DocuSign Envelope ID: 2566D6B5-586A-4F2F-A268-6C39EDF3F24E

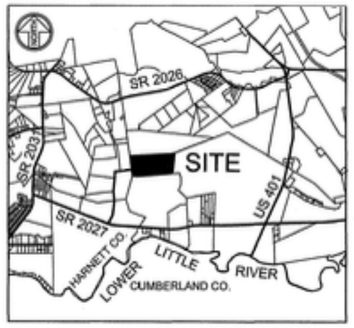
DS

1/4/2024

DS

1/5/2024

LOCATION MAP - NOT TO SCALE



STANDARD LEGEND

CP	COMPUTED POINT
DB	DEED BOOK
PG	PAGE
PB	PLAT BOOK
R/W	RIGHT OF WAY
CL	CENTERLINE
FPK	FOUND PK NAIL
FMN	FOUND MAG NAIL
FRB	FOUND REBAR
FIP	FOUND IRON PIPE
FCS	FOUND COTTON SPINDLE
FAX	FOUND AXEL
FCM	FOUND CONCRETE MONUMENT
FTP	FOUND T-POST
SRB	SET REBAR (5/8" X 30")
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
PP	POWER POLE
	PROPERTY LINE
	EASEMENT
	ADJOINER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°36'59" E	59.89'
L2	N 07°37'25" W	60.12'
L3	N 83°32'06" E	60.00'
L4	N 83°36'59" E	60.01'
L5	N 07°38'19" W	661.53'
L6	N 86°14'28" E	1760.32'
L7	N 07°43'26" W	60.04'
L8	N 03°45'32" W	60.00'

NOW OR FORMERLY
GHORI FAMILY LLC
DB 2344 PG 849
PB 2007 PG 66
PIN - 0565-16-8342.000

REFERENCES

DEED BOOK - PAGE	MAP BOOK - PAGE
4189-932	2003-985
2344-849	2007-66
4196-1080	20-80
4187-208	2006-1104
2391-318	2007-25
1117-523	2016-290

Instrument # 2023021121
Recorded: 12/20/2023 09:29:48 AM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **2023** PG **650 - 650 (1)**

SURVEYORS CERTIFICATE

I, RON A. VANDERHOOF, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 4189, PAGE 932.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES. DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THE 14TH DAY OF DECEMBER IN THE YEAR OF OUR LORD 2023.

I, RON A. VANDERHOOF, FURTHER CERTIFY TO THE FOLLOWING:

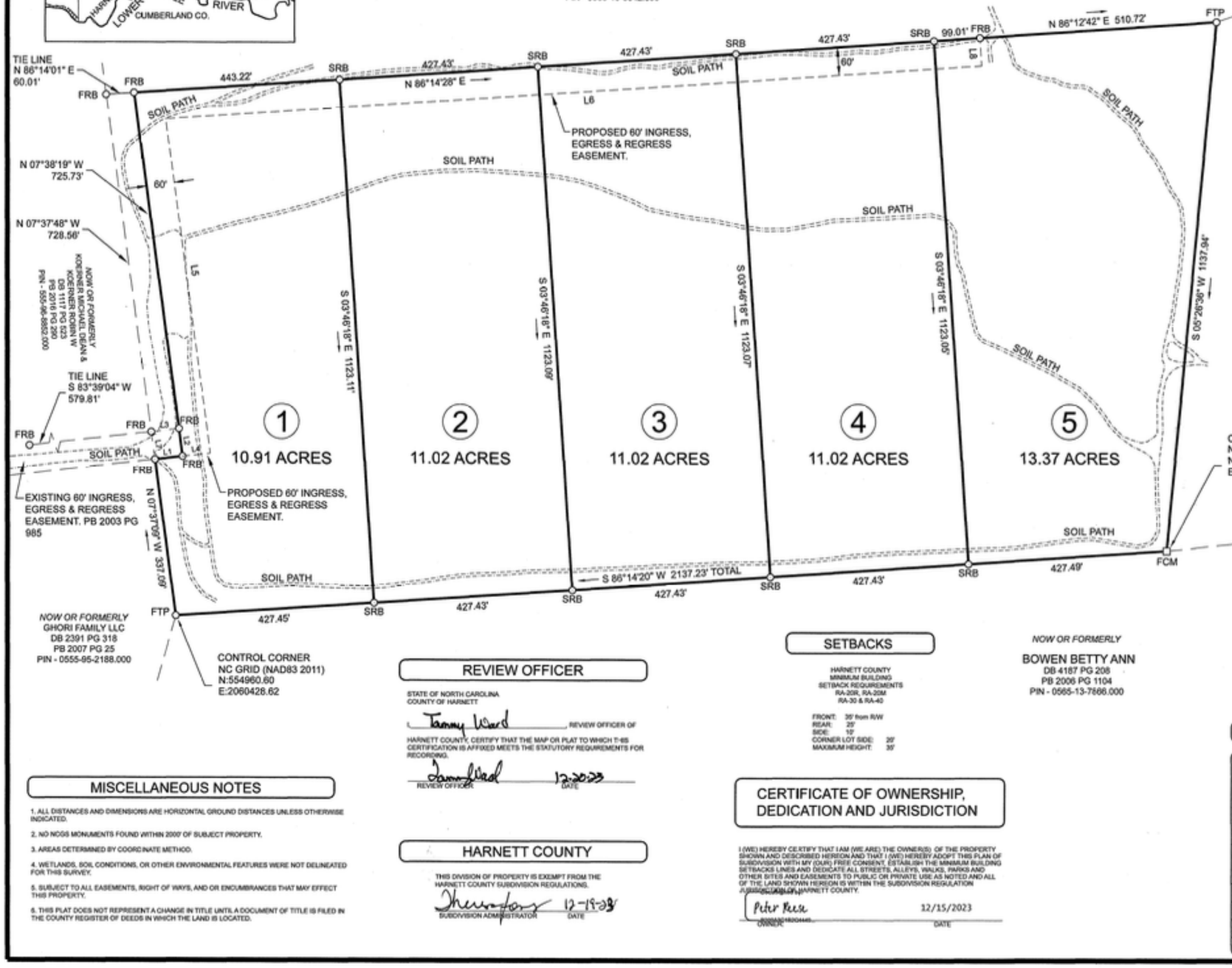
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I ALSO CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM A PORTION OF THIS SURVEY:

(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.05'
(3) TYPE OF GPS FIELD PROCEDURE: VRB RTK NETWORKS
(4) DATES OF SURVEY: 11/25/23, 11/28/23 & 12/02/23
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USED: NC CORS
(7) GEOID MODEL: CONTINENTAL US_NGS2018
(8) COMBINED GRID FACTOR: 0.99987134966
(9) UNIT OF MEASURE: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-4199 LAND SURVEYOR RON A. VANDERHOOF

Ron A. Vanderhoof
RON A. VANDERHOOF, PLS
NC REGISTRATION NO. L-4199



NOW OR FORMERLY
GHORI FAMILY LLC
DB 2391 PG 318
PB 2007 PG 25
PIN - 0555-95-2188.000

NOW OR FORMERLY
BOWEN BETTY ANN
DB 4187 PG 208
PB 2006 PG 1104
PIN - 0565-13-7866.000

NOW OR FORMERLY
BLUEWATER PROPERTY INVESTMENTS LLC
DB 4196 PG 1080
PB 20 PG 80
PIN - 0565-55-5008.000

NC GRID
NAD83(2011)

VANDERHOOF
SURVEYING PLLC
NC Firm # P-2650
1503 Tarheel Rd
Benson, NC 27504
Phone (910) 514-1567
ron@vanderhoofsurveying.com

0' 150' 300' 450'
GRAPHIC SCALE 1" = 150'

MISCELLANEOUS NOTES

1. ALL DISTANCES AND DIMENSIONS ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED.
2. NO NGS MONUMENTS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
3. AREAS DETERMINED BY COORDINATE METHOD.
4. WETLANDS, SOIL CONDITIONS, OR OTHER ENVIRONMENTAL FEATURES WERE NOT DELINEATED FOR THIS SURVEY.
5. SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
6. THIS PLAT DOES NOT REPRESENT A CHANGE IN TITLE UNTIL A DOCUMENT OF TITLE IS FILED IN THE COUNTY REGISTER OF DEEDS IN WHICH THE LAND IS LOCATED.

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

Tammy Ward 12-20-23
REVIEW OFFICER DATE

HARNETT COUNTY

THIS DIVISION OF PROPERTY IS EXEMPT FROM THE HARNETT COUNTY SUBDIVISION REGULATIONS.

SUBDIVISION ADMINISTRATOR 12-19-23 DATE

SETBACKS

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS
RA-20R, RA-20M
RA-30 & RA-40

FRONT:	35' from R/W
REAR:	25'
SIDE:	10'
CORNER LOT SIDE:	20'
MAXIMUM HEIGHT:	35'

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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 SETBACKS 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.

Peter Reese 12/15/2023
OWNER DATE

EXEMPT SUBDIVISION PLAT

PREPARED FOR
CURRENT OWNER
REELVEST PROPERTIES

PROPERTY ADDRESS:
1554 JOSEY WILLIAMS RD, ERWIN, NC 28339

ZONING: RA-20R	TOWNSHIP: STEWART'S CREEK	PIN: 0565-15-6528.000
FIELD BY: SV,RV	TOWN OR CITY:	FIELD DATE: 11/28/2023 12/05/2023
DRAWN BY: RAV	COUNTY: HARNETT	PLAT DATE: 12/14/2023
PROJECT No. 23-1127	STATE: NORTH CAROLINA	SHEET: 1 OF 1