

STATE OF NORTH CAROLINA
COUNTY OF LEE

REVIEW OFFICER OF LEE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEET ALL STATUTORY REQUIREMENTS FOR RECORDING.

Preliminary

REVIEW OFFICER _____ DATE _____

NORTH CAROLINA, LEE COUNTY

PRESENTED FOR REGISTRATION ON THE _____ DAY OF _____ 2022, AT _____
RECORDED IN PLAT CABINET 2422, SLIDE _____

Preliminary

MATTHEW S. WILLIAMS REGISTER OF DEEDS

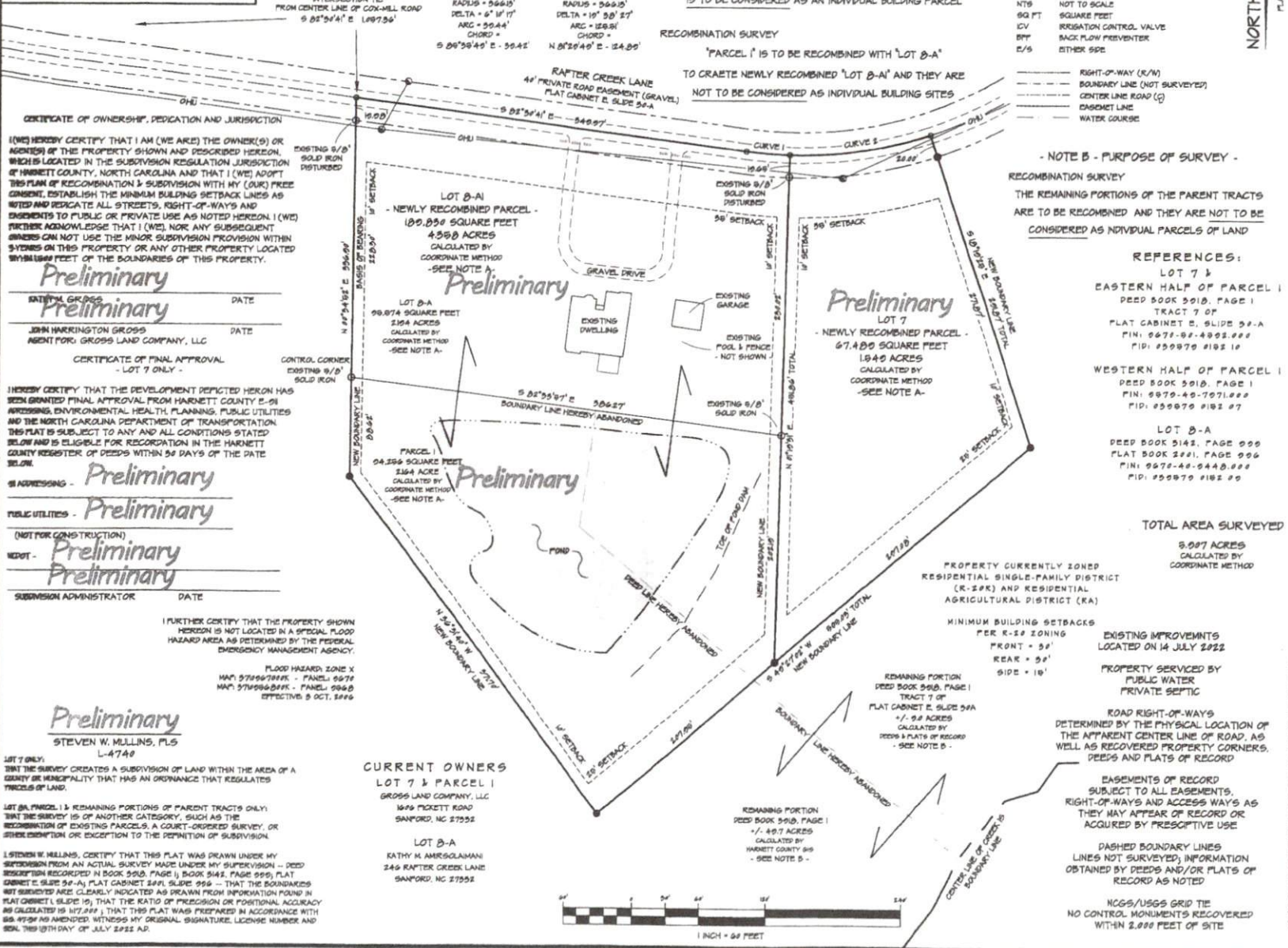
- NOTE A - PURPOSE OF SURVEY -

MINOR SUBDIVISION
LOT 7 IS A NEWLY FORMED PARCEL CREATED BY THE RECOMBINATION OF EXISTING PARCELS OF LAND AND LOT 7 IS TO BE CONSIDERED AS AN INDIVIDUAL BUILDING PARCEL.

RECOMBINATION SURVEY

'PARCEL 1' IS TO BE RECOMBINED WITH 'LOT B-A' TO CREATE NEWLY RECOMBINED 'LOT B-A' AND THEY ARE NOT TO BE CONSIDERED AS INDIVIDUAL BUILDING SITES.

- LEGEND**
- EXISTING CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - SET 8"Ø" SOLID IRON - KEASAR
 - SET NAIL (AS NOTED)
 - CALCULATED POINT
 - FIELD LOCATED POINT (AS NOTED)
 - EXISTING BOUNDARY CORNER (AS NOTED)
 - FIRE HYDRANT
 - UTILITY POLE
 - OVER HEAD UTILITY
 - REINFORCED CONCRETE PIPE
 - CORROGATED PLASTIC PIPE
 - NOT TO SCALE
 - SQUARE FEET
 - IRRIGATION CONTROL VALVE
 - BACK FLOW PREVENTER
 - OTHER SIDE
- RIGHT-OF-WAY (R/W)
 - BOUNDARY LINE (NOT SURVEYED)
 - CENTER LINE ROAD (C)
 - EASEMENT LINE
 - WATER COURSE



- NOTE B - PURPOSE OF SURVEY -
RECOMBINATION SURVEY
THE REMAINING PORTIONS OF THE PARENT TRACTS ARE TO BE RECOMBINED AND THEY ARE NOT TO BE CONSIDERED AS INDIVIDUAL PARCELS OF LAND

- REFERENCES:**
- LOT 7 & EASTERN HALF OF PARCEL 1 DEED BOOK 2918, PAGE 1 TRACT 7 OF PLAT CABINET 2, SLIDE 32-A PIN: 0071-92-4092.000 FID: 050970 0102 10
 - WESTERN HALF OF PARCEL 1 DEED BOOK 2918, PAGE 1 PIN: 0070-40-7071.000 FID: 050970 0102 07
 - LOT B-A DEED BOOK 2142, PAGE 000 PLAT BOOK 2421, PAGE 006 PIN: 0070-40-0440.000 FID: 050970 0102 00

TOTAL AREA SURVEYED
8.997 ACRES
CALCULATED BY COORDINATE METHOD

PROPERTY CURRENTLY ZONED RESIDENTIAL SINGLE-FAMILY DISTRICT (R-20K) AND RESIDENTIAL AGRICULTURAL DISTRICT (RA)

MINIMUM BUILDING SETBACKS PER R-20 ZONING
FRONT = 30'
REAR = 30'
SIDE = 10'

EXISTING IMPROVEMENTS LOCATED ON 14 JULY 2022

PROPERTY SERVED BY PUBLIC WATER PRIVATE SEPTIC

ROAD RIGHT-OF-WAYS DETERMINED BY THE PHYSICAL LOCATION OF THE APPARENT CENTER LINE OF ROAD, AS WELL AS RECOVERED PROPERTY CORNERS, DEEDS AND PLATS OF RECORD

EASEMENTS OF RECORD SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND ACCESS WAYS AS THEY MAY APPEAR OF RECORD OR ACQUIRED BY PRESRIPTIVE USE

DASHED BOUNDARY LINES LINES NOT SURVEYED; INFORMATION OBTAINED BY DEEDS AND/OR PLATS OF RECORD AS NOTED

NCGS/USGS GRID TIE NO CONTROL MONUMENTS RECOVERED WITHIN 2,000 FEET OF SITE

CERTIFICATE OF OWNERSHIP, PEDIATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OR AGENT(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION REGULATION JURISDICTION OF HARRIETT COUNTY, NORTH CAROLINA AND THAT I (WE) ADOPT THIS PLAN OF RECOMBINATION & SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AS NOTED AND DESIGNATE ALL STREETS, RIGHT-OF-WAYS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED HEREON. I (WE) FURTHER ACKNOWLEDGE THAT I (WE), NOR ANY SUBSEQUENT OWNERS CAN NOT USE THE MINOR SUBDIVISION PROVISION WITHIN SYSTEMS ON THIS PROPERTY OR ANY OTHER PROPERTY LOCATED WITHIN 1000 FEET OF THE BOUNDARIES OF THIS PROPERTY.

Preliminary

DATE _____

INITIAL GRASS

Preliminary

DATE _____

JOHN HARRINGTON GROSS

AGENT FOR: GROSS LAND COMPANY, LLC

CERTIFICATE OF FINAL APPROVAL
- LOT 7 ONLY -

I HEREBY CERTIFY THAT THE DEVELOPMENT DEFICIT HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARRIETT COUNTY & ALL ADDRESSING, ENVIRONMENTAL, HEALTH, PLANNING, PUBLIC UTILITIES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAT IS SUBJECT TO ANY AND ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARRIETT COUNTY REGISTER OF DEEDS WITHIN 90 DAYS OF THE DATE BELOW.

Preliminary

PUBLIC UTILITIES - Preliminary

NOT FOR CONSTRUCTION

NOT - Preliminary

SUBMISSION ADMINISTRATOR DATE _____

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLANS HAZARDOUS ZONE X
MAP: 2709007891X - PANEL: 0074
MAP: 2709004001X - PANEL: 0060
EFFECTIVE: 5 OCT. 2020

Preliminary

STEVEN W. WILLIAMS, PLS
L-4740

LOT 7 ONLY:
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES TRACTS OF LAND.

LOT 8A, PARCEL 1 & REMAINING PORTIONS OF PARENT TRACTS ONLY:
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR SURRENDER OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I, STEVEN W. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION - DEED RECORDED IN BOOK 2918, PAGE 1; BOOK 2142, PAGE 000; PLAT CABINET 2, SLIDE 32-A; PLAT CABINET 2421, SLIDE 006 - THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET (SLIDE 10); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:17,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 106.1700 AS AMENDED; WITNESSED BY MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 10TH DAY OF JULY 2022 AD.

CURRENT OWNERS
LOT 7 & PARCEL 1
GROSS LAND COMPANY, LLC
1676 PUCKETT ROAD
SANFORD, NC 27582

LOT B-A
KATHY M. GROSS
246 RAFTER CREEK LANE
SANFORD, NC 27582



PROFESSIONALLY SURVEYED BY:

ATLAS SURVEYING AND MAPPING

1805 OLD CARBENTON ROAD
SANFORD, NC 27580
910 470-3948
FIRM: 1458
ATLASURVEYINGANDMAPPING@GMAIL.COM

ATLAS Surveying & Mapping

REVISIONS:

NO.	DATE	DESCRIPTION

SURVEY FOR:

PREPARED BY:	SWM 1	CHECKED BY:	SWM 2
SCALE:	1" = 60'	PROJECT:	22-029

PROPERTY OWNED BY:

OWNER:	GROSSLAND COMPANY, LLC AND KATHY M. GROSS
--------	---

MINOR SUBDIVISION & RECOMBINATION SURVEY

CITY LIMITS:	NONE
COUNTY:	HARRIETT
TOWNSHIP:	BARBERSHOP
DATE:	19 JULY 2022
PLAT SEE REFERENCES	