

Initial Application Date: 12/06/2018

Application # SFD 1808-0008

CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION
Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

"A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION"

LANDOWNER: WYNN CONSTRUCTION, INC. Mailing Address: 2550 CAPITOL DRIVE, SUITE 105
City: CREEDMOOR State: NC Zip: 27522 Contact No: 919-258-2430 Email: ttreffitz@wynnhomes.com
919604-5981 Johnny@whholdings.com

APPLICANT: WYNN CONSTRUCTION, INC. Mailing Address: 2550 CAPITOL DRIVE, SUITE 105
City: CREEDMOOR State: NC Zip: 27522 Contact No: 919-258-2430 Email: ttreffitz-
919604-5981 Johnny@whholdings.com

CONTACT NAME APPLYING IN OFFICE: Johnny Averett Phone # 919-604-5981

PROPERTY LOCATION: Subdivision: ANDERSON CREEK CROSSING Lot #: 1093 Lot Size: .25
State Road # 164 State Road Name: Education Drive Map Book & Page: 2016/327
Parcel: 01053525 0100 36 PIN: 0505-86-1987.000
Zoning: RA-208 Flood Zone: _____ Watershed: _____ Deed Book & Page: 1 Power Company: South River

*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.

PROPOSED USE:

- SFD:** (Size 57.5 x 47.17) # Bedrooms 4 # Baths 3 Basement(w/wo bath) X Garage: _____ Deck: _____ Crawl Space: X Slab: _____
(Is the bonus room finished? (X) yes () no w/ a closet? (X) yes () no (if yes add in with # bedrooms)
- Mod:** (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no
- Manufactured Home:** _____ SW _____ DW _____ TW (Size _____ x _____) # Bedrooms: _____ Garage: _____ (site built? _____) Deck: _____ (site built? _____)
- Duplex:** (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____
- Home Occupation:** # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____
- Addition/Accessory/Other:** (Size _____ x _____) Use: _____ Closets in addition? () yes () no

Water Supply: County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final

Sewage Supply: _____ New Septic Tank (Complete Checklist) _____ Existing Septic Tank (Complete Checklist) County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes no

Does the property contain any easements whether underground or overhead () yes no

Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:

Front	Minimum	<u>35</u>	Actual	<u>36</u>
Rear		<u>25</u>		<u>29.50</u>
Closest Side		<u>10</u>		<u>6</u>
Sidestreet/corner lot		<u>20</u>		
Nearest Building on same lot				

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

27 W TO NURSERY RD., LEFT ON NURSERY THEN LEFT ON RAY RD., THEN LEFT INTO ANDERSON CREEK

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.



Signature of Owner or Owner's Agent

12-6-18

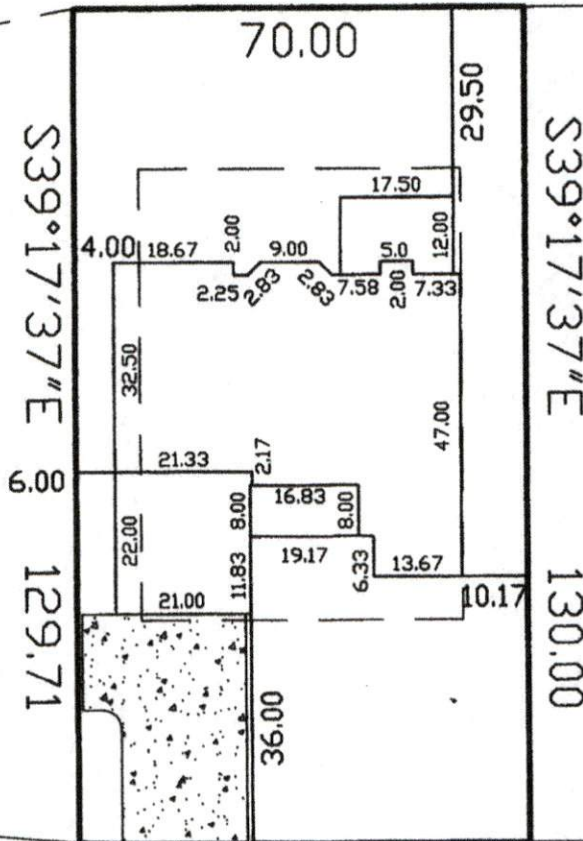
Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

This application expires 6 months from the initial date if permits have not been issued



N50°42'23"E



OPEN SPACE

1092



L=10.96' N50°42'23"E
R=205.00 59.05

EDUCATION DRIVE
(50' R/W)

THIS MAP WAS PREPARED FROM RECORDED DATA, AS NOTED, AND FROM OTHER SOURCES PROVIDED BY THE OWNER. THIS IS A PRELIMINARY SITE PLAN, INTENDED FOR PLANNING USE ONLY AND IN NO WAY REPRESENTS A SURVEY MADE BY THIS COMPANY. THIS MAP IS NOT INTENDED FOR RECORDATION, CONVEYANCES, OR SALES.

Charlie T. Carpenter
11/27/18

Charlie T. Carpenter, P.L.S.
Professional Land Surveyor
1940 Juniper Church Road
Four Oaks, NC 27524
(919) 320-5281
plschuck30@yahoo.com

PRELIMINARY SITE PLAN FOR:
WYNN CONSTRUCTION

PIN 0505-86-1984.000
PARCEL ID 01053525 0100 36
LOT 1093 ANDERSON CREEK CLUB S/D
PB 2016 PG 327
11/27/18
1"=30'

164 EDUCATION DRIVE
SPRING LAKE, NC 28390

FIRST AMENDMENT TO LOT CONTRACT
Between Anderson Creek Partners, LP and Wynn Construction
Academy-Phase 7 Anderson Creek Club
Dated May 17, 2013

Anything to the contrary notwithstanding, the contract is amended as follows:

The first 25 lots will have 12 lots close on or before 12-15-2016 and the balance of 13 lots will close on or before 6-15-2017.

Twelve (12) lots numbered 1107, 1108, 1105, 1104, 1101, 1100, 1099, 1098, 1094, 1085, 1084 and 1083 shall be purchased in the first take down on or before December 15, 2016 (see attached plan).

The remaining Thirteen (13) Lots shall be purchased in the second take down on June 15, 2017.

Wynn Homes agrees to close on the 13 lots prior to June 15, 2017 subject to the following conditions:

Wynn Homes agrees to close on one additional lot as soon as any 2 of the existing Wynn homes in Anderson Creek Club have sold (lot 817, 807, 807A, 807B, 810, 812, and 816). Wynn Homes also agrees to close on one additional lot for each additional home sold in Anderson Creek Club (including homes in the Academy at Anderson Creek Club) prior to June 15th, 2017. In addition Wynn Homes will close on any the 13 lots that are sold as a pre-sale. The pre-sales are in addition to the other individual lot closings.

All other aspects of the contract shall remain in effect.

Anderson Creek Partners, LP
By: Anderson Creek, Inc., General Partner

By: *David N. Levinson*
David N. Levinson
President

Date: 12/24/16

Wynn Construction Inc.
By: *William H. Wynn*
William H. Wynn
President

Date: 12/2/16

ANDERSON CREEK PARTNERS, L.P.

125 WHISPERING PINES DRIVE
SPRING LAKE, NORTH CAROLINA 28390
(910) 814-2633 PHONE (910) 814-4824 FAX

November 21, 2016

To Whom It May Concern:

Anderson Creek Partners, LP hereby gives Wynn Homes, Inc the right to apply for building permits & erosion control permits for lots 1107, 1106, 1105, 1104, 1101, 1100, 1099, 1094, 1095, 1093, 1098 and 1099 in The Academy (Phase 7 of Anderson Creek Club in Harnett County) before the lots are purchased.

Sincerely,

Anderson Creek Partners, LP
By: Anderson Creek, Inc., GP

By:  11/21/16
David N. Levinson, President (Date)

I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:40,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF OCTOBER, A.D., 2016.

I, JEFFREY L. GREEN, PROFESSIONAL LAND SURVEYOR, NO. L-3972, CERTIFY TO THE FOLLOWING AS REQUIRED IN G.S. 47-30(f)(11):
 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.
 SURVEYOR: *Jeffrey L. Green*
 DATE: 10/16/2016

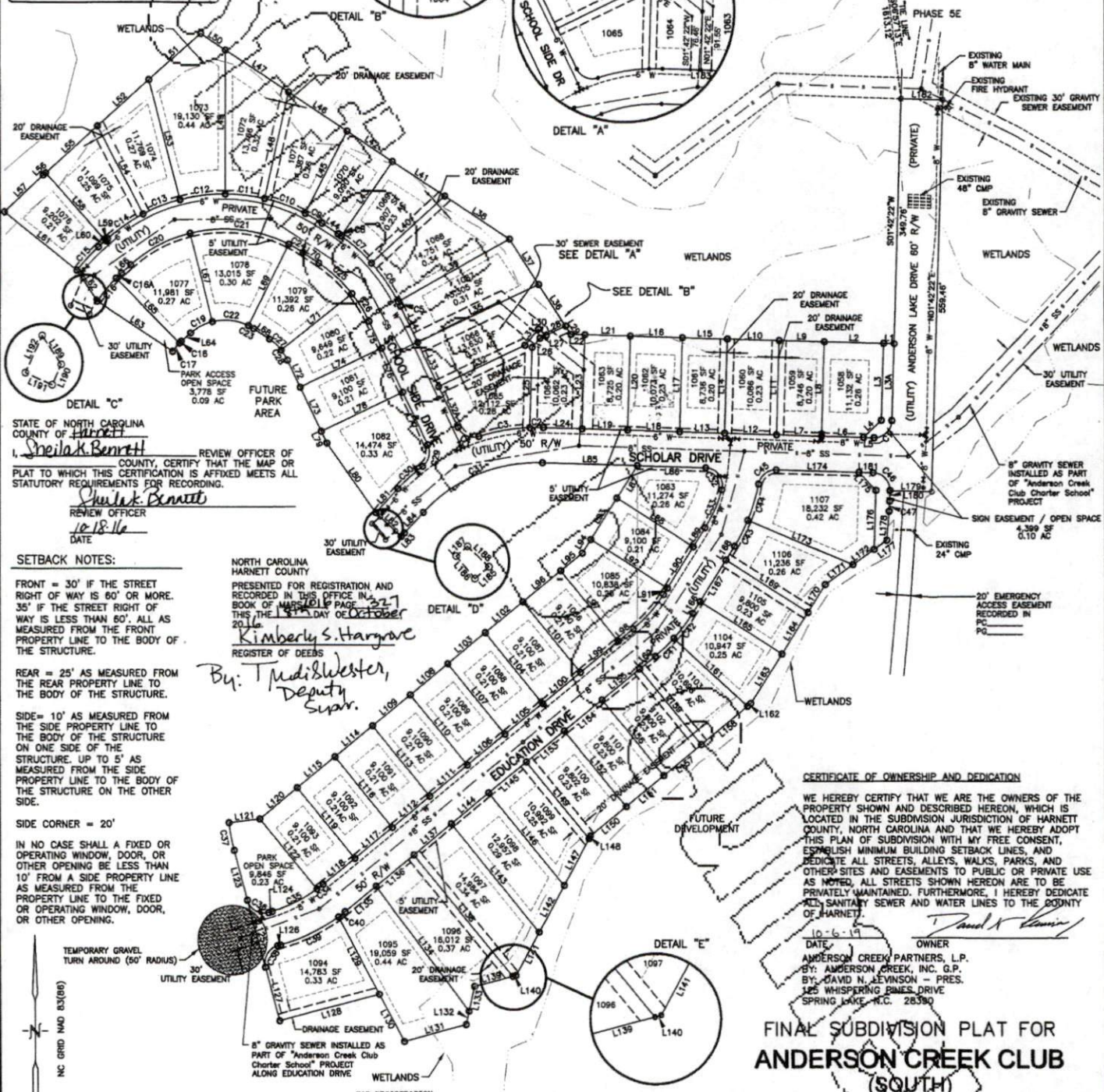
I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED PRELIMINARY APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, N.C., SUBJECT TO REGISTRATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.
 DEVELOPMENT REVIEW BOARD CHAIRMAN: *John Smith*
 DATE: 10-18-16



TITLE REFERENCE
 BEING A PORTION OF THAT TRACT DESCRIBED IN DEED BOOK 1346 PAGE 98 TAX PARCEL # 0505-86-8687.000

PROFESSIONAL LAND SURVEYOR
 3972
 LICENSE NUMBER

AREA INFORMATION
 LOTS - 13.08 ACRES
 ROAD - 3.61 ACRES
 OPEN SPACE - 0.42 ACRES
 TOTAL - 17.11 ACRES



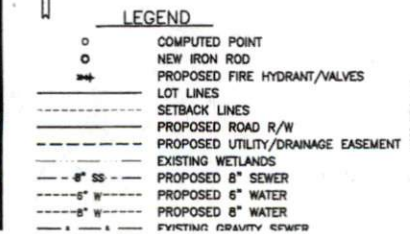
STATE OF NORTH CAROLINA
 COUNTY OF HARNETT
 REVIEW OFFICER OF COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: *Shelak Bennett*
 DATE: 10-18-16

SETBACK NOTES:
 FRONT = 30' IF THE STREET RIGHT OF WAY IS 60' OR MORE. 35' IF THE STREET RIGHT OF WAY IS LESS THAN 60'. ALL AS MEASURED FROM THE FRONT PROPERTY LINE TO THE BODY OF THE STRUCTURE.
 REAR = 25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.
 SIDE = 10' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON ONE SIDE OF THE STRUCTURE. UP TO 5' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON THE OTHER SIDE.
 SIDE CORNER = 20'
 IN NO CASE SHALL A FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 10' FROM A SIDE PROPERTY LINE AS MEASURED FROM THE PROPERTY LINE TO THE FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING.

NORTH CAROLINA HARNETT COUNTY
 PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK OF MAPS PAGE 27 THIS 17th DAY OF OCTOBER 2016.
 REGISTER OF DEEDS
 Kimberly S. Hargrave
 By: *T. Madison*, Deputy Supr.

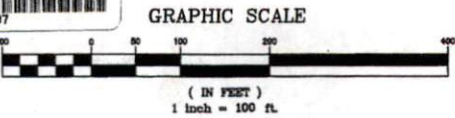
CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESPECIALLY MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL STREETS SHOWN HEREON ARE TO BE PRIVATELY MAINTAINED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE COUNTY OF HARNETT.
 DATE: 10-6-17
 OWNER: ANDERSON CREEK PARTNERS, L.P.
 BY: ANDERSON CREEK, INC. G.P.
 BY: DAVID N. LEVINSON - PRES.
 125 WHISPERING PINES DRIVE
 SPRING LAKE, N.C. 28389

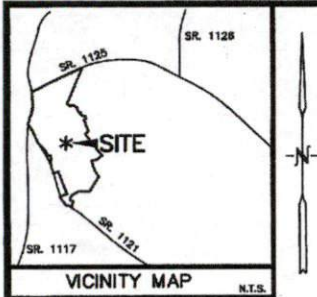
FINAL SUBDIVISION PLAT FOR
ANDERSON CREEK CLUB (SOUTH)
 THE ACADEMY - PHASE 7 (SECTION 1)
 ANDERSON CREEK TOWNSHIP
 HARNETT COUNTY NORTH CAROLINA
 SCALE 1" = 100'
 Revised 6/13/14
 Revised 9/09/16
 Revised 12/14/15
 Revised 7/25/16
 Revised 10/06/16



FOR REGISTRATION
 KIMBERLY S. HARGRAVE
 REGISTER OF DEEDS
 2016 OCT 16 09:26:18 AM
 BK: 2016-02-325
 PGS: 242-61
 INSTRUMENT # 2016014997
 THESTER

SURVEYOR:
 JEFFREY L. GREEN
 LICENSE NO. L-3972
 5322 BIG OAK CHURCH ROAD
 EAGLE SPRINGS, N.C. 27242
 (910) 975-2306





NOTES:

1. THERE ARE NO GRID MONUMENTS LOCATED WITHIN 2000' OF THIS PROPERTY.
2. SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, STREETS, AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTION.
3. SANITARY SEWER AND WATER TO BE PROVIDED BY HARNETT COUNTY.
4. TOTAL LOTS: 50 - PHASE 7 (SECTION 1) = TOTAL AREA = 13.08 ACRES
5. AREA BY COORDINATE COMPUTATION.
6. SETBACKS ARE DETERMINED USING THE HARNETT COUNTY ZONING ORDINANCE.
7. ANDERSON CREEK CLUB PROPERTY OWNERS ASSOCIATION WILL MAINTAIN ALL STREETS WITHIN THE SUBDIVISION.
8. PARCEL IS NOT IN FLOOD ZONE "X", FIRM PANEL NO. 3720050400, EFFECTIVE DATE OCTOBER 3, 2006.
9. EXISTING ZONING CLASSIFICATION - RA 20R
10. STREET RIGHT-OF-WAY WIDTH: 50' (2.562 LF) 90' (564 LF); TOTAL LINEAR FEET = 3,126 LF
11. SETBACKS ARE TO BE DETERMINED USING THE HARNETT COUNTY ZONING ORDINANCE FOR PLANNED UNIT DEVELOPMENT AND MAY VARY ACCORDINGLY. SETBACKS MAY INCREASE BASED UPON ARCHITECTURAL REVIEW.
12. COMBINED GRID FACTOR = 0.999868142
13. LAND USE PLAN CLASSIFICATION IS MEDIUM DENSITY RESIDENTIAL.
14. A CERTIFIED SETBACK VERIFICATION SURVEY IS REQUIRED TO BE SUBMITTED PRIOR TO SLAB CONSTRUCTION.
15. THIS DEVELOPMENT IS WITHIN THE FIVE MILE MILITARY CORRIDOR OVERLAY ZONE AND MAY BE SUBJECT TO MILITARY TRAINING ACTIVITIES.
16. THERE WILL BE NO DISTURBANCE IN THE WETLANDS.
17. DEVELOPMENT COVENANTS AND HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN DEED BOOK 2920 PAGES 351-354.
18. FIRE HYDRANTS ARE INSTALLED NO FURTHER THAN 500' FROM THE CENTER OF ANY LOT FOR PHASE 7 (SECTION 1).
19. ALL UTILITY / DRAINAGE EASEMENTS AND OPEN SPACE ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
20. MINIMUM LOT SIZE: LOT 1063 (8,725 SF, 0.20 AC)

SURVEYOR:
 JEFFREY L. GREEN
 LICENCE NO. L-3972
 5322 BIG OAK CHURCH ROAD
 EAGLE SPRINGS, N.C. 27424
 (910) 975-2306

I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (REFERENCES AS SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17th DAY OF OCTOBER, A.D. 2016.



I, JEFFREY L. GREEN, PROFESSIONAL LAND SURVEYOR, NO. L-3972, CERTIFY TO THE FOLLOWING AS REQUIRED IN G.S. 47-30(f)(11):

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.

APPROVED: *David T. Upchurch*
 ENGINEER OF RECORD
 DATE: 10-6-16

PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATION

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT OF TRANSPORTATION'S MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO THESE STANDARDS, PAVED, AND IN AN ACCEPTABLE STATE OF MAINTENANCE.

APPROVED: *David T. Upchurch*
 ENGINEER OF RECORD
 DATE: 10-6-16

STORMWATER CERTIFICATION

I CERTIFY THAT THE EROSION CONTROL FACILITIES ARE CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA AND THE APPROVED EROSION CONTROL PLAN.

APPROVED: *David T. Upchurch*
 DATE: 10-6-16

TITLE REFERENCE

BEING A PORTION OF THAT TRACT DESCRIBED IN DEED BOOK 1348 PAGE 98 TAX PARCEL # 0505-86-8887.000

I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED PRELIMINARY APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-811 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, N.C., SUBJECT TO RECORDEATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

John Deak
 DEVELOPMENT REVIEW BOARD CHAIRMAN

DATE: 10-14-16

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N88°17'38"W	15.19	L62	N37°32'22"W	53.36	L130	S27°50'48"E	76.92
L2	N88°17'38"W	85.00	L63	N56°30'43"W	130.00	L131	S74°59'11"W	92.21
L3	N01°42'22"E	109.68	L64	S48°22'21"W	17.82	L132	N12°41'14"E	16.53
L4	S48°44'27"W	35.38	L65	N44°37'04"W	130.00	L133	N12°41'14"E	36.82
L5	S88°13'28"E	15.19	L66	S48°22'21"W	17.82	L134	N38°33'15"W	224.64
L6	N88°13'28"W	59.87	L67	S14°11'28"E	130.00	L135	S50°42'23"E	57.86
L7	N88°13'28"W	85.00	L68	N56°36'47"W	27.37	L136	N50°42'23"E	70.00
L8	N01°42'22"E	134.62	L69	S28°47'00"W	130.00	L137	N50°42'23"E	70.00
L9	N88°17'38"W	65.00	L70	N56°36'47"W	27.37	L138	S39°17'37"E	278.04
L10	S88°17'38"E	75.00	L71	N51°29'52"E	130.00	L139	N74°58'11"E	56.75
L11	N01°42'22"E	134.54	L72	S29°32'42"E	42.44	L140	S74°59'11"W	4.68
L12	N88°13'28"W	75.00	L73	N29°32'42"E	70.00	L141	S28°09'12"W	70.98
L13	N88°13'28"W	75.00	L74	N64°27'18"E	130.00	L142	N28°08'12"E	78.01
L14	N88°13'28"W	85.00	L75	N29°32'42"E	42.44	L143	S38°17'37"E	188.64
L15	N01°42'22"E	134.45	L76	S29°32'42"E	70.00	L144	N60°42'23"E	70.00
L16	N88°17'38"W	65.00	L77	N29°32'42"E	82.84	L145	N50°42'23"E	70.00
L17	S01°42'22"W	134.37	L78	S64°27'18"W	130.00	L146	S38°17'37"E	170.51
L18	N88°13'28"W	75.00	L79	S29°32'42"E	18.31	L147	S28°09'12"E	275.80
L19	N88°13'28"W	75.00	L80	S32°32'04"E	121.58	L148	N28°08'12"E	9.91
L20	N01°42'22"E	134.27	L81	N42°58'58"E	46.81	L149	S38°17'37"E	141.30
L21	N88°17'38"W	65.00	L82	S47°01'02"E	50.00	L150	N50°42'23"E	65.34
L22	S88°17'38"E	75.00	L83	N42°58'58"E	6.81	L151	N50°42'23"E	70.00
L23	N01°42'22"E	134.20	L84	N57°34'59"E	40.00	L152	N38°17'37"E	140.00
L24	N88°13'28"W	75.00	L85	N88°13'28"W	136.10	L153	S50°42'23"E	70.00
L25	S01°42'22"W	114.38	L86	S88°13'28"E	198.44	L154	N50°42'23"E	70.00
L26	N39°57'53"E	17.61	L87	S32°17'32"W	56.26	L155	S50°42'23"E	70.00
L27	N64°27'18"E	9.85	L88	S57°42'28"E	108.60	L156	S38°17'37"E	140.00
L28	S84°27'18"W	30.44	L89	S32°17'32"W	32.28	L157	N50°42'23"E	70.00
L29	N32°54'32"W	14.48	L90	N32°17'32"E	28.05	L158	N57°42'23"E	86.36
L30	N52°25'25"W	14.13	L91	S38°17'32"W	10.20	L159	N30°41'53"E	140.00
L31	N39°57'53"E	30.40	L92	S57°42'28"E	130.00	L160	N50°42'23"E	28.93
L32	N64°27'18"E	137.81	L93	S32°17'32"E	70.00	L161	S47°01'02"E	244.15
L32A	N25°32'42"W	84.34	L94	S32°17'32"W	22.88	L162	N50°42'23"E	6.59
L33	S29°32'42"E	70.00	L95	S57°42'28"E	39.90	L163	N13°13'32"E	83.71
L34	S29°32'42"E	57.68	L96	S50°42'23"E	70.00	L164	N32°17'32"E	70.00
L35	S84°27'18"W	193.28	L97	N50°42'23"E	130.00	L165	N50°42'23"E	140.00
L36	N32°54'32"W	70.98	L98	N50°42'23"E	23.74	L166	S32°17'32"E	18.68
L37	N32°54'32"W	76.82	L99	S50°42'23"E	70.00	L167	S32°17'32"E	70.00
L38	N56°36'47"W	111.89	L100	N50°42'23"E	130.00	L168	N32°17'32"E	23.30
L39	N61°01'48"E	183.67	L101	S38°17'32"E	130.00	L169	N57°42'28"W	140.00
L40	S47°45'08"W	142.48	L102	N50°42'23"E	70.00	L170	S32°17'32"E	46.80
L41	N56°36'47"W	90.01	L103	S50°42'23"E	70.00	L171	S54°20'08"W	48.78
L42	N56°36'47"W	92.44	L104	S50°42'23"E	70.00	L172	S54°20'08"W	37.78
L43	S34°39'23"W	130.00	L105	S50°42'23"E	70.00	L173	N67°07'03"W	163.94
L44	N56°36'47"W	27.37	L106	S50°42'23"E	70.00	L174	N86°13'28"W	119.09
L45	S27°04'56"W	132.34	L107	N50°42'23"E	130.00	L175	S45°18'33"E	35.33
L46	S50°38'47"E	100.74	L108	N50°42'23"E	70.00	L176	S01°42'22"W	84.64
L47	N32°36'48"E	109.68	L109	S50°42'23"E	70.00	L177	N54°20'08"E	25.15
L48	N12°28'28"E	155.80	L110	N50°42'23"E	130.00	L178	N01°42'22"E	41.57
L49	S00°08'17"W	205.54	L111	N50°42'23"E	70.00	L179	N88°17'38"W	80.00
L50	S56°36'47"E	42.78	L112	S00°42'23"E	70.00	L180	N01°42'22"E	15.37
L51	S48°22'21"W	700.41	L113	N39°17'37"E	130.00	L181	S88°13'28"E	20.15
L52	N88°22'21"E	99.07	L114	S00°42'23"E	70.00	L182	S88°17'38"E	60.00
L53	S19°45'17"E	296.81	L115	S00°42'23"E	70.00	L183	S88°15'28"E	30.00
L54	S23°32'28"E	141.70	L116	S00°42'23"E	130.00	L184	S00°42'23"E	30.40
L55	S48°22'21"W	100.34	L117	S00°42'23"E	70.00	L185	S49°44'00"E	18.88
L56	S48°22'21"W	4.73	L118	S00°42'23"E	59.05	L186	N40°17'59"W	30.00
L57	N46°31'35"E	77.61	L119	S36°17'37"E	130.00	L187	N49°42'01"E	15.35
L58	S41°37'58"E	130.00	L120	S00°42'23"E	70.00	L188	S47°01'02"E	30.21
L59	N48°22'21"E	4.33	L121	N83°23'39"E	45.19	L189	S33°32'22"E	35.52
L60	S48°22'21"E	13.40	L122	S36°17'37"E	129.71	L190	S24°05'35"E	29.80
L61	S51°48'54"E	133.64	L123	S74°59'11"W	73.50	L191	N63°24'18"E	30.00
			L124	S74°59'11"W	5.55	L192	N24°09'38"E	41.81



STATE OF NORTH CAROLINA
 COUNTY OF HARNETT
Shirley K. Bennett
 REVIEW OFFICER OF

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

Shirley K. Bennett
 REVIEW OFFICER
 DATE: 10-18-16

NORTH CAROLINA
 HARNETT COUNTY

PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK OF MAPS/PAGES PAGE 278 THIS THE 15th DAY OF OCTOBER 2016

Kimberly S. Hargrove
 REGISTER OF DEEDS
By: T. J. Westover
 Deputy Sec'y.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION 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. ALL STREETS SHOWN HEREON ARE TO BE PRIMARILY MAINTAINED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE COUNTY OF HARNETT.

DATE: 10-6-16
 OWNER
 ANDERSON CREEK PARTNERS, L.P.
 BY: ANDERSON CREEK, INC. G.P.
 BY: DAVID H. LEVINSON - PRES.
 125 WHISPERING PINES DRIVE
 SPRING LAKE, N.C. 28390

**FINAL SUBDIVISION PLAN FOR
 ANDERSON CREEK CLUB
 (SOUTH)
 THE ACADEMY - PHASE 7 (SECTION 1)**

ANDERSON CREEK TOWNSHIP
 HARNETT COUNTY NORTH CAROLINA
 MAY, 2014
 Revised 6/13/14 Revised 9/09/16
 Revised 12/14/15 Revised 10/06/16
 Revised 7/25/16 SHEET 2 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00	36.30	35.38	S46°44'27"W	90°04'10"
C2	276.00	19.66	19.56	S88°44'18"W	4°04'31"
C3	278.00	74.79	74.58	S79°54'31"E	1°34'50"
C4	26.00	35.83	35.82	N65°42'00"W	82°20'18"
C5	284.00	7.34	7.34	N26°22'13"E	1°39'01"
C6	255.00	66.90	66.80	S34°43'17"E	15°03'08"
C7	255.00	56.28	56.18	N48°47'45"W	13°08'45"
C8	255.00	5.85	5.85	S55°58'42"E	1°16'09"
C9	255.00	28.06	28.05	N59°45'56"W	6°18'17"
C10	255.00	62.78	62.63	N69°58'18"W	14°08'30"
C11	255.00	57.28	57.18	N83°27'36"W	12°52'08"
C12	255.00	66.13	65.95	S82°40'30"W	14°51'34"
C13	255.00	57.28	57.18	S88°48'38"W	12°52'08"
C14	255.00	62.32	62.17	S55°22'27"W	14°00'13"
C15	255.00	45.39	45.33	S43°16'24"W	10°11'58"
C16	205.00	42.56	42.48	N39°28'08"E	11°53'41"
C16A	205.00	10.70	10.70	N48°52'25"E	2°59'25"
C17	75.00	15.57	15.54	N39°28'06"E	11°53'41"
C18	75.00	3.91	3.91	N48°52'39"E	2°59'25"
C19	75.00	35.91	35.57	N62°05'26"E	27°28'11"
C20	205.00	86.17	86.17	N62°05'26"E	27°28'11"
C21	205.00	146.80	143.80	S83°42'14"E	40°58'29"
C22	75.00	53.64	52.50	S83°42'14"E	40°58'29"
C23	75.00	8.64	8.64	S59°54'53"E	6°36'13"
C24	205.00	23.63	23.61	S80°54'53"E	6°36'13"
C25	205.00	84.62	84.35	S47°34'57"E	18°03'39"
C26	205.00	46.54	46.44	S32°02'55"E	13°00'26"
C27	75.00	23.64	23.54	S47°34'57"E	18°03'39"
C28	75.00	17.03	16.90	S32°02'55"E	13°00'26"
C29	25.00	31.24	31.22	S13°41'11"W	87°27'47"
C30	75.00	47.89	47.83	S47°30'71"W	9°56'07"
C31	225.00	191.61	185.87	N67°22'43"E	48°47'34"
C32	25.00	45.34	39.38	S36°18'05"E	10°34'47"
C33	205.00	59.41	59.20	S23°59'25"W	18°36'14"
C34	205.00	10.95	10.95	S02°14'14"W	3°03'42"
C35	205.00	72.17			

10-16-10
DATE

SETBACK NOTES:

FRONT = 30' IF THE STREET RIGHT OF WAY IS 60' OR MORE. 35' IF THE STREET RIGHT OF WAY IS LESS THAN 60'. ALL AS MEASURED FROM THE FRONT PROPERTY LINE TO THE BODY OF THE STRUCTURE.

REAR = 25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.

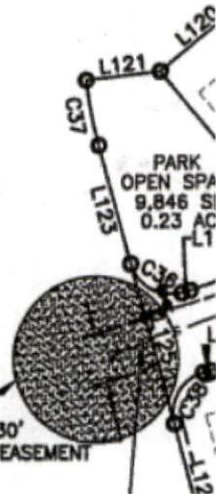
SIDE = 10' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON ONE SIDE OF THE STRUCTURE. UP TO 5' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON THE OTHER SIDE.

SIDE CORNER = 20'

IN NO CASE SHALL A FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 10' FROM A SIDE PROPERTY LINE AS MEASURED FROM THE PROPERTY LINE TO THE FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING.

NORTH CAR
HARNETT CO
PRESENTED
RECORDED
BOOK OF
THIS THE
2016
Kim
REGISTER C

By: TM



TEMPORARY GRAVEL
TURN AROUND (50' RADIUS)

30'
UTILITY EASEMENT

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