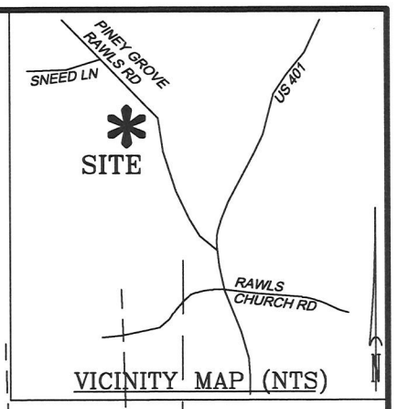
LEGEND

○ MATHEMATICAL POINT
■ SUBDIVISION CONTROL CORNER

0 15 30 60

GRAPHIC SCALE
1"=30'



VICINITY MAP (NTS)

SEE NOTES

20' PRIVATE DRAINAGE, MAINTENANCE & ACCESS EASEMENT BM 2025 PG 80

LOT 996 BM 2025 PG 86

N72°07'24"E 154.58'

S00°07'02"E 74.77'

OPEN SPACE 10 BM 2024 PG 371-373

LOT 995
8,663 SF

FOUNDATION LOCATION

#49

COZY HAVEN

50' PUBLIC RIGHT OF WAY & UTILITY BM 2025 PG 80

C15

SETBACK

S82°33'19"W 138.27'

20' PRIVATE DRAINAGE, MAINTENANCE & ACCESS EASEMENT BM 2025 PG 80

5' LANDSCAPE & PUBLIC UTILITY EASEMENT BM 2025 PG 80

LOT 994 BM 2025 PG 80

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C15	46.43'	255.00'	N12°39'39"W	46.36'

NOTES:
- REFERENCE HARNETT CO. BM 2025, PG 83-86 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
- ZONED: RA-30, RA-40, & CONSERVATION.
- SETBACKS, PER BM 2025 PG 83:
  43' LOT WIDTH:
  FRONT YARD-20', SIDE YARD-4' & 4' OR 0' & 8',
  REAR YARD-20', CORNER YARD-12'.
  >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).

FOUNDATION LOCATION
LOT 995

SERENITY SUBDIVISION, PHASE 3A
HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR
DAVID WEEKLEY HOMES
1901 N. HARRISON AVENUE, SUITE 200
CARY, NC 27513

MSS LAND CONSULTANTS, PC
"Committed to Total Quality Service"
Firm License: C-2070
E S T. 1 9 9 8

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 FOUNDATION IS CORRECT AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN. THIS IS NOT A SURVEY. THIS PLAT DOES NOT CONFORM TO GS-47-30 AS AMENDED AND IS NOT FOR RECORDATION. THE DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE FOUNDATION 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-4192 LAND SURVEYOR WILLIAM T. ROBBINS, II

WILLIAM T. ROBBINS, II, PLS L-4192

DATE: 06/07/2025	SCALE: 1"=30'	DRAWN:BP	CHECK:	FILE: DWH-22-02

O:_DWHOMES\DWH-22-02-SERENITY\dwg\FND LOC\995.dwg, Layout1, 6/18/2025 1:37:18 PM, prenticeb, 1:1