

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
- FENCE LINE
- MASONRY RETAINING WALL
- SUBDIVISION CONTROL CORNER

GRAPHIC SCALE
1"=30'

0 15 30 60

MAX ALLOWABLE IMPERVIOUS: 3,650 SF
TOTAL IMPERVIOUS SURFACE: 2,634 SF
HOUSE: 2,365 SF
WALK: 103 SF
COV. PORCH: 157 SF
A/C PAD: 9 SF

VICINITY MAP (NTS)

PINEY GROVE RD
SNEED LN
RAWLS CHURCH RD
US 401

SITE

LOT 281
BM 2024
PG 420

LOT 280
9,772 SF
SINGLE FAMILY FRAME HOUSE
#80

LOT 279
BM 2024
PG 419

5' LANDSCAPE & PUBLIC UTILITY EASEMENT
BM 2024
PG 420

60' PUBLIC RIGHT OF WAY & UTILITY CROSSING

180' CP&L EASEMENT
DB 725, PG 605
BM 2024
PG 420

IMPROVED OPEN SPACE 4
BM 2024
PG 419

10' PRIVATE DRAINAGE EASEMENT
BM 2024
PG 419

54.6' SETBACK

5.9' 12.6' 10.7' 5.5' 14.6' 20.5' 23.0' 5.5'

6.1' 18.4' 18.5' 20.5'

8.1' x 19.6' COV. PORCH

134.94' N64°35'01"E 135.92' S64°35'01"W 50.01' 50.00' N25°24'59"W

NOTES:

- REFERENCE HARNETT CO. BM 2024, PG 417-424 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
- ZONED: RA-30, RA-40, & CONSERVATION.
- SETBACKS, PER BM 2024 PG 417:
 - >43' LOT WIDTH:
FRONT YARD-20', SIDE YARD-5', REAR YARD-20', CORNER YARD-12'.
 - <=43' LOT WIDTH:
FRONT YARD-20', SIDE YARD- 4' & 4' OR 0' & 8', 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) AND/OR 3720064500J (EFFECTIVE DATE: 10/3/2006)
- BUILDING DIMENSIONS & TIES ARE TO THE FOUNDATION.
- LOCATION OF UTILITIES ARE BASED SOLELY ON GROUND EVIDENCE.

FINAL SURVEY FOR LOT 280

SERENITY SUBDIVISION, PHASE 6A
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR
TRI POINTE HOMES HOLDINGS, INC.
80 SERENE CROSSING
FUQUAY-VARINA, NC 27526

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

6118 St. Giles St
(Suite E)
Raleigh, NC 27612

Phone (919) 510-4464
Fax (919) 510-9102
Email: hayesm@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.

NORTH CAROLINA PROFESSIONAL SEAL L-4516
LAND SURVEYOR
MATTHEW A. HAYES

DATE: 05/06/2025 SCALE: 1"=30' DRAWN:BP CHECK: FILE: TPH-24-03

MATTHEW A. HAYES, PLS L-4516

SURVEYOR’S REPORT FORM

TO: (TITLE COMPANY)

THIS IS TO CERTIFY, that on MAY 6, 2025 I made an accurate survey of the premises standing in the name of

TRI POINTE HOMES HOLDINGS, INC.

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

Briefly described as LOT 280 SERENITY SUBDIVISION

And shown on the accompanying survey entitled: FINAL SURVEY FOR LOT 280, SERENITY SUBDIVISION PHASE 6A, HECTOR’S CREEK TOWNSHIP, HARNETT COUNTY, NC, SURVEYED FOR TRI POINTE HOMES HOLDINGS, INC., 80 SERENE CROSSING, 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’ LANDSCAPE & PUBLIC UTILITY EASEMENT, 10’ PRIVATE DRAINAGE EASEMENT, ABUTS 180’ CP&L EASEMENT, AS SHOWN ON SURVEY
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 SURVEY
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 SURVEY
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 05/09/2025

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.