

SUBDIVISION CONTROL CORNERS. -ZONED: RA-30, RA-40, & CONSERVATION. -SETBACKS, PER BM 2024 PC 425:

>43' LOT WIDTH:

PM,

1:35:03

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) 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 RALEIGH, NC 27607



## MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service"
Firm License: C-2070
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DATE: 07/23/2025 SCALE: 1"=30' DRAWN:BP CHECK: REV: 09/26/2025 CHANGED CONC. TO REAR COV. PORCH

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C32	52.28'	205.00'	S78*20'53"W	52.14'
C33	39.27	25.00'	N49°20'47"W	35.36'

## FOUNDATION LOCATION LOT 342

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 65–47–30 AS MAKENDED 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 IN GUIDE IN THE ERECTION OF THE PROPES 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, P. L-4516