YARD-20', CORNER YARD-12'.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM THE NFIP FIRM No. 3720065500L (EFFECTIVE DATE: JULY 19, 2022).
- BUILDING DIMENSIONS & TIES ARE TO THE FOUNDATION.
- LOCATION OF UTILITIES ARE BASED SOLELY ON GROUND EVIDENCE.

TOTAL IMPERVIOUS SURFACE: 3,515 SF
HOUSE WITH PORCH: 2,801 SF
DRIVE/WALK: 571 SF
COV. PORCH: 134 SF
A/C PAD: 9 SF

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C14	61.19'	280.00'	N57°35'53"W	61.07'

FINAL SURVEY LOT 132

SERENITY SUBDIVISION, PHASE 1D
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR
LISA COLLEEN MOLNAR & JAMES EDWARD MOLNAR
518 SERENITY WALK PARKWAY,
FUQUAY-VARINA, NC 27526



MSS LAND CONSULTANTS, PC
"Committed to Total Quality Service"
Firm License: C-2070
EST. 1998

6118 St. Giles St Phone (919) 510-4464
(Suite E) Fax (919) 510-9102
Raleigh, NC 27612 Email: gowersw@mssland.com

I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. THIS PLAT DOES NOT CONFORM TO GS-47-30 AS AMENDED AND IS INTENDED FOR MORTGAGE CLOSING PURPOSES ONLY, NOT FOR RECORDATION. THE DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE BUILDINGS ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENT. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND SURVEYOR EXCEEDS THE SCOPE OF ENGAGEMENT.



Matthew A. Hayes
MATTHEW A. HAYES, PLS L-4516

O:\DW\HOMES\DW\H-22-02.dwg\FINAL\132.dwg, Layout1, 8/12/2024 4:32:47 PM, prenticeb, 1:1

SURVEYOR'S REPORT FORM

TO: _____ (TITLE COMPANY)

THIS IS TO CERTIFY, that on AUGUST 10, 2024 I made an accurate survey of the premises standing in the name of

LISA COLLEEN MOLNAR & JAMES EDWARD MOLNAR

Situated at FUQUAY-VARINA HARNETT NC
CITY/TOWN COUNTY STATE

Briefly described as LOT 132 SERENITY SUBDIVISION

And shown on the accompanying survey entitled: **FINAL SURVEY FOR LOT 132, SERENITY SUBDIVISION PHASE 1D, HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NC, SURVEYED FOR LISA COLLEEN MOLNAR & JAMES EDWARD MOLNAR, 518 SERENITY WALK PARKWAY, FUQUAY-VARINA, NC 27526.**

I made a careful inspection of said premises and of the buildings located thereof at the time of making such survey, and again on _____, _____, and at the time of such latter inspection I found _____ to be in the possession of said premises as _____ (TENANT) OR (OWNER)

I further certify as to the existence or non-existence of the following at the time of my last inspection:

- | | |
|--|---|
| 1. Rights of way, old highways, or abandoned roads, lanes or driveways, drainage, sewer, water, gas or oil pipe lines across said premises: | 5' PUBLIC UTILITY EASEMENT, 20' PRIVATE DRAINAGE EASEMENT, AS SHOWN ON PLAT |
| 2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises. | NONE APPARENT |
| 3. Cemeteries or family burying grounds located on said premises. (Show location on plat): | NONE APPARENT |
| 4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: | AS SHOWN ON PLAT |
| 5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: | NONE APPARENT |
| 6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications or occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): | NONE APPARENT |
| 7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support of "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). | AS SHOWN ON PLAT |
| 8. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? | NEW CONSTRUCTION
(100% COMPLETE) |
| 9. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs? | NEW CONSTRUCTION |
| 10. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none." | YES |



 Registered Land Surveyor
 08/13/2024
M

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with "Instructions" on the following page.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.