

CERTIFICATE OF REVIEW OFFICER
 I, _____, REVIEW OFFICER FOR HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING AS OF THIS _____ DAY OF _____ 2025.

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: _____ DISTRICT ENGINEER
 DATE: _____

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

- NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
 2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
 3. SIGHT DISTANCE TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.
 4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
 5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

NCDOT SIGHT TRIANGLE NOTE:
 10' x 70' SIGHT TRIANGLES LOCATED AT ALL STREET INTERSECTIONS.

TOWN OF COATS CERTIFICATE OF APPROVAL

THIS PLAN OF MAJOR SUBDIVISION MEETS THE REQUIREMENTS OF THE TOWN OF COATS DEVELOPMENT ORDINANCE AS OF THIS _____ DAY OF _____ 2025 AND IS HEREBY APPROVED CONDITIONED UPON THE PLAN BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD ACCOMPANIED BY A PLAN PRESENTED TO THE TOWN OF COATS PLANNING SERVICES DEPARTMENT.

PLANNING, ZONING & SUBDIVISION ADMINISTRATOR

CERTIFICATE OF OWNERSHIP

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 AS OF THIS _____ DAY OF _____ 2025.

PROPERTY OWNER NAME (PRINTED) _____ PROPERTY OWNER SIGNATURE _____

CERTIFICATE OF DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED THIS _____ DAY OF _____ 2025.

PROPERTY OWNER NAME (PRINTED) _____ PROPERTY OWNER SIGNATURE _____

CERTIFICATE OF APPROVAL FOR STREET AND ROAD MAINTENANCE

I (WE) HEREBY CERTIFY THAT I (WE) WILL MAINTAIN THE STREETS AND/OR ROADS TO THE STANDARDS SET FORTH BY THE TOWN OF COATS AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY ACCEPTS THE RESPONSIBILITY BY THE ADOPTION OF A RESOLUTION STATING SUCH THIS _____ DAY OF _____ 2025.

PROPERTY OWNER NAME (PRINTED) _____ PROPERTY OWNER SIGNATURE _____

CERTIFICATES OF STREETS AND OTHER PUBLIC INFRASTRUCTURE IMPROVEMENTS

TOWN ENGINEER, HEREBY CERTIFY THAT THE STREETS, STORM DRAINAGE SYSTEMS, AND ALL OTHER ROADWAY IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE TOWN OF COATS AND THE STATE OF NORTH CAROLINA THIS _____ DAY _____ 2025.

TOWN ENGINEER OF THE TOWN OF COATS, NORTH CAROLINA

CERTIFICATE OF WATER AND SEWER SYSTEM APPROVAL

TOWN ENGINEER OF THE TOWN OF COATS, NORTH CAROLINA, HEREBY CERTIFY THAT ALL WATER AND SEWER SYSTEMS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE TOWN OF COATS, AND THE STATE OF NORTH CAROLINA THIS _____ DAY _____ 2025.

TOWN ENGINEER OF THE TOWN OF COATS, NORTH CAROLINA

NORTH CAROLINA
 WAKE COUNTY
 I, RUSSELL K. ELINGBURG, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:29,806 +/-; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY _____ 2025 A.D.

 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-3414

NOTES:

1. DISTANCES ARE HORIZONTAL GROUND.
2. AREAS BY COORDINATE METHOD.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 372016000K PANEL 1600, LAST REVISED 10/03/2006.
5. ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.
6. SURVEY TIED TO N.C. GRID SYSTEM BY VRS (GPS) - N.C. CORS BASE STATION NETWORK, VERIFYING MONUMENT "JESSE", DATUM: NAD'83 EPOCH: 2010.00 GEOID MODEL: GEOID 18.
7. BASIS OF BEARING FOR THIS SURVEY IS NAD'83 (2011). THIS SURVEY AND LEGAL DESCRIPTION WILL DIFFER FROM PREVIOUS SURVEYS IN BEARING ORIENTATION.
8. 10' OFFSET FROM FACE OF WALL AS-BUILT. NO BUILDING EXCAVATION SHALL OCCUR IN RETAINING WALL SETBACK AREA, INCLUDING STORM DRAINS.
10. LOT CORNERS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.

REFERENCES (HARNETT COUNTY REGISTRY):

1. PIN 1600-46-0448.000
2. PID 071600 0217 11
3. D.B. 4220 PG. 2232
4. ALTA/NSPS LAND TITLE SURVEY BY THIS OFFICE TITLED "MARY ELLEN JOHNSON LAUDER TRACT FOR MATTAMY HOMES, LLC."

WILLIAM HENRY HAYES, JR.
 MIRANDA PAGE LILES FLOWERS
 PIN: 1600-48-2214.000
 PID: 0716000185
 D.B. 4181 PAGE 1730
 ADDRESS: 193 CHESTER LN.
 COATS, N.C. 27521

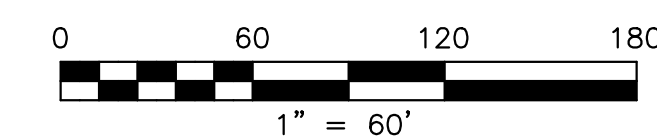


CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
C1	190.2033	230.00	158.60	155.48	102.60	N 56°22'22" W
C2	1705.02	230.00	68.58	68.33	34.55	N 05°16'50" E
C3	1705.02	230.00	68.58	68.33	34.55	N 05°16'50" E
C4	1705.02	260.00	77.52	77.24	39.05	N 84°43'10" E
C5	614.01	230.00	25.02	25.01	12.82	N 10°42'21" E
C6	4335.53	290.00	23.27	23.27	11.84	N 89°02'15" E
C7	9900.00	20.00	31.42	28.28	20.00	N 10°39' W
C8	9900.00	20.00	31.42	28.28	20.00	N 58°49'21" E
C9	9900.00	20.00	31.42	28.28	20.00	N 31°10'39" W
C10	9900.00	20.00	31.42	28.28	20.00	N 58°49'21" E
C11	7428.07	20.00	25.99	24.20	15.20	N 38°56'35" W
C12	1333.08	260.00	7.65	7.68	3.89	N 02°29'08" E
C13	1705.02	200.00	59.83	59.41	30.04	N 05°16'50" E
C14	9900.00	20.00	31.42	28.28	20.00	N 58°49'21" E
C15	1228.10	290.00	63.20	63.07	31.72	N 82°25'14" W
C16	1401.28	230.00	56.29	56.15	28.29	N 86°14'58" E
C17	9212.08	20.00	32.18	28.82	20.78	S 33°08'12" E
C18	2444.04	260.00	12.41	12.41	6.21	S 12°27'19" W
C19	1322.18	260.00	60.68	60.54	30.48	S 04°24'08" W
C20	058.41	260.00	4.44	4.44	2.22	S 02°46'21" E
C21	1322.25	200.00	5.38	5.38	2.69	S 02°29'59" E
C22	1532.31	200.00	54.28	54.09	27.30	S 06°03'03" W
C23	9900.00	20.00	31.42	28.28	20.00	N 58°49'21" W
C24	837.28	200.00	30.10	30.08	15.08	N 71°51'55" W
C25	5634.10	200.00	19.75	18.95	10.76	N 39°16'08" W
C26	8133.21	55.00	78.29	71.84	47.44	N 51°45'42" W
C27	4815.51	20.00	16.85	16.35	8.98	N 68°24'37" W
C28	4210.38	20.00	14.72	14.39	7.71	S 18°01'34" E
C29	4938.24	55.00	47.80	46.13	25.41	S 21°43'57" E
C30	4055.42	55.00	39.30	38.49	20.33	S 67°00'00" E
C31	1908.49	55.00	18.35	18.26	9.28	S 72°56'52" E
C32	4210.38	20.00	14.72	14.39	7.71	S 89°29'50" E
C33	5717.54	260.00	24.04	24.03	12.03	S 67°03'58" E
C34	628.14	260.00	29.35	29.35	14.70	S 72°56'52" E
C35	9900.00	20.00	31.42	28.28	20.00	S 31°10'39" E
C36	9900.00	20.00	31.42	28.28	20.00	S 02°29'59" E
C37	332.38	200.00	12.37	12.37	6.19	S 08°58'18" W
C38	1400.21	55.00	13.44	13.41	6.76	S 45°01'51" E
C39	3542.44	20.00	11.77	11.60	6.08	S 35°10'39" E

LINE	BEARING	DISTANCE
L1	N 68°24'44" E	50.00'
L2	N 80°22'44" E	48.39'
L3	S 76°10'39" W	15.61'
L4	S 76°10'39" W	65.00'
L5	S 76°10'39" W	65.00'
L6	S 76°10'39" W	79.74'
L7	N 72°31'40" E	40.43'
L8	N 72°31'40" E	60.00'
L9	N 72°31'40" E	60.00'
L10	S 13°49'21" W	60.00'
L11	N 05°16'50" E	60.00'
L12	S 76°10'39" E	29.39'
L13	N 13°49'21" W	17.30'
L14	N 80°02'09" E	48.60'
L15	N 54°32'24" E	49.43'
L16	N 65°15'47" E	54.50'
L17	N 59°09'58" E	58.88'
L18	N 41°54'21" E	48.06'
L19	N 86°08'36" E	40.68'
L20	S 56°29'23" W	35.15'
L21	S 33°29'29" W	11.45'
L22	N 76°10'39" W	80.50'
L23	N 76°10'39" W	58.73'
L24	S 13°49'21" W	20.00'

SITE DATA	
PARCEL PIN	1600-46-0448.000
ADDRESS	N.C. 27E. COATS, NC 27521
ACREAGE (OVERALL PARCEL)	49.32 AC.
ACREAGE (PHASE 1)	0.2681 AC.
SINGLE FAMILY LOTS (PHASE 1)	44
MINIMUM LOT SIZE	6000 S.F.
MINIMUM LOT WIDTH	50 FT.
FRONT SETBACKS	20 FT.
REAR SETBACKS	20 FT.
SIDE CORNER	8 FT.
	12 FT.

PRELIMINARY PLAN - NOT FOR RECORDATION, CONVEYANCE, OR SALE



REVISIONS		MAJOR SUBDIVISION PLAT CARDINAL LANDING PHASE 1 FOR MATTAMY HOMES		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2689 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
TOWNSHIP: GROVE	COUNTY: HARNETT	SURVEY DATE: 7-7-2025	SURVEYED BY: KS		
STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: RE		
ZONE: SINGLE -FAMILY RESIDENTIAL-3 (COATS)	PIN:1600-46-0448.000	CHECKED & CLOSURE BY: RKE	FILE: CARDINAL LANDING_sub		