

0
15
30
60
GRAPHIC SCALE
1"=30'

0
15
30
60
GRAPHIC SCALE
1"=30'

0
15
30
60
GRAPHIC SCALE
1"=30'

FIREFLY LANE

50' PUBLIC RIGHT OF WAY & UTILITY

BM 2024 PG 427

N85°39'13"E
C54
NO42°0'47"W

5' LANDSCAPE
& PUBLIC UTILITY
EASEMENT
BM 2024
PG 427

5.6'

17.1'

14.2'

23.5'

16.6'

10' 7.1'

177.12'

80.82°45.9"E

158.63'

LOT 338
BM 2024
PG 427

LOT 336
BM 2024
PG 427

LOT 337
BM 2024
PG 427

LOT 339
BM 2024
PG 427

LOT 340
BM 2024
PG 427

LOT 341
BM 2024
PG 427

LOT 342
BM 2024
PG 427

LOT 343
BM 2024
PG 427

LOT 344
BM 2024
PG 427

LOT 345
BM 2024
PG 427

LOT 346
BM 2024
PG 427

LOT 347
BM 2024
PG 427

LOT 348
BM 2024
PG 427

LOT 349
BM 2024
PG 427

LOT 350
BM 2024
PG 427

LOT 351
BM 2024
PG 427

LOT 352
BM 2024
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LOT 353
BM 2024
PG 427

LOT 354
BM 2024
PG 427

LOT 355
BM 2024
PG 427

LOT 356
BM 2024
PG 427

LOT 357
BM 2024
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LOT 358
BM 2024
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LOT 359
BM 2024
PG 427

LOT 360
BM 2024
PG 427

LOT 361
BM 2024
PG 427

LOT 362
BM 2024
PG 427

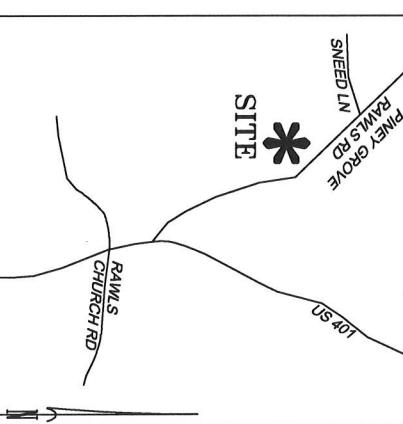
LOT 363
BM 2024
PG 427

LOT 364
BM 2024
PG 427

SEE NOTES

LOT 337
10,807 SF

VICINITY MAP (NTS)



PRIVATE
DRAINAGE
EASEMENT

FENCE
CROSSES

PROPERTY
LINE

BM 2024

PG 427

10'
FENCE
CROSSES
PROPERTY
LINE

BM 2024

PG 427

10'
FENCE
CROSSES
PROPERTY
LINE

BM 2024

PG 427

10'
FENCE
CROSSES
PROPERTY
LINE

BM 2024

PG 427

10'
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BM 2024

PG 427

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BM 2024

PG 427

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BM 2024

PG 427

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PG 427

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BM 2024

PG 427

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BM 2024

PG 427

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BM 2024

PG 427

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BM 2024

PG 427

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PROPERTY
LINE

BM 2024

PG 427

10'
FENCE
CROSSES
PROPERTY
LINE

BM 2024

PG 427

LEGEND

IRON PIN, EXISTING

IRON PIN, SET

MARK IN CONCRETE

MAGNETIC NAIL SET

MATHEMATICAL POINT

SEWER CLEANOUT

SEWER MANHOLE

A/C UNIT

WATER METER

GAS METER

TELEPHONE PEDESTAL

CABLE TV PEDESTAL

ELECTRICAL BOX

TRANSFORMER

YARD INLET

BACK FLOW PREVENTER

DRIVE LINE

MASONRY RETAINING WALL

SUBDIVISION

CONTROL CORNER

TIE
S3°42'35"E
N14°28'36"E
TIE
S15°08'59"E
N115°22'22"E

FINAL SURVEY FOR LOT 337

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C54	18.11'	255.00'	N83°37'07"E	18.11'

NOTES:
- REFERENCE HARNETT CO. BM 2024, PG 417-424 & 425-432 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
- ZONED: RA-30, RA-40, & CONSERVATION.
- SETBACKS, PER BM 2024 PG 417 & 425:
>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) AND/OR 3720064500J (EFFECTIVE DATE: 10/3/2006), AND/OR 3720064400J (EFFECTIVE DATE: 10/3/2006).
- BUILDING DIMENSIONS & TIES ARE TO THE FOUNDATION.
- LOCATION OF UTILITIES ARE BASED SOLELY ON GROUND EVIDENCE.

HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC
SURVEYED FOR TRI POINTE HOMES HOLDINGS, INC.
87 FIREFLY LANE
FUQUAY-VARINA, NC 27526

"Committed to Total Quality Service"
Firm License: C-2070
E S T. 1 9 9 8
6118 St. Giles St
Phone (919) 510-4464
(Suite E)
Fax (919) 510-9102
Raleigh, NC 27612
Email: hayes@mssland.com

SEAL
L-4516
MATTHEW A. HAYES
LAND SURVEYOR
MSS LAND CONSULTANTS, PC
Surveyors & Planners
1998
Matthew Hayes
11-14-2025

SURVEYOR'S REPORT FORM

TO: _____ (TITLE COMPANY)

THIS IS TO CERTIFY, that on NOVEMBER 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 _____ STATE

Briefly described as LOT 337 SERENITY SUBDIVISION

And shown on the accompanying survey entitled: FINAL SURVEY FOR LOT 337, SERENITY SUBDIVISION PHASE 6A, B & C, HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NC, SURVEYED FOR TRI POINTE HOMES HOLDINGS, INC., 87 FIREFLY LANE, 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 to be in the possession of said premises as _____.

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;

2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises.

3. Cemeteries or family burying grounds located on said premises. (Show location on plat):

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:

5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages:

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):

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).

8. Indications of building construction, alterations or repairs within recent months:

(a) If new improvements under construction, how far have they progressed?

9. Changes in street lines either completed or officially proposed:

(a) Are there indications of recent street or sidewalk construction or repairs?

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

NONE APPARENT

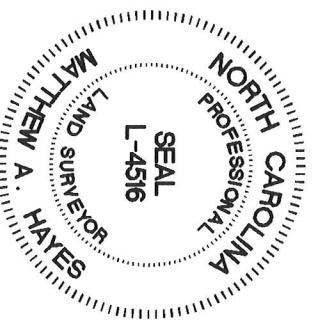
AS SHOWN ON SURVEY

AS SHOWN ON SURVEY

FENCE
AS SHOWN ON SURVEY

NEW CONSTRUCTION
(100% COMPLETE)

NEW CONSTRUCTION



Registered Land Surveyor

11-14-2025

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.