LEGEND

POB Point of Beginning

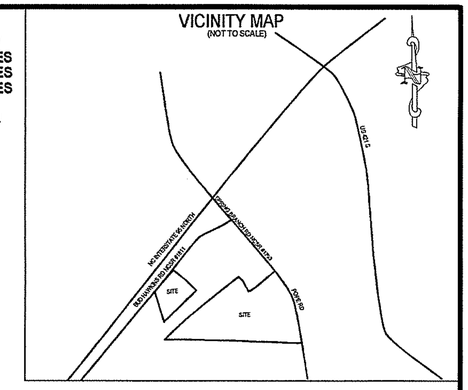
- New Iron Set
- Iron Pin Found
- Wooden Bollard
- Found Stone
- Found Stake and Stone
- Cotton Spindle Set
- Record Stone Not Found
- Property Lines
- Fence Line
- Centerline of Road
- Edge of Asphault
- Woodline
- Edge of Concrete
- Overhead Electric

CERTIFICATE OF OWNERSHIP and DEDICATION: *I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.*

Date _____ Vincent Dyer / Elizabeth R Willey
Owner / Owners / Agent

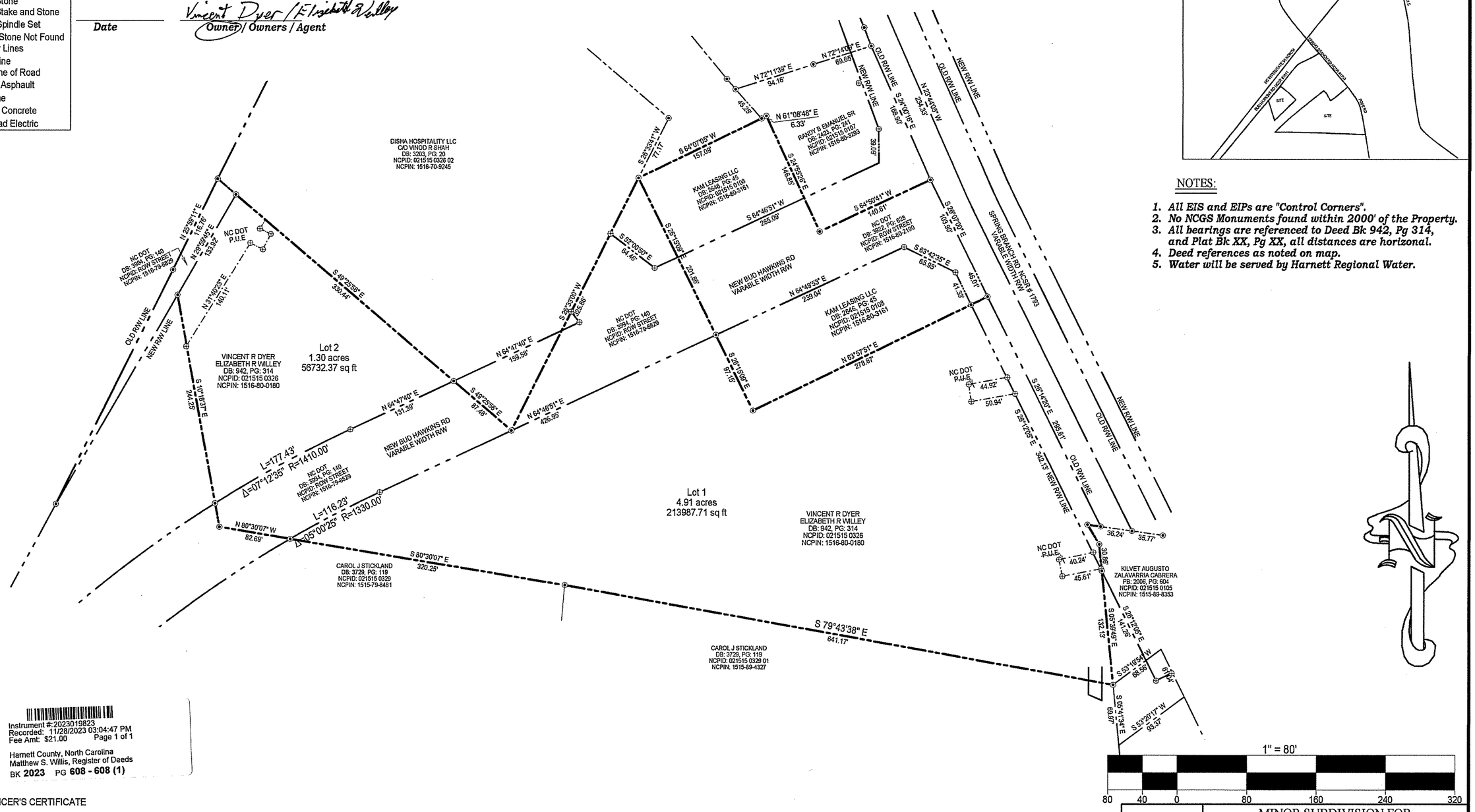
SITE DATA
AREAS INCLUDES R/W
TOTAL AREA= 7.73 ACRES
LOT 1 AREA= 4.91 ACRES
LOT 2 AREA= 1.30 ACRES
NC DOT= 1.52 ACRES
DEED BK: 942, PG: 314

VICINITY MAP
(NOT TO SCALE)



NOTES:

1. *All EIS and EIPs are "Control Corners".*
2. *No NCGS Monuments found within 2000' of the Property.*
3. *All bearings are referenced to Deed Bk 942, Pg 314, and Plat Bk XX, Pg XX, all distances are horizonal.*
4. *Deed references as noted on map.*
5. *Water will be served by Harnett Regional Water.*



Instrument #: 2023019823
Recorded: 11/28/2023 03:04:47 PM
Fee Amt: $21.00 Page 1 of 1

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **2023** PG **608 - 608 (1)**

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

11-28-23 Sheila K Bennett
DATE REVIEW OFFICER

HARNETT COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 28TH DAY OF November 2023 AT 3:04 p.m.

Matthew S. Willis BY Victoria G. Rodriguez Deputy III
REG. OF DEEDS ASST. REG. OF DEEDS

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 942, PAGE 314, PLAT RECORDED IN BOOK XX, PAGE XX, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/PLAT BOOK 942, PAGE 314; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _6__DAY OF __NOVEMBER__, A.D., 2023__.

James Lonnie Peacock
SURVEYOR

L-5141
LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-5141 LAND SURVEYOR JAMES LONNIE PEACOCK

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF TOWN OF DUNN, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF HARNETT COUNTY. THIS MINOR SUBSIVISION PLAT IS EXEMPT FROM PLANNING BOARD REVIEW.

City

Nov. 28, 2023 George Adler
DATE Dunn Planning Director

MINIMUM BUILDING SETBACKS
FRONT YARD -------35'
REAR YARD -------25'
SIDE YARD ------- 10'

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HERE ON AND__IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. _3720150400K_

EFFECTIVE DATE: __01/05/2007

DATE James Lonnie Peacock SURVEYOR

SURVEY OF	MINOR SUBDIVISION FOR VINCENT R DYER & ELIZABETH R WILLEY SPRING BRANCH RD., DUNN, NC 28334
	TOWNSHIP: AVERASBORO STATE: NORTH CAROLINA
	COUNTY: HARNETT DATE: NOVEMBER 6, 2023
	CITY OR TOWN JURISDICTION: N/A
ZONED: C-3	NCPID # 021515 0326

OWNER: VINCENT R DYER
ELIZABETH R WILLEY
350 PINERIDGE DR
WINSTON SALEM, NC 27104

ON THE LEVEL . LAND SURVEYING, PLLC.
FIRM # P-2158
JAMES LONNIE PEACOCK, PLS
NC Reg. Land Surveyor No. L-5141
1646 DENNING RD. BENSON, N.C 27504
TELEPHONE: 919-422-3580

SCALE 1" __80'__ FEET