

○ MATHEMATICAL POINT
■ SUBDIVISION CONTROL CORNER



GRAPHIC SCALE

 $1'' = 30'$ 

SEE NOTES

SHADY CREEK WAY
50' PUBLIC RIGHT OF WAY & UTILITY
BM 2024 PG 428
N5-

N57°02'34"E
40.86'

EASEMENT
 BM 2024
 PG 428
 LOT 306
 BM 2024
 PG 428

LOT 306
BM 2024
PG 428

EASEMENT
BM 2024
PG 428

VICINITY MAP (NTS)

SITE

PINEY GROVE
RAWLS RD
SNEED LN
401

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C37	70.76'	205.00'	N47°09'17"E	70.41'

NOTES:

-REFERENCE HARNETT CO. BM 2024, PG 425-432 FOR EASEMENT
BOUNDARY INFORMATION, NORTH INDEX & THE LINES TO BM 2024
SUBDIVISION CONTROL CORNERS PG 427

-ZONED: RA-30, RA-40, & CONSERVATION.
-SETBACKS, PER BM 2024 PG 425:

>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), AND/OR

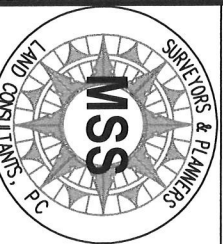
3720064400J (EFFECTIVE DATE: 10/3/2006).

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

SURVEYED FOR

TRI-POINTE HOMES HOLDINGS, INC.

5440 WADE PARK BLVD #400



MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service"

Firm License: C-2070
EST. 1998

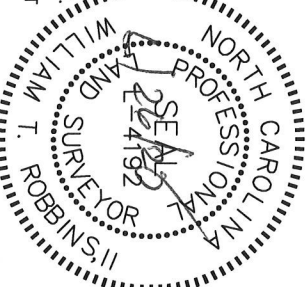
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DATE: 06/23/2025	SCALE: 1"=30'	DRAWN:BP	CHECK:	FILE: TYPH-24-03
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FOUNDATION LOCATION
LOT 346

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 RECDATION. 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.



WILLIAM T. ROBBINS, II, PLS L-4192