THIS PROPERTY IS EXEMPT FROM
HARNETT COUNTY SUBDIVISION REGULATIONS.

PLANNING DIRECTOR

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NO APPROVAL NECESSARY

R.L. Stone / KCA
DISTRICT ENGINEER

2-21-2005
DATE

Harnett County Public Utilities
Plat Plan PreApproval Only
NOT FOR CONSTRUCTION
Water is available to this site via a 8" line located on SR 1779
Sewer is available to this site via a ____ line located on ____
Signature ____ Date: 02/23/05

NORTH CAROLINA HARNETT COUNTY
I, Mickey R. Bennett, PLS do certify that this plat was drawn under my supervision (deed description recorded in Book SEE, Page MAP, etc) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page MAP, 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 21st day of FEBRUARY, A.D. 2005.

MICKEY R. BENNETT
L - 1514

NORTH CAROLINA PROFESSIONAL SEAL No. 1514 LAND SURVEYOR MICKEY R. BENNETT

I, MICKEY R. BENNETT, DO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDANCE THAT REGULATES PARCELS OF LAND

DEED REFERENCE
DEED BOOK 566, PAGE 192
A PORTION OF
DEED BOOK 315, PAGE 450
PARCEL ID. 120577 0022

MAP REFERENCE
MAP NO. 2005-139

MINOR SUBDIVISION--------HARNETT COUNTY
CERTIFICATION 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 the land shown hereon is within the subdivision regulation jurisdiction of Harnett County. I,(We) also understand that we will not be allowed to use the minor subdivision status for a peiord of three years from the recording date as shown on the recorded map in the register of deeds.

2/23/05 Kay A Langdon
Date ____ agent

MAGNETIC NORTH MAP NO. 2000-765

LEGEND

LINES NOT SURVEYED----------
LINES SURVEYED ----------
EIP-------EXISTING IRON PIPE
ECM-------EXISTING CONCRETE MONUMENT
EIS-------EXISTING IRON STAKE
EPKN-------EXISTING P.K.NAIL
PKNS-------P.K.NAIL SET
ELS-------EXISTING LIGHTWOOD STAKE
N/F-------NOW OF FORMALLY
R/W-------RIGHT OF WAY
C/L-------CENTER LINE
NIS-------NEW IRON STAKE
NIP-------NEW IRON PIPE
ERRS-------EXISTING RAILROAD SPIKE
NRRS-------NEW RAILROAD SPIKE
CP-------CALCULATED POINT
EMN-------EXISTING MAGNETIC NAIL
NMN-------NEW MAGNETIC NAIL
ECS-------EXISTING COTTON SPINDLE
NCS-------NEW COTTON SPINDLE
EIP/EIS---(CONTROL CORNERS)
ECM/PKN/ECS (CONTROL CORNERS)
CB&D--CHORD BEARING AND DISTANCE

300 0 300 600 900
GRAPHIC SCALE - FEET 1" = 300'

2005003013

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 FEB 23 10:20:52 AM
BK:2005 PG:153-154 FEE:$21.00

INSTRUMENT # 2005003013

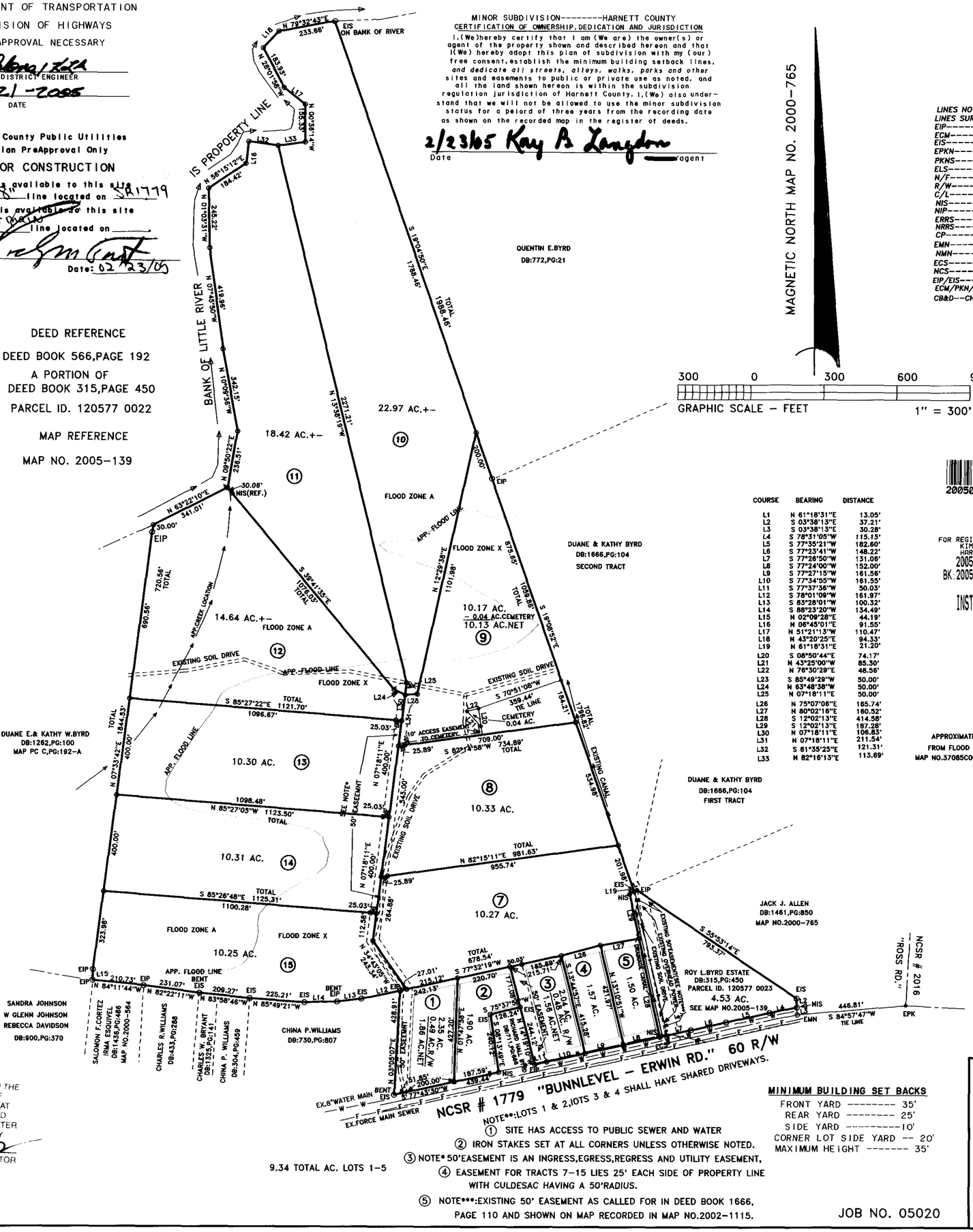
MINOR SUBDIVISION AND GREATER THAN 10 ACRES

ROY LINCOLN BYRD ESTATE

HARNETT COUNTY STEWART'S CREEK TOWNSHIP
NORTH CAROLINA FEBUARY 9,2005
ZONED N/A WS-4

BENNETT SURVEYS, INC.

1662 CLARK ROAD, LILLINGTON N.C. 27546 910-893-5252



COURSE	BEARING	DISTANCE
L1	N 61°18'31"E	13.05'
L2	S 03°38'13"E	37.21'
L3	S 03°38'13"E	30.28'
L4	S 78°31'05"W	115.15'
L5	S 77°35'21"W	182.60'
L6	S 77°23'41"W	148.22'
L7	S 77°26'50"W	131.08'
L8	S 77°24'00"W	152.00'
L9	S 77°27'15"W	161.56'
L10	S 77°34'55"W	161.55'
L11	S 77°37'36"W	50.03'
L12	S 78°01'09"W	161.97'
L13	S 83°28'01"W	100.32'
L14	S 88°23'20"W	134.49'
L15	N 02°09'28"E	44.19'
L16	N 06°45'01"E	91.55'
L17	N 51°21'13"W	110.47'
L18	N 43°20'25"E	94.33'
L19	N 61°18'31"E	21.20'
L20	S 08°50'44"E	74.17'
L21	N 43°25'00"W	85.30'
L22	N 76°30'29"E	48.56'
L23	S 85°49'29"W	50.00'
L24	N 63°48'38"W	50.00'
L25	N 07°18'11"E	50.00'
L26	N 75°07'06"E	165.74'
L27	N 80°02'16"E	160.52'
L28	S 12°02'13"E	414.58'
L29	S 12°02'13"E	187.28'
L30	N 07°18'11"E	106.83'
L31	N 07°18'11"E	211.54'
L32	S 81°35'25"E	121.31'
L33	N 82°16'13"E	113.69'

APPROXIMATE FLOOD LINE TAKEN
FROM FLOOD INSURANCE RATE MAP
MAP NO.37085C0095 D DATED APRIL 16,1990

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Metal Wood, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
2-23-05 Metal Wood
DATE: REVIEW OFFICER

NORTH CAROLINA
HARNETT COUNTY
This Map/Plat was presented for registration and recorded in this office at Map Number 2005-153
This 23rd day of February 2005
at 10:20 o'clock a M.
KIMBERLY S. HARGROVE Register of Deeds
By: ____
Assistant/Deputy Register of Deeds

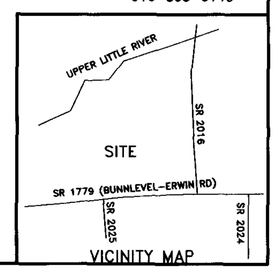
I CERTIFY THAT THIS RECORD PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF HARNETT COUNTY NC AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN HARNETT COUNTY
2-23-05
PLANNING DIRECTOR

NOTE**: LOTS 1 & 2, LOTS 3 & 4 SHALL HAVE SHARED DRIVEWAYS.
① SITE HAS ACCESS TO PUBLIC SEWER AND WATER
② IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
③ NOTE* 50'EASEMENT IS AN INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT.
④ EASEMENT FOR TRACTS 7-15 LIES 25' EACH SIDE OF PROPERTY LINE WITH CULDESAC HAVING A 50'RADIUS.
⑤ NOTE***: EXISTING 50' EASEMENT AS CALLED FOR IN DEED BOOK 1666, PAGE 110 AND SHOWN ON MAP RECORDED IN MAP NO.2002-1115.

MINIMUM BUILDING SET BACKS
FRONT YARD -------- 35'
REAR YARD -------- 25'
SIDE YARD ---------10'
CORNER LOT SIDE YARD -- 20'
MAXIMUM HEIGHT ------- 35'

OWNER:
ROY L.BYRD ESTATE
%KAY LANGDON
7249 ROSS RD
ERWIN, NC 28339
910-893-6146

JOB NO. 05020



VICINITY MAP

Map #2005-153

KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording and/or cancellation.

****

Filed For Registration: 02/23/2005 10:20:52 AM

Book: PLAT 2005 Page: 153-154

Document No.: 2005003013

MAP 2 PGS $21.00

Recorder: TRUDI C SMITH

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: Trudi C Smith
Deputy/Assistant Register of Deeds

2005003013

2005003013