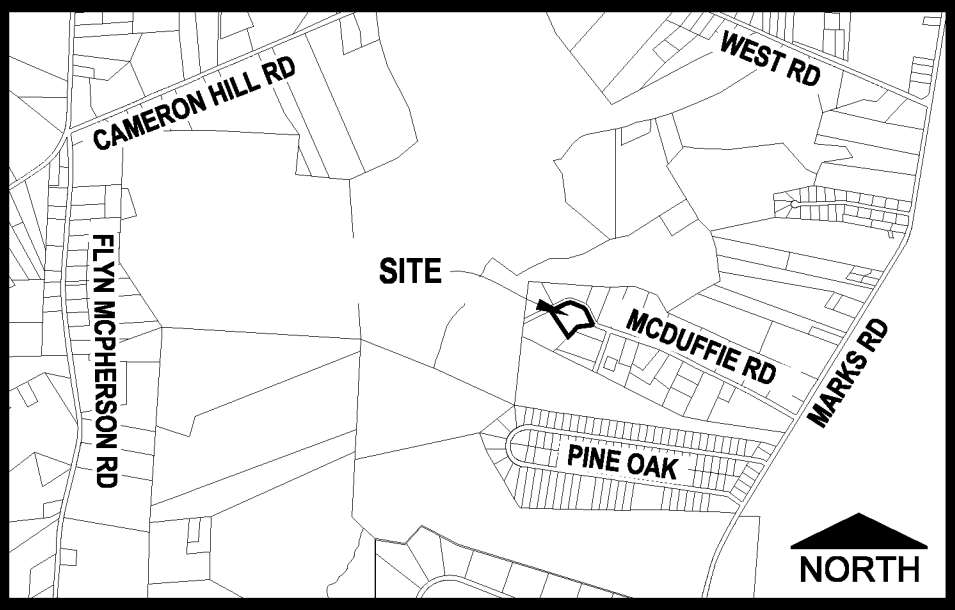




VICINITY MAP

ZONING

ZONING NOTES ARE BASED ON THE HARNETT COUNTY UDO AND HAVE NOT BEEN CONFIRMED WITH HARNETT COUNTY. SURVEYOR RECOMMENDS CONFIRMING SETBACKS ARE ACCURATE WITH CITY PLANNING BEFORE ANY POTENTIAL DEVELOPMENT.

ZONE RA-20R

MIN. LOT AREA	15,000 SF (PUBLIC WATER AND/OR SEWER)
MIN. LOT WIDTH	80'
MIN. FRONT SETBACK	35'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	35'

GENERAL NOTES

- THIS IS A MINOR SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPSCS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS SITE IS LOCATED IN ZONE 'X', MINIMAL FLOOD RISK. FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
FIRM PANEL: 3710956400J
EFFECTIVE DATE: 10/03/2006
- ADJOINER INFORMATION SHOWN PER HARNETT COUNTY GIS AS OF AUGUST 1, 2026.
- STREAMS AND WETLANDS: WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. WETLAND OR RIPARIAN BUFFERS MAY AFFECT THE SUBJECT PROPERTY AND ARE NOT SHOWN HEREON.
- FUTURE LAND USE CLASSIFICATION = MILITARY OVERLAY BUFFER, AGRICULTURE PROTECTION AREA
- BUILT-UPON AREAS TO BE LOCATED AT LEAST 30 FEET LANDWARD OF ALL PERENNIAL AND INTERMITTENT SURFACE WATERS.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE ROAD WHICH ABUTS THEIR PROPERTY.
- PARCELS ARE LOCATED IN THE WS-III P WATERSHED DISTRICT.
- THE DEVELOPMENT IS WITHIN THE FIVE-MILE MILITARY CORRIDOR OVERLAY ZONE AND MAY BE SUBJECT TO MILITARY TRAINING ACTIVITIES.

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/10/2026 12:01:50 PM NC Rev Stamp: \$0.00
Book: 2026 Page: 532 - 532 (1) Fee: \$21.00
Instrument Number: 2026018683

STANDARD LEGEND

PROPERTY LINE	X	WIRE FENCE	GRAVEL SURFACE
ADJOINER LINE	OHP	OVERHEAD POWER LINE	CONCRETE SURFACE
RIGHT-OF-WAY	W-W-W-W	WATER LINE (PER GIS)	ASPHALT SURFACE
CENTERLINE	=====	STORM DRAIN LINE	
CHAIN LINK FENCE	SS	SANITARY SEWER LINE	
VINYL FENCE		CONTOUR, INDEX	
BUILDING LINE		CONTOUR, INTERMEDIATE	
BOLLARD		GREASE TRAP MANHOLE	TRAFFIC SIGNAL POLE
CABLE TV PEDESTAL		GUY ANCHOR	UTILITY POLE
CATCH BASIN		HANDICAP PARKING	WATER METER
CATCH BASIN MANHOLE		HEADWALL	WATER VALVE
CENTERLINE		LIGHT POLE	FOUND PINCH TOP PIPE
CLEAN OUT		NO MONUMENT	FIP FOUND IRON PIPE
DROP INLET		NO MONUMENT	FRD FOUND NCDOT R/W DISK
ELECTRIC MANHOLE		SANITARY SEWER MANHOLE	FRB FOUND REBAR
ELECTRIC METER		SIGN AS NOTED	FIS FOUND IRON STAKE
ELECTRIC TRANSFORMER		STORM DRAINAGE MANHOLE	FPK FOUND PK NAIL
FIBER OPTIC CABLE MARKER		TELEPHONE MANHOLE	FCM FOUND MAG NAIL
FIRE DEPT. CONNECTION		TELEPHONE PEDESTAL	FCM FOUND CONCRETE MONUMENT
FIRE HYDRANT		MONITORING WELL	SRB SET #5 REBAR
GAS METER		TREE LINE	SWN SET MAG NAIL
GAS VALVE		POINT OF COMMENCEMENT	DB DEED BOOK
FIBER OPTIC CABLE		P.O.B. POINT OF BEGINNING	MB MAP BOOK
UNDERGROUND ELECTRIC		FFE FINISH FLOOR ELEVATION	MB RIGHT OF WAY
UNDER GROUND COMM CABLE			RCP REINFORCED CONCRETE PIPE
EX TRAILER WITH ADDRESS NUMBER			

SURVEYORS CERTIFICATE

I, RON A. VANDERHOOF, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4355, PAGE, 2570) 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 10TH DAY OF SEPTEMBER IN THE YEAR OF OUR LORD 2026.

I FURTHER CERTIFY TO THE FOLLOWING:

I FURTHER CERTIFY THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND IN ACCORDANCE WITH G.S. 47.30.2 (F)(11)(a).

THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.05'
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 7/30/2026
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED CONTROL USED: VRS
GEOID MODEL: CONTINENTAL US NG82018
COMBINED GRID FACTOR: 0.999861793107
UNITS OF MEASURE: US SURVEY FEET

Signed by: Ron A. Vanderhoof

PROFESSIONAL LAND SURVEYOR L, 4199

CERTIFICATION OF MINOR SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 ADDRESSING, PUBLIC 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 THIRTY DAYS OF THE DATA BELOW.

E-911 ADDRESSING - APPROVED

PUBLIC UTILITIES (NOT FOR CONSTRUCTION) - APPROVED

NCDOT - NO COMMENT DUE TO LOCATION ON PRIVATE RD

Signed by: Emma Harris

SUBDIVISION ADMINISTRATOR DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby adopt this plat with my (our) free consent, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted, and all of the land shown hereon is within the Unified Development Ordinance jurisdiction of Harnett County.

9/10/2026
Date
OWNER / AGENT

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

Sheila K. Bennett

REVIEW OFFICER OF

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

Sheila K. Bennett

REVIEW OFFICER

9/10/2026

DATE

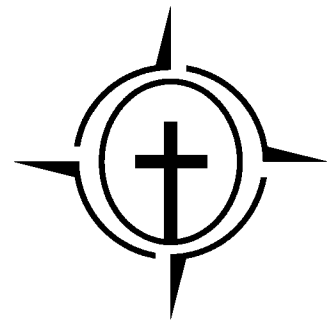
N/F
TALBERT BARBARA J
PIN - 9564-70-9543.000
Deed Book and Page - 9E : 0237
(LOTS 16-17)

N/F
TALBERT BARBARA J
PIN - 9564-70-9543.000
Deed Book and Page - 9E : 0237
(LOTS 18-20)

N/F
HMS KIDS INC
PIN - 9564-80-7502.000
Deed Book and Page - 4093 : 0096
(LOT - 13)

N/F
TALBERT BARBARA J
PIN - 9564-80-6160.000
Deed Book and Page - 9E : 0237
LOTS 25-26

N/F
ASHCROFT GARY W
PIN - 9563-89-5931.000
Deed Book and Page - 4323 : 0978
LOTS 27-29



VANDERHOOF
SURVEYING PLLC

117 S Market St. | Benson, NC 27504
919.701.1271 | Firm Number P-2650
www.vanderhoofsurveying.com



PROJECT NAME:

MINOR SUBDIVISION

599 MCDUFFIE RD,
CAMERON, NC

SUB2608-0007

SITE ADDRESS:

599 MCDUFFIE RD
CAMERON, NC 28326

PIN - 9564-80-3391.000
PID - 099575 0015

TOWNSHIP: JOHNSONVILLE
COUNTY: HARNETT
STATE: NORTH CAROLINA

ZONING: RA-20R

REFERENCES:

Deed Book 4355, Page 2570

OWNER INFORMATION:

HOWARD M. MINTZ MD
PROFIT SHARING PLAN

ADDRESS: 16311 RANCHITA
DR DALLAS, TX 75248-3844

REVISIONS:

PROJECT INFORMATION

SURVEYED BY:	RAV, SAV
DRAWN BY:	RAV
CHECKED BY:	RAV
PROJECT NUMBER	1742126.00

DRAWING SCALE

HORIZONTAL: 1"=50'

SEPTEMBER 10, 2026

SHEET NUMBER

1

OF

1

0 50 100 150

GRAPHIC SCALE 1" = 50'