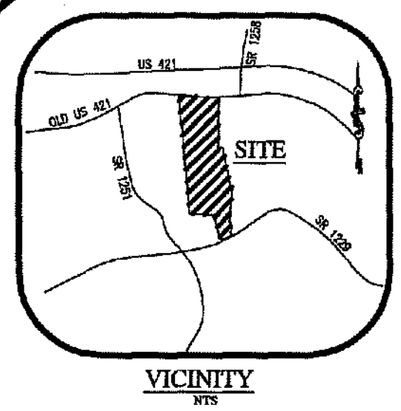


VICINITY
NTS

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NC GEODETIC SURVEY MONUMENTATION "SUMMER" EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PIN # 0630-23-0332.000
DEED BOOK 1420, PG 614
MAP#2006-1026
ZONED: RA-30
MIN. LOT SIZE: 25,000 SF
LAND USE: RESIDENTIAL
LAND USE CLASSIFICATION: AGRICULTURAL
TOTAL AREA: 213.15 Acres

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

FLOOD INFORMATION - ZONE X
FIRM PANEL#3720062000J, DATED 10/03/2006

PUBLIC WATER IS AVAILABLE

LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

PORTION OF PROPERTY IS LOCATED IN WS-IV-P WATERSHED DISTRICT

PROPERTY LIES WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK1420, PAGE 614); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK ___, PAGE ___); 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, REGISTRATION NUMBER AND SEAL

THIS 14th DAY OF APRIL A.D., 2022.

JASON E. GODWIN — L-5080 REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-5080 LAND SURVEYOR JASON E. GODWIN

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:

____A. 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.

____B. THAT THIS PLAT IS OF SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY THAT REGULATES PARCELS OF LAND.

X C. ANY ONE OF THE FOLLOWING:
X (1) THAT THE FOLLOWING IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE OF EXISTING STREET.
____(2) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS WATERCOURSE; OR
____(3) THAT THIS SURVEY IS A CONTROL SURVEY.

____D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

____E. THAT THE INFORMATION AVAILABLE TO THIS SURVEY IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

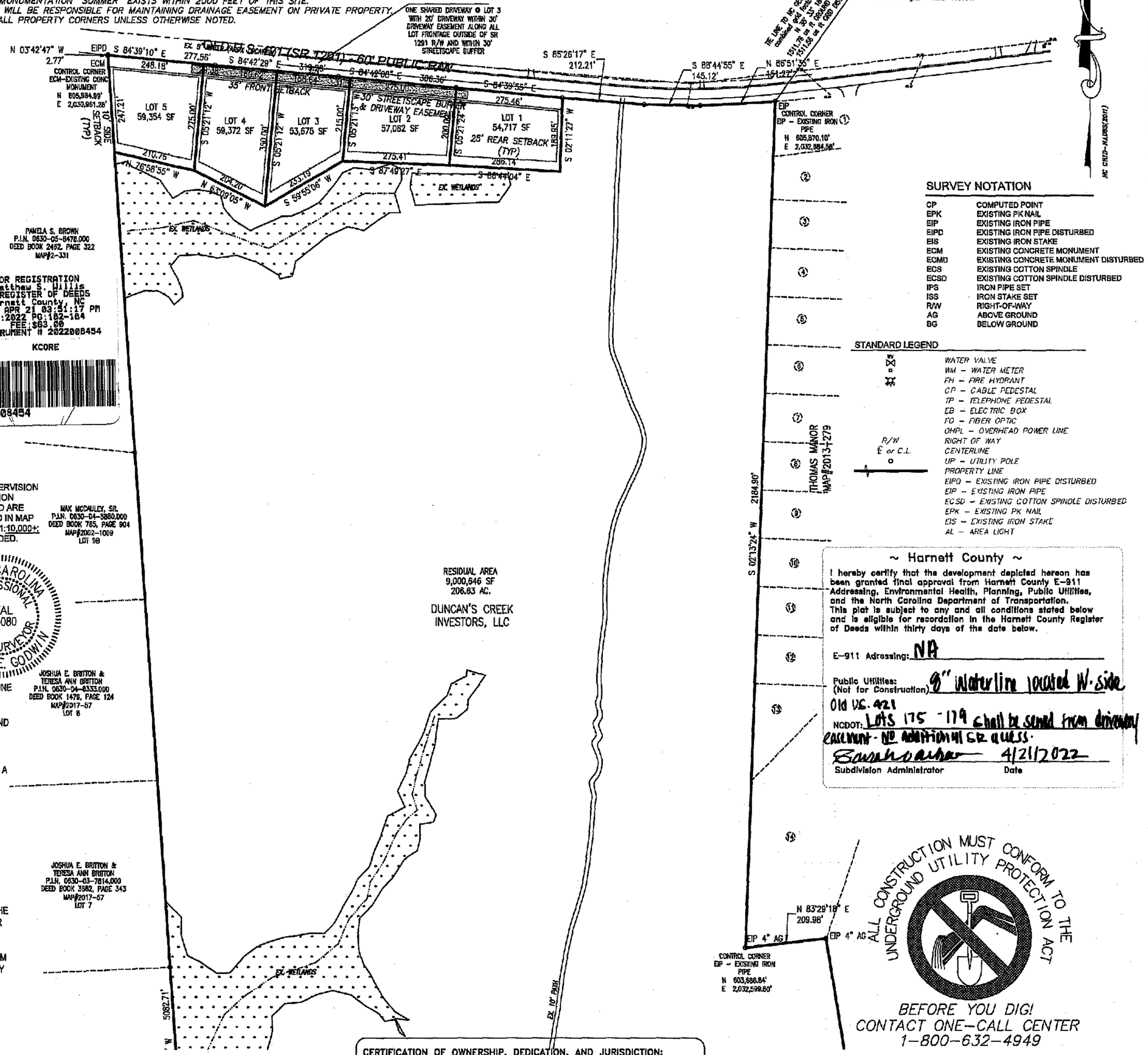
JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080

State of North Carolina
County of Harnett

I, Sheila K. Barnett, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Sheila K Barnett — 4-21-22
Review Officer — Date

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2022 APR 21 03:41:17 PM
BK:2022 PG:182-184
FEE:$83.00
INSTRUMENT # 2022008454
KCORE
2022008454



SURVEY NOTATION

CP	COMPUTED POINT
EPK	EXISTING PK NAIL
EIP	EXISTING IRON PIPE
EIPD	EXISTING IRON PIPE DISTURBED
EIS	EXISTING IRON STAKE
ECM	EXISTING CONCRETE MONUMENT
ECMD	EXISTING CONCRETE MONUMENT DISTURBED
ECS	EXISTING COTTON SPINDLE
ECSD	EXISTING COTTON SPINDLE DISTURBED
IPS	IRON PIPE SET
ISS	IRON STAKE SET
R/W	RIGHT-OF-WAY
AG	ABOVE GROUND
BG	BELOW GROUND

STANDARD LEGEND

WATER VALVE
WM – WATER METER
FH – FIRE HYDRANT
CP – CABLE PEDESTAL
TP – TELEPHONE PEDESTAL
EB – ELECTRIC BOX
FO – FIBER OPTIC
OHPL – OVERHEAD POWER LINE
R/W — RIGHT OF WAY
℄ or C.L. — CENTERLINE
UP – UTILITY POLE
PROPERTY LINE
EIPD – EXISTING IRON PIPE DISTURBED
EIP – EXISTING IRON PIPE
ECSD – EXISTING COTTON SPINDLE DISTURBED
EPK – EXISTING PK NAIL
EIS – EXISTING IRON STAKE
AL – AREA LIGHT

~ Harnett County ~

I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Environmental 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 date below.

E-911 Addressing: NA

Public Utilities: (Not for Construction) 8" Waterline located W. side Old US. 421

NCDOT: Lots 175 - 179 shall be served from driveway easement - No additional ER access.

Sheila Barnett 4/21/2022
Subdivision Administrator — Date

CERTIFICATION OF OWNERSHIP, DEDICATION, AND JURISDICTION:
I (We) herby certify that I am (we are) the owners or agent of the property shown and described hereon which is located in the subdivision regulation jurisdiction of Harnett County, N.C. and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minumum building setback lines as noted, and dedicate all streets, rights-of-way, and easements to public or private use as noted. I (We) further acknowledge that I (we), nor any subsequent owners, CAN NOT use the minor subdivision provision within 3-years on this property or any other property located within 1,500 feet of the boundaries of this property.

4/14/2022 — Robert M. Hill MANAGER, DUNCAN'S CREEK DEVELOPMENT GROUP
Date — Signature of Owner or Agent

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
N.C. Firm License #C-2061

PLAN INFORMATION:
DESIGNED BY: JEG
DRAWN BY: CC
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: ~
CHECKED BY: JEG
DATE CREATED: 12-09-2021
REVISIONS:

LOCATION:
OLD US 421
UPPER LITTLE RIVER TOWNSHIP
HARNETT COUNTY
NORTH CAROLINA

PROPERTY OWNER/DEVELOPER:
DUNCAN'S CREEK DEVELOPMENT GROUP
1611 JONES FRANKLIN RD.
RALEIGH, NC 27606

DIVISION MAP PREPARED FOR DUNCAN'S CREEK

EE PROJECT: 5096
S - 1
SHEET 1 OF 3

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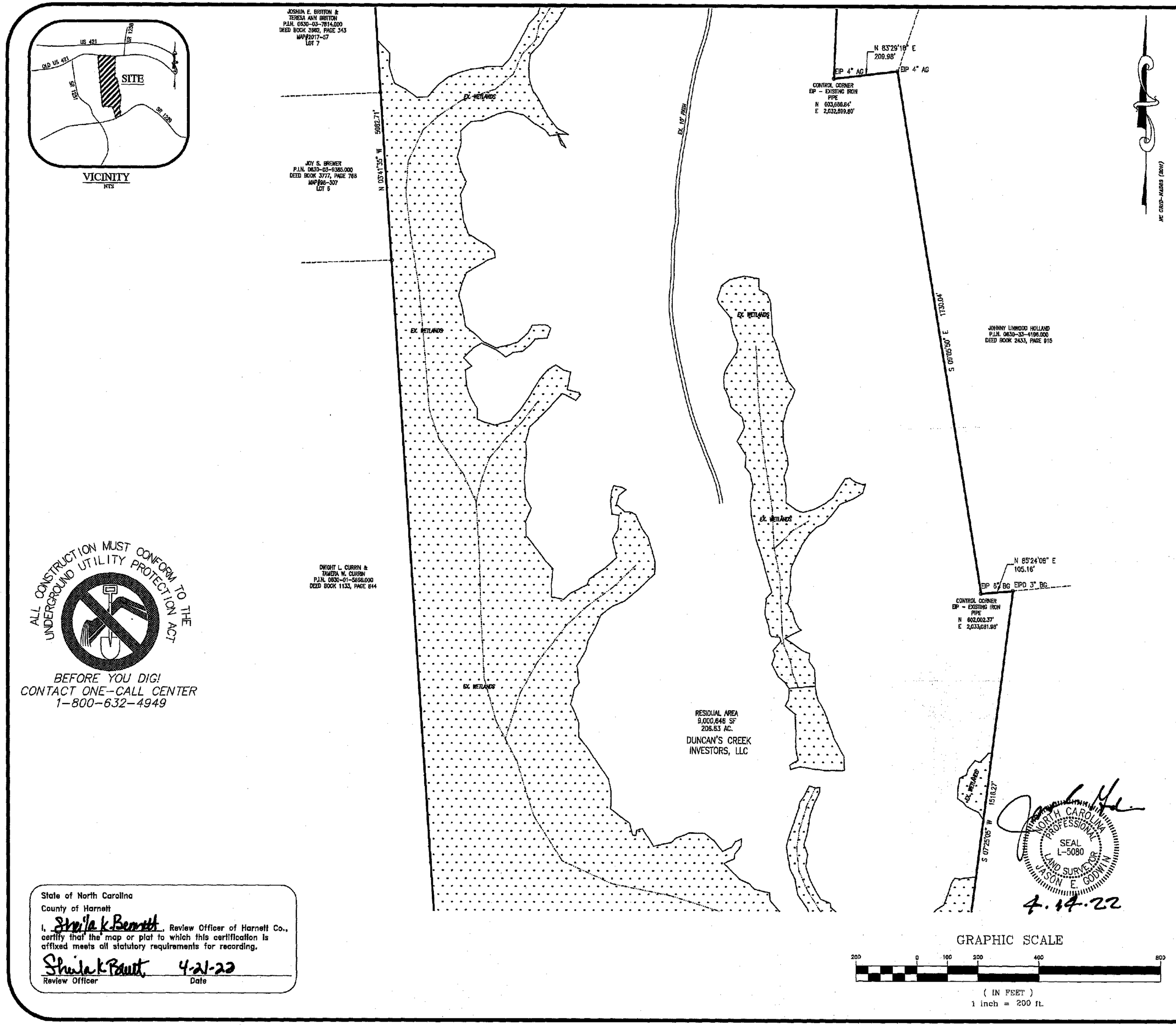

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

State of North Carolina
County of Harnett

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Sheila K. Bennett 4-21-22
Review Officer Date

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S - 2

SHEET 2 OF 3

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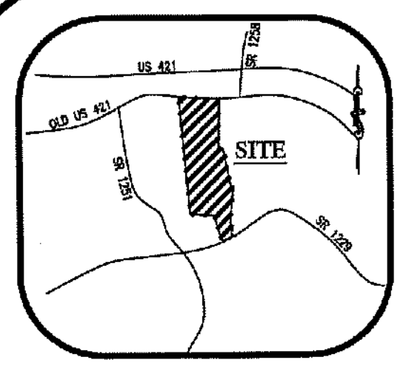

VICINITY
NTS

DWIGHT L. CURRIN &
TAMERA W. CURRIN
P.I.N. 0630-01-5586.000
DEED BOOK 1133, PAGE 844

EX. WETLANDS

RESIDUAL AREA
9,000,646 SF
209.63 AC.
DUNCAN'S CREEK
INVESTORS, LLC

N 85°24'08" E
105.16'
EIP 6" BG EIPD 3" BG

CONTROL CORNER
EIP - EXISTING IRON PIPE
N 502,002.37'
E 2,033,081.98'

NC GRID-NADS (2011)

EX. WETLANDS

S 07°25'05" W 1516.27'

DARIN LOFTON BIBBENS &
CARINA JANE BIBBENS
P.I.N. 0630-30-2987.000
DEED BOOK 2122, PAGE 525
MAP 2004-1172

EIP
CONTROL CORNER
EIP-EXISTING IRON PIPE
N 500,913.07'
E 2,031,286.78'

N 85°43'31" W 504.11'

N 84°35'35" W 523.13' EIPD 18" AG

JACK M. HALL &
EMILY C. HALL
P.I.N. 0630-10-1224.000
DEED BOOK 3836, PAGE 336

J. D. BYRD &
JEAN W. BYRD
P.I.N. 0630-10-9223.000
DEED BOOK 793, PAGE 535

N 15°29'58" W 1629.41'

EX. WETLANDS

S 56°37'18" E
64.05'

S 14°31'30" W
108.10'

S 30°41'15" E
183.97'

S 25°31'34" W
187.74'

S 49°24'58" W
94.81'

S 53°48'52" W
63.57'

S 59°23'30" W
57.52'

S 66°12'21" W
64.72'

S 72°05'30" W
56.84'

S 76°16'09" W
50.20'

J. D. BYRD &
JEAN W. BYRD
P.I.N. 0539-29-4639.000
DEED BOOK 448, PAGE 148

EIPD
EX. 4" WATER (APPX. LOCATION)

S 79°55'52" W
166.41'

MCDOUGALD RD. (SR 1229)
60' PUBLIC R/W

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JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080

State of North Carolina
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Sheila K. Bennett 4.21.22
Review Officer Date

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EE PROJECT: 5096
S - 3
SHEET 3 OF 3

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