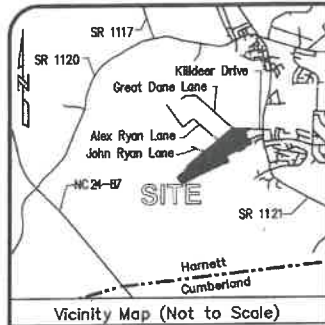




I, M. Shane Sanders, a Professional Land Surveyor L-4476, certify that this plat is of a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor
L-4476
Registration Number
Date 9/15/10

I, M. Shane Sanders, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2337, Page 157); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision as calculated is 1:20,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 15 day of September, A.D., 2010.

Professional Land Surveyor
L-4476
Registration Number
Date 9-16-2010

Certificate of Immaculate Maintenance
I hereby certify that I assume all financial and legal responsibilities for the maintenance and up keep of all streets and other required improvements in Highgrove at Anderson Creek Phase 5 until such time that they are accepted for maintenance by North Carolina Department of Transportation or other appropriate public or private entities.

Responsible Party
Date 9-16-2010

United States of America
DB 1184, PG 403

Legend:

- = Iron Pipe Found
- = Iron Rod Found
- = PK Nail Found
- = PK Nail Set
- = Iron Rod Set
- = Existing Right of Way
- = Boundary Line
- = Property Lines not Surveyed
- = Building Setback Lines
- = Existing Wetland Boundary
- = Existing Easement
- = New Easement
- = Fence Line
- = New Lot Lines

2010013786

FOR REGISTRATION REGISTER OF DEEDS
KIRKLY S. HARRIS
2010 SEP 27 12:17:51 PM
BK-2010 PG-692-693 FEE-\$21.00

INSTRUMENT # 2010013786

I, Kelli H. Dancy, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

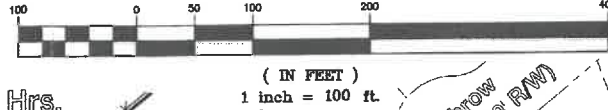
Kelli H. Dancy 9-27-10
Review Officer Date

Department of Transportation Division of Highways
Proposed Subdivision Road Construction Standards
Certification

Approved: L.R. HINES, P.E. 9/16/10
District Engineer Date

John Ryan Hrs.
Lot 12
Map Book 22, Page 79
DB 1850, PG 794

GRAPHIC SCALE



I, hereby certify that the development depicted hereon has been granted final approval by the Harnett County Development Review Board to the regulations set forth by E-911 addressing, Environmental Health, Fire Marshal, Planning, and Public Utilities of Harnett County, North Carolina, subject to recordation in the Harnett County Office of Deeds within thirty days of the date below.

Development Review Board, Chairman
Date 9/27/10

Reference:
Plot Cabinet 1, Slide 330
Deed Book 2337, Page 157
PIN# 0504-60-2975
Harnett County, North Carolina

NC Grid
NAD (83)

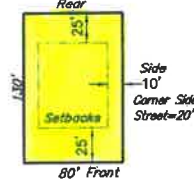
Length of Streets in Phase 5
Highgrove Drive = 1,278 FT
Salisbury Lane = 1,292 FT
Lancaster Court = 218 FT
New Castle Lane = 134 FT
Total = 2,922 FT

Area in Phase 5
Area Phase 5 = 25.41 Acres
Number of Lots = 45

Owner/Developer
Stafford Land Co., Inc.
246 Valleyfield Lane
Southern Pines, NC 28387
Phone# 910-892-9808

LINE TABLE	Bearing
L1 17.24'	S16°27'24"E
L2 64.45'	S35°47'57"E
L3 84.03'	N57°14'20"W
L4 81.00'	S31°58'01"W
L5 16.39'	S31°58'01"W
L6 78.11'	S66°13'12"W
L7 13.02'	N23°16'48"W
L8 34.17'	N30°12'45"E
L9 42.81'	N28°47'56"E
L10 10.00'	N30°12'45"E
L11 62.23'	N30°12'45"E
L12 15.81'	S82°23'41"E
L13 44.17'	N80°29'59"E
L14 39.57'	N03°10'48"E
L15 64.84'	N29°05'54"W
L16 13.02'	S23°16'48"E
L17 48.11'	S28°05'54"E
L18 54.07'	N73°41'06"W
L19 76.24'	N44°05'27"W
L20 93.53'	N09°39'37"W
L21 96.72'	N62°08'44"E
L22 74.05'	N20°41'52"E
L23 81.79'	S76°34'33"W
L24 35.74'	N03°12'18"W
L25 38.76'	N57°26'07"E
L26 47.86'	N03°40'22"E
L27 48.05'	N17°46'24"W
L28 30.53'	N33°41'05"E
L29 42.11'	N62°47'11"E
L30 47.14'	S54°16'58"E
L31 103.27'	N61°10'12"E
L32 90.02'	N36°45'43"E
L33 62.11'	N60°43'40"E
L34 65.51'	N50°43'51"E
L35 58.42'	N10°17'27"W
L36 44.28'	N33°42'54"E
L37 104.78'	N61°32'29"E
L38 43.85'	N17°11'11"E
L39 68.00'	N03°03'34"W
L40 39.77'	N27°08'56"E
L41 111.31'	N35°25'18"E
L42 35.68'	N02°08'57"W

Typical Lot Setbacks



Notes:

- This map is in accordance with GS 47-30, as amended.
- Area by coordinate method.
- Dashed lines not surveyed, drawn from information as indicated.
- There are no visible encroachments other than those shown hereon.
- Minimum lot size = 10,000 SF
- Property Zoned RA-20RM lot size per article "X" (Planned Unit Development) of Harnett County Zoning Ordinance.
- Property is not located in a water supply watershed.
- Phase 5 does in a FEMA Designated per FIRM Map No. 3720050400J with effective date of October 3, 2005 and FIRM Map No. 3720050300K with effective date of January 5, 2007. Designated Special Flood Hazard Area Limits shown are based on FIRM Map information.
- All streets will be dedicated to North Carolina Department of Transportation and designated for public use.
- All improvements shall or have been installed to Harnett County Subdivision Ordinance.
- All lots as shown in this phase are subject to any Homeowner Association, Ownership Rights, and Covenants as recorded in the Harnett County Registry.
- The Highgrove at Anderson Creek Homeowners Association will maintain all open space in the subdivision.
- No recoverable NCGS monumentation exist within 2000' of this property.
- All measurements are Horizontal ground measurements unless otherwise stated.
- Iron rods set at all new property corners.
- A twenty foot easement shall be provided to Harnett County for all utilities not installed in the right-of-way of subdivision streets unless otherwise noted on this plat.
- Maintenance guidelines for drainage easements shall be covered in Article 2 of Declaration of Covenants, Conditions and Restrictions for Highgrove at Anderson Creek Homeowners Association recorded in the Harnett County Registry.
- No lot shall be further than five hundred feet (500') from a fire hydrant.
- Street lights shall be spaced not more than three hundred (300') apart.
- There does exist a Conservation Buffer along Jumping Run Creek, and since this property is served by water and sewer, encroachment into this buffer will be allowed.
- Floodway widths and non-encroachment areas within the FEMA Special Flood Hazard Area to be determined at time of building permit.



Survey For:
**Highgrove at Anderson Creek
Phase 5**
45 Lots
Final Plat
Anderson Creek Township
Harnett County, North Carolina
September 15, 2010 JOB# 0617209
Drawn By : MSS

I, hereby certify that I am the owner or agent of the property shown and described hereon and that I hereby adopt this plan of a Planned Unit Development with my free consent, establish 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 of the land shown hereon is within the Subdivision Ordinance jurisdiction of County of Harnett.

9-16-2010 01D504 0177 52
Date Tax Parcel ID Number

Public Plat Declaration
All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of the County of Harnett, and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina Highway System. If the District Engineer has not recommended that the N.C. Department of Transportation accept maintenance responsibility for the required public road improvements by the time that the County has issued building permits for seventy-five percent (75%) of the lots shown on the record plat, the County shall not issue any more building permits until the District Engineer makes such a recommendation and formally notifies the Subdivision Administrator.

Stafford Land Company, Inc.
DB 2711, PG 574