

VICINITY MAP
Not To Scale



PB 2019, PG 291-293

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA (S.F.)
LOT AREA TO B/C	29,635
HOUSE	1,577
DRIVE TO R/W	772
DRIVE APRON	249
PATIO	100
LEAD WALK	40
PUBLIC WALK	0
TOTAL PROPOSED	2,738
% IMPERVIOUS AREA	=9.2%
SOD/SEEDING	
TYPE	S.F.
SOD	26,897
SEED & STRAW	0

SETBACKS: (PB 2019 PG 291)

- FRONT - 35'
- SIDE - 10'
- REAR - 25'
- CORNER - 20'

SITE PLAN APPROVAL

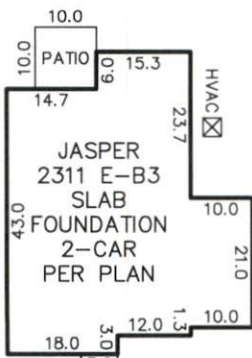
DISTRICT RA30 USE SFD

#BEDROOMS 3

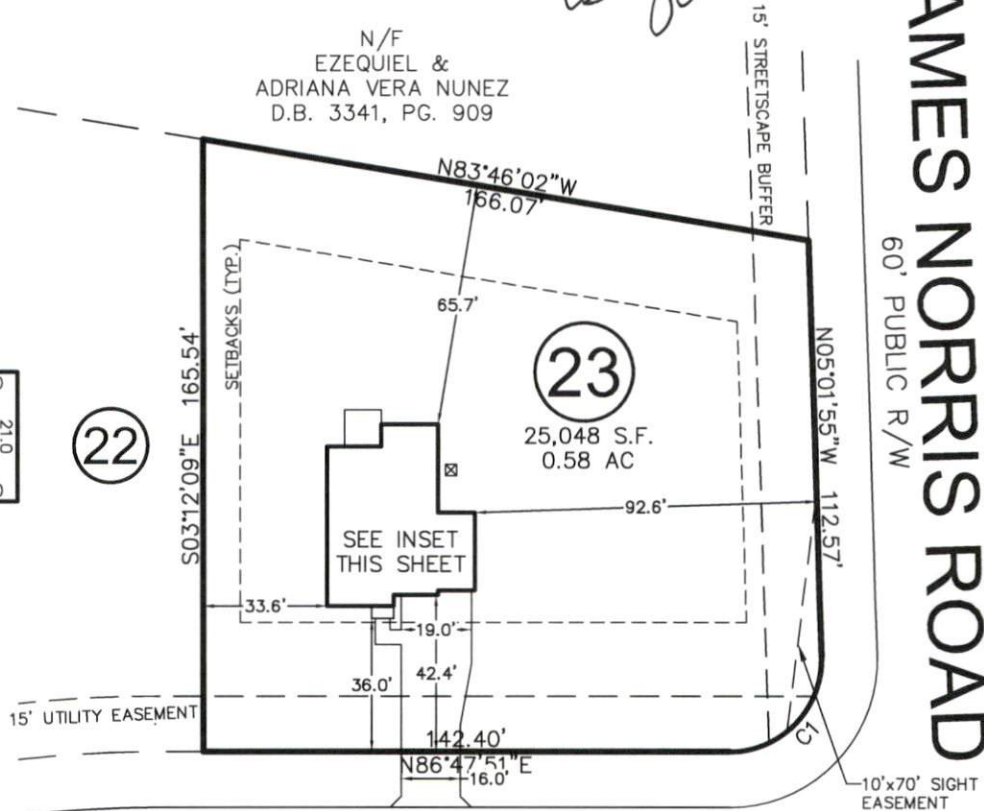
09/17/2019 A. Duggan
Zoning Administrator

Alyssa 9/17/19

N/F
EZEQUIEL &
ADRIANA VERA NUNEZ
D.B. 3341, PG. 909



INSET
N.T.S.



JAMES NORRIS ROAD
 N.C. SR #1440
 60' PUBLIC R/W

NORRIS FARM DRIVE

50' PUBLIC R/W &
UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	25.00'	40.10'	35.94'	S40°54'59"W

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED

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 KDP DEVELOPMENT LLC 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 State Highway System.

NOTES:

- 1. NEW IRON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL ROADS SHALL BE DEDICATED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
3. ALL DRAINAGE EASEMENTS CROSSING PRIVATE PROPERTY SHALL BE RESPONSIBILITY OF PROPERTY OWNERS.
4. PUBLIC UTILITIES, FIRE HYDRANTS AND STREET LIGHTS ARE INSTALLED IN ACCORDANCE TO HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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

APPROVED L.R. Hines, Jr., P.E. DISTRICT ENGINEER DATE AUG 30 2019

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

I hereby certify that the development depicted herein has been granted preliminary approval by the Harnett County Development Review Board pursuant to the regulations set forth by G-911 Addressing, Environmental Health, Fire Marshal, Planning and Public Utilities of Harnett County, N.C. Subject to recordation in the Harnett County Office of Registrar of Deeds within thirty days of the date below.

Development Review Board, Chairman DATE 9-4-2019

Certificate of Improved Maintenance

I hereby certify that I assume all financial and legal responsibilities for the maintenance and upkeep of all the streets and other required improvements in KDP DEVELOPMENT LLC until such time that they are accepted for maintenance by North Carolina Department of Transportation or other appropriate public or private entities.

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 herein and that I (We) hereby adopt this plat 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 herein is within the subdivision regulation jurisdiction of Harnett County.

DATE 8-30-19 OWNER/AGENT

STORM WATER CERTIFICATION

I certify that the stormwater management facilities are constructed and installed in accordance with the rules, regulations, drainage design standards of Harnett County, and the State of North Carolina and the approved permit and erosion control plan.

DATE 08/30/2019 CONSULTING ENGINEER

MINIMUM BUILDING SET BACKS

- FRONT YARD 30'
REAR YARD 25'
SIDE YARD 10'
CORNER LOT SIDE YARD 20'
MAXIMUM HEIGHT 35'
MINIMUM LOT WIDTH 100'
MINIMUM LOT WIDTH CULDESAC 40'
MINIMUM LOT SIZE 25,000 SQ.FT.

NORTH CAROLINA HARNETT COUNTY I, Mickey R. Bennett, PLS do certify that this plat was drawn under my supervision (and description recorded in Book SEE, Page SEE, etc) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page SEE, 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 1st day of August, A.D. 2019.

Mickey R. Bennett L-1514



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 ORDINANCE THAT REGULATES PARCELS OF LAND

DEED REFERENCE DEED BOOK 3615, PAGE 162 MAP REFERENCE MAP NO. 2018-111

COVER SHEET

NORRIS FARM SUBDIVISION

TRACT DATA PHASE

OWNER: KDP DEVELOPMENT LLC 1187 N RALEIGH ST. ANGIER, NC 27501

PH. 919-427-4628 ACRES 17.84 23 LOTS ZONED RA-30 LAND USE LOW DENSITY RESIDENTIAL SITE DOES NOT LIE IN FLOOD HAZARD AREA, FEMA PANEL 3720066200J

PIN 0663-72-4094.000 PID 040672 0093 02 PIN 0663-72-9093.000 PID 040672 0093 ADDITIONAL ROADS

NORRIS FARM DRIVE (50' PUBLIC AND UTILITY EASEMENT)

STATE OF NORTH CAROLINA COUNTY OF HARNETT I, Christine Waller, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING DATE 9-4-19 REVIEW OFFICER

VOLUNTARY AGRICULTURAL DISTRICT This Development is within one mile of a Voluntary Agricultural District.

FOR REGISTRATION Kimberley S. Harrover REGISTER OF DEEDS Harnett County, NC 2019 SEP 04 6:17 AM BK: 2019 PG: 201-203 INSTRUMENT # 2019012668



LEGEND

- LINE NOT SURVEYED
LINE SURVEYED
EIP-EXISTING IRON PIPE
ECM-EXISTING CONCRETE MONUMENT
EIS-EXISTING IRON STAKE
EEN-EXISTING E.P. NAIL
ELS-EXISTING LIGHTWOOD STAKE
NS-NEW IRON STAKE NIP-NEW IRON PIPE
PINS-P.E. NAIL SET
ERRS-EXISTING RAILROAD SPIKE
NIRS-NEW RAILROAD SPIKE
ENM-EXISTING MAGNETIC NAIL
NAN-NEW MAGNETIC NAIL
ECS-EXISTING COTTON SPINDLE
NCS-NEW COTTON SPINDLE
EPT/ETS-(CONTROL CORNERS)
ECM/PCM/ELCS (CONTROL CORNERS)
C/L-CENTER LINE 1/4"=1'-NOW OR FORMALLY
CP-CALCULATED POINT
CBSD-CHORD BEARING AND DISTANCE
D.E.-DRAINAGE EASEMENT 1/4"=1'-RIGHT OF WAY
EL-EXISTING ACRES



FINAL MAJOR SUBDIVISION

SURVEY FOR:

NORRIS FARM SUBDIVISION

Table with survey details: TOWNSHIP BLACK RIVER, COUNTY HARNETT, STATE NORTH CAROLINA, DATE JULY AUGUST 1, 2019, ZONED RA-30, WATERSHED DISTRICT WS-IV, PIN H SEE REFERENCES, CHECKED & CLOSURE BY MRB, 19289C

BENNETT SURVEYS F-1304 1662 CLARK RD., LILLINGTON, N.C. 27546 (910) 893-5252

Table with survey details: SURVEYED BY: RVB, DRAWN BY: MRB, CHECKED & CLOSURE BY: MRB, 19289C

SHEET 1 OF 3

THIS SHEET SHALL BE USED IN CONJUNCTION WITH SHEET 2 & 3

NORTH CAROLINA HARNETT COUNTY This Map/Plat was presented for registration and recorded in this office at Map Number 2018-291-293 This 1st day of September 2019 at 11:18 o'clock A.M.

KIMBERLY S. HARROVER Registrar of Deeds By: Kimberley S. Harrover Assistant Deputy Registrar of Deeds

NORTH CAROLINA HARNETT COUNTY
 I, Mickey R. Bennett, PLS do certify that this plat was drawn under
 my supervision and description recorded in Book SEE,
 Page REF., etc) that the boundaries not surveyed are clearly
 indicated as drawn from information found in Book SEE, Page REF.,
 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 1st
 day of August, A.D. 2019.



MICKIE R. BENNETT
 L - 1514

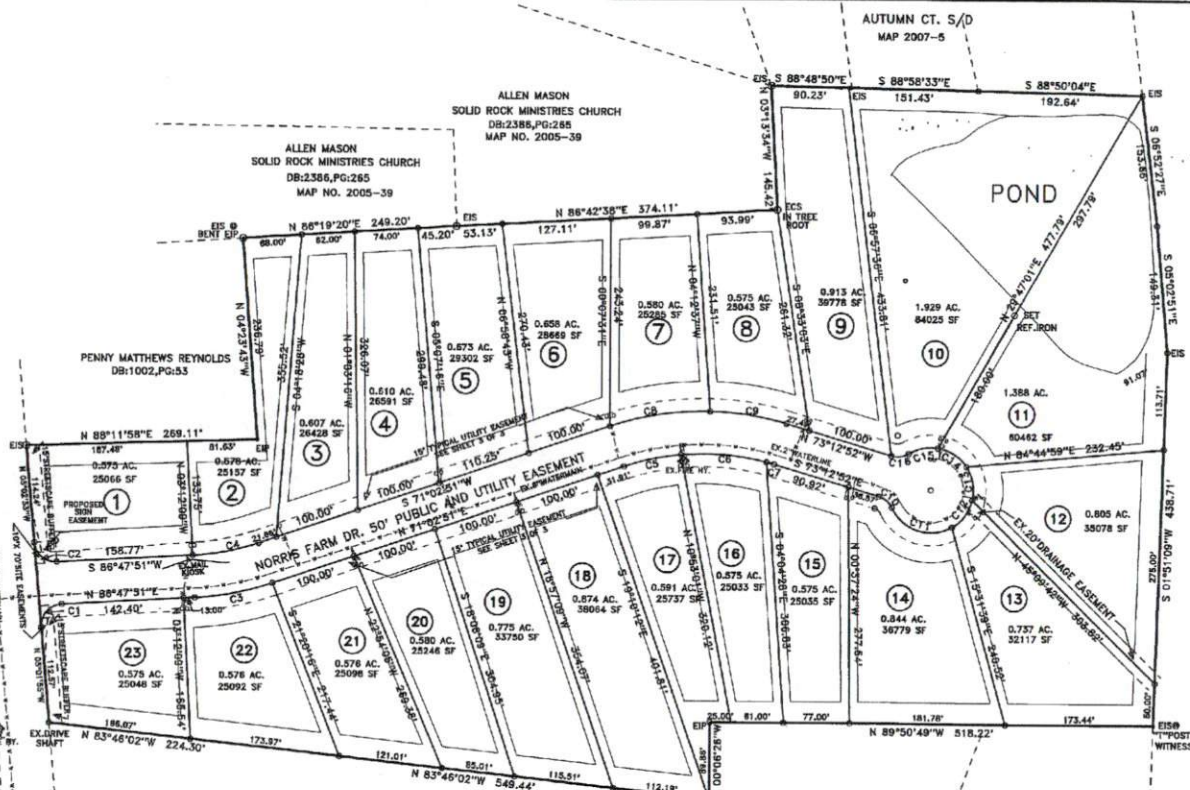
MINIMUM BUILDING SETBACKS
 FRONT YARD ----- 35'
 REAR YARD ----- 25'
 SIDE YARD ----- 10'
 CORNER LOT SIDE YARD ----- 20'
 MAXIMUM HEIGHT ----- 35'

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED L.R. Hines, Jr., P.E.
 DISTRICT ENGINEER
 DATE AUG. 30, 2019

TRACT DATA
 OWNER: KDP DEVELOPMENT LLC
 PHILIP STEPHENSON
 DREW STEPHENSON
 KEITH BULLOCK
 1187 N RALEIGH ST.
 ANGIER, NC 27501
 PIN 0663-72-9093.000
 PIN 0663-71-4673.000
 PIN 0663-72-4094.000
 PID 040672 0093
 PID 040672 0093 03
 PID 040672 0093 02
 DEED BOOK 3615, PAGE 162
 MAP NO. 2018-111

PROPOSED 23 NEW LOTS
 18.5 TOTAL ACRES
 LOTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEWER
 ZONED RA-30 - WS-IV - LAND USE LOW DENSITY RESIDENTIAL
 SITE DOES NOT LIE IN A FLOOD HAZARD AREA
 FEMA MAP DFIRM-37085C PANEL - 0662
 MINIMUM LOT SIZE ----- 25000 SF
 MINIMUM FRONT ----- 100'
 CUL-DE-SAC ----- 40'

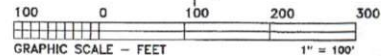
NCSR 1440 (JAMES NORRIS RD.) 60'R/W



VOLUNTARY AGRICULTURAL DISTRICT
 This Development is within one mile of a
 Voluntary Agricultural District.

STREETSCAPE BUFFER AND MAIL KIOSK TO BE MAINTAINED
 BY HOMEOWNERS ASSOCIATION
 MAX IMPERVIOUS AREA = 36%

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
01	25.00'	40.30'	35.84'	N 80°24'00"E
02	25.00'	118.88'	34.38'	N 80°10'48"E
03	350.00'	92.88'	81.80'	N 78°50'11"E
04	250.00'	78.34'	78.10'	S 89°20'21"E
05	250.00'	88.36'	88.00'	N 77°55'55"E
06	250.00'	100.20'	100.00'	S 89°08'40"E
07	335.00'	8.00'	8.00'	S 74°00'00"E
08	335.00'	118.38'	117.23'	S 81°00'14"E
09	335.00'	80.77'	80.00'	N 88°30'00"E
10	25.00'	21.63'	20.41'	S 89°00'10"E
11	80.00'	82.88'	73.44'	S 72°17'00"E
12	50.00'	41.18'	40.00'	N 89°12'32"E
13	50.00'	41.18'	40.00'	N 89°12'32"E
14	50.00'	41.18'	40.00'	N 89°12'32"E
15	50.00'	38.28'	34.83'	S 78°42'58"E
16	35.00'	21.63'	20.41'	S 82°41'27"E



SHEET 2 OF 3



FINAL MAJOR SUBDIVISION

SURVEY FOR:
NORRIS FARM SUBDIVISION

TO BE USED IN CONJUNCTION WITH SHEETS 1 AND 2

TOWNSHIP	BLACK RIVER	COUNTY	HARNETT	50' 0 100	SURVEYED BY:	RVB	FIELD BOOK
STATE:	NORTH CAROLINA	DATE:	AUGUST 1, 2019	SCALE: 1" = 100'	DRAWN BY:	MRB	DRAWING NO.
ZONED	RA-30	WATERSHED DISTRICT	WS-IV	PID H	CHECKED & CLOSURE BY:	MRB	19289
				PIN H			

BENNETT SURVEYS F-1304
 1662 CLARK RD., LILLINGTON, N.C. 27546
 (910) 893-5252

Print this page



Property Description:

LOT#23 NORRIS FARM S/D MAP#2019-291

Harnett County GIS

PID: 040672 0093 03

PIN: 0663-71-4873.000

REID:

Subdivision:

Taxable Acreage: 1.000 LT ac

Caclulated Acreage: 0.56 ac

Account Number: 1500027750

Owners: KDP DEVELOPMENT LLC

Owner Address : 1187 N RALEIGH ST ANGIER, NC 27501-9129

Property Address: 26 NORRIS FARM DR ANGIER, NC 27501

City, State, Zip: ANGIER, NC, 27501

Building Count: 0

Township Code: 04

Fire Tax District: Angier Black River

Parcel Building Value: \$0

Parcel Outbuilding Value : \$0

Parcel Land Value : \$35000

Parcel Special Land Value : \$0

Total Value : \$35000

Parcel Deferred Value : \$0

Total Assessed Value : \$35000

Neighborhood: 00493

Actual Year Built:

TotalAcutalAreaHeated: Sq/Ft

Sale Month and Year: 6 / 2018

Sale Price: \$291500

Deed Book & Page: 3615-0162

Deed Date: 2018/06/15

Plat Book & Page: 2019-291

Instrument Type: WD

Vacant or Improved:

QualifiedCode: A

Transfer or Split: T

Within 1mi of Agriculture District: Yes

Prior Building Value: \$0

Prior Outbuilding Value : \$0

Prior Land Value : \$0

Prior Special Land Value : \$0

Prior Deferred Value : \$0

Prior Assessed Value : \$0

