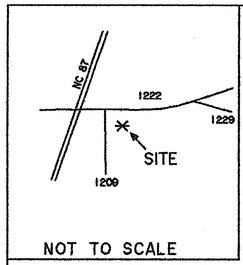
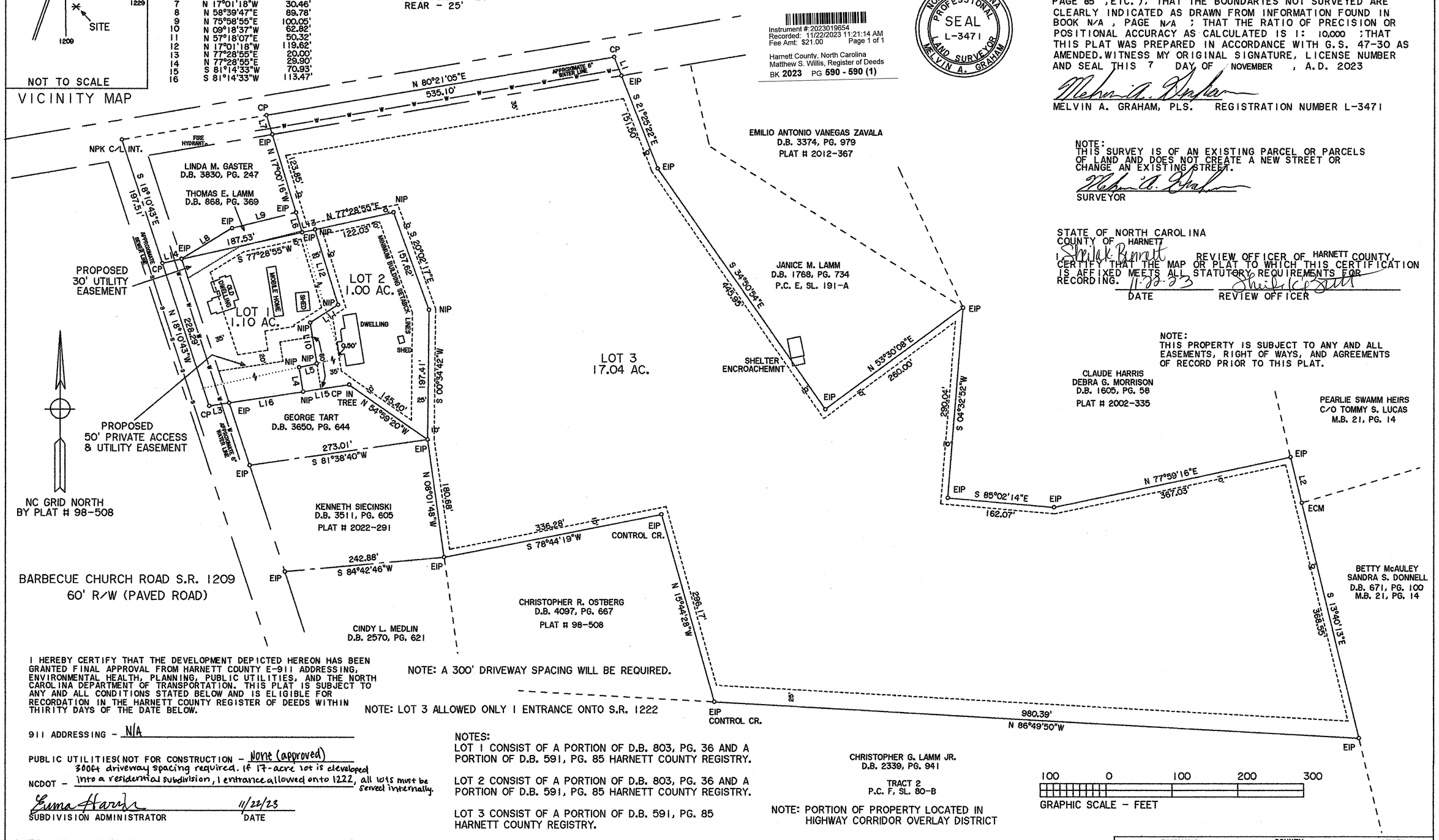


VICINITY MAP

COURSE	BEARING	DISTANCE
1	S 21°25'22"E	30.45'
2	S 13°50'00"E	71.21'
3	S 81°14'33"W	30.71'
4	N 09°18'37"W	37.42'
5	N 77°34'43"E	27.59'
6	N 17°05'19"W	31.68'
7	N 17°01'18"W	30.46'
8	N 58°39'47"E	89.78'
9	N 75°58'55"E	100.05'
10	N 09°18'37"W	62.82'
11	N 57°18'07"E	50.32'
12	N 17°01'18"W	119.62'
13	N 77°28'55"E	20.00'
14	N 77°28'55"E	29.90'
15	S 81°14'33"W	70.93'
16	S 81°14'33"W	113.47'

MINIMUM BUILDING SETBACKS
FRONT - 35'
SIDELINES - 10'
SIDE STREET - 20'
REAR - 25'



Instrument #: 2023019654
Recorded: 11/22/2023 11:21:14 AM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2023 PG 590 - 590 (1)

NORTH CAROLINA PROFESSIONAL SEAL L-3471 LAND SURVEYOR MELVIN A. GRAHAM

I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 591, PAGE 85, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7 DAY OF NOVEMBER, A.D. 2023

MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NOTE:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Shirlek Barnett REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-22-23
DATE REVIEW OFFICER

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 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 HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRITY DAYS OF THE DATE BELOW.

911 ADDRESSING - N/A

PUBLIC UTILITIES (NOT FOR CONSTRUCTION - None (approved)

NCDOT - 300ft driveway spacing required. If 17-acre lot is developed into a residential subdivision, 1 entrance allowed onto 1222, all lots must be served internally.

Emma Harris 11/22/23
SUBDIVISION ADMINISTRATOR DATE

NOTE: A 300' DRIVEWAY SPACING WILL BE REQUIRED.

NOTE: LOT 3 ALLOWED ONLY 1 ENTRANCE ONTO S.R. 1222

NOTES:
LOT 1 CONSIST OF A PORTION OF D.B. 803, PG. 36 AND A PORTION OF D.B. 591, PG. 85 HARNETT COUNTY REGISTRY.

LOT 2 CONSIST OF A PORTION OF D.B. 803, PG. 36 AND A PORTION OF D.B. 591, PG. 85 HARNETT COUNTY REGISTRY.

LOT 3 CONSIST OF A PORTION OF D.B. 591, PG. 85 HARNETT COUNTY REGISTRY.

NOTE: PORTION OF PROPERTY LOCATED IN HIGHWAY CORRIDOR OVERLAY DISTRICT

100 0 100 200 300
GRAPHIC SCALE - FEET

NOTE: LOT 1 & 2 TO BE SERVED BY 50' ACCESS EASEMENT

LEGEND:
EIP-EXISTING IRON PIPE OR IRON ROD
NIP-NEW IRON PIPE OR IRON ROD
NRRS-NEW RAILROAD SPIKE
ERRS-EXISTING RAILROAD SPIKE
NPK-NEW P.K. NAIL
EPK EXISTING P.K. NAIL
ECM-EXISTING CONCRETE MONUMENT
C/L-CENTER LINE
PP-POWER POLE
LP-LIGHT POLE
R/W-RIGHT OF WAY
CP-CALCULATED POINT
-E- -ELECTRICITY
* - GROUND ELEVATION
-X-X-X- FENCE

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT: _____ 20__

TAX PARCEL ID NUMBER

PID # 039589 1041
PIN # 9569-83-6173.000

PID # 039589 1042
PIN # 9569-73-8376.000

Melvin A. Graham
~~OWNER~~ AGENT

OWNER

ALL AREAS BY COORDINATE METHOD

COUNTY WATER

SEWER RUNS ALONG S.R. 1209

PROPERTY ZONED RA-20R

PROPERTY NOT IN A WATERSHED

PROPERTY IN FLOOD ZONE X

LAND USE LOW DENSITY RESIDENTIAL AND RURAL CENTER

PROPERTY LOCATED IN AGRI DISTRICTS ONE MILE BUFFER

AREA IN R/W
LOT 1 = 0.16 AC.+/-
LOT 3 = 0.37 AC.+/-

TOTAL AREA = 19.14 AC.

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER: 3710956800K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFF. DATE: 10/03/2006

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE 28nd DAY OF November 2023 AT 1:21 A.M.
RECORDED AT MAP NUMBER 2023-590
Matthew S. Willis by: Jennifer A. Thomas
REGISTER OF DEEDS ~~AGENT~~ DEPUTY I

TOWNSHIP	COUNTY	STATE
BARBECUE	HARNETT	NC

MINOR SUBDIVISION SURVEY FOR (OWNER)
SHIRLEY H. LAMM HEIRS
CINDY LAMM MEDLIN
5150 BARBECUE CHURCH ROAD
SANFORD, NC 27332
THOMAS E. LAMM
5160 BARBECUE CHURCH ROAD
SANFORD, NC 27332

MELVIN A. GRAHAM, PLS.
3679 NICHOLSON ROAD
CAMERON, NC 28326
PHONE(919)499-6174

DATE: 11/06/2023
SCALE: 1" = 100'
PROJECT: 14623
REVISION: