



06-19-21

**REVISIONS**

**PROJECT NAME**  
**CORRECTION PLAT**  
**DUNCAN'S**  
**CROSSING**  
**SUBDIVISION**

**PIN** 0639-71-6223.000 &  
 0639-61-6366.000  
**SR 1253 (HOLDER ROAD)**  
**UPPER LITTLE RIVER**  
**TOWNSHIP**  
**HARNETT COUNTY**  
**NORTH CAROLINA**

**OWNER**  
**BS LAND, LLC.**  
 488 Starnal Road  
 Angier, North Carolina 27501  
 Phone: (919) 538-8905

**CLIENT**  
**WELLONS**  
**CONSTRUCTION,**  
**INC.**

**PO Box 730**  
 Dunn, North Carolina 28335  
 Phone: (919) 892-6630

**PROJECT INFORMATION**

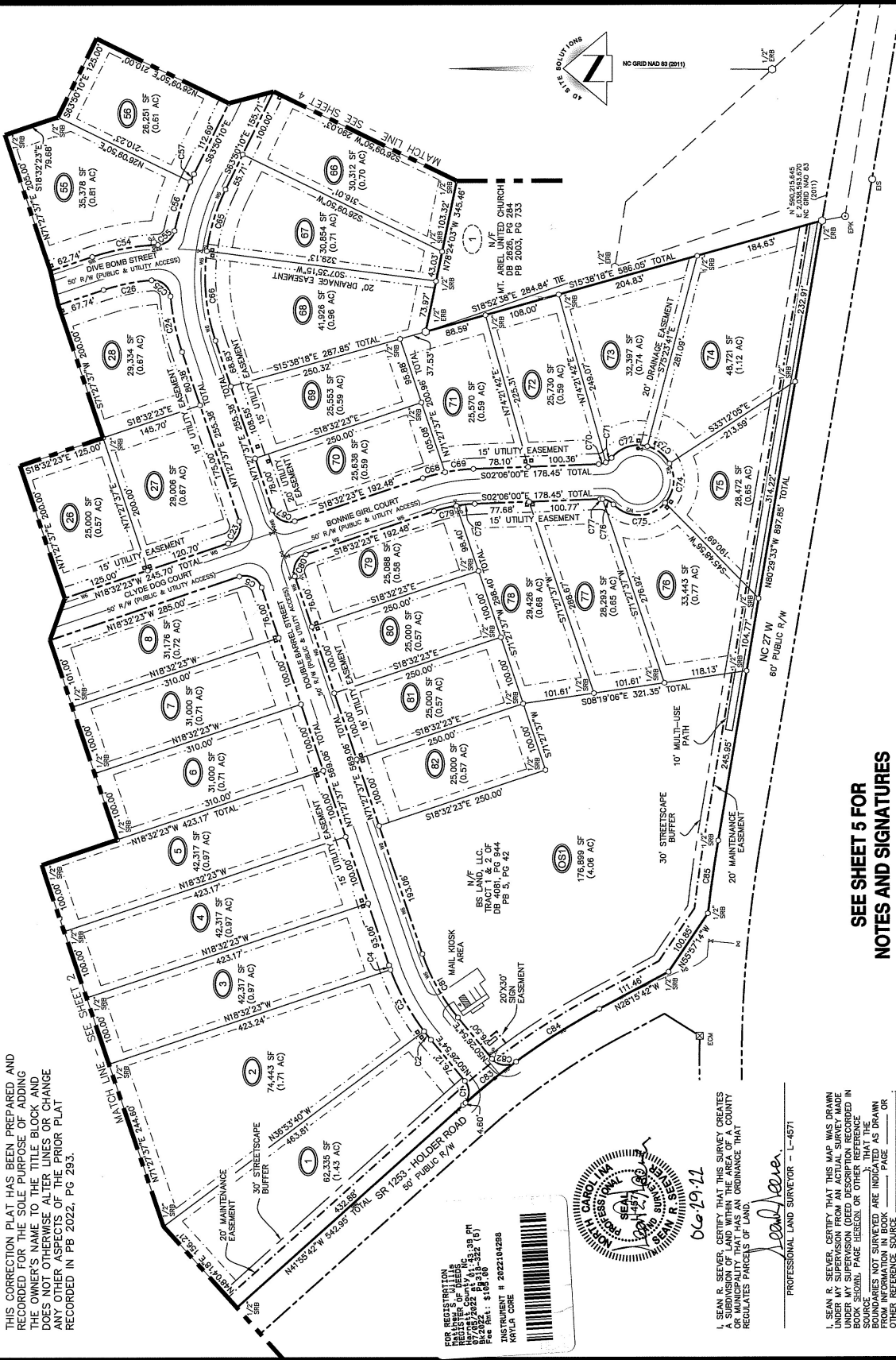
<b>SURVEYED BY:</b>	CLIFF
<b>DRAWN BY:</b>	SEAN
<b>CHECKED BY:</b>	JIMMY
<b>PROJECT NUMBER:</b>	1871

**DRAWING SCALE**  
 HORIZONTAL: 1"=100'

**DATE SURVEYED**  
 JUNE 10, 2022

**SHEET NUMBER**

**1**



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C82	37.93	25.00	S08°56'51"W	34.40
C83	93.07	979.93	S39°12'27"E	93.03
C84	146.67	979.93	S32°22'27"E	140.55
C85	104.72	1964.50	N82°01'10"W	104.70

**CURVE TABLE**

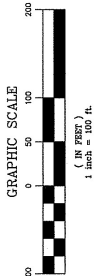
CURVE	LENGTH	RADIUS	BEARING	CHORD
C72	56.63	50.00	S75°50'32"E	53.65
C73	41.15	50.00	S38°11'00"W	40.00
C74	60.08	50.00	N63°49'56"W	56.53
C75	83.33	50.00	N01°39'08"W	74.01
C76	17.45	25.00	N26°05'41"E	17.10
C77	3.58	25.00	N01°59'59"E	3.57
C78	26.16	205.00	N05°45'21"W	26.14
C79	32.66	205.00	N13°58'32"W	32.63
C80	39.27	25.00	N63°32'23"W	35.36

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C55	33.30	25.00	S47°15'19"E	30.89
C56	74.56	335.00	S72°13'58"E	73.41
C57	12.32	335.00	S04°53'22"E	12.32
C58	92.40	265.00	N01°39'08"W	92.00
C59	129.86	265.00	S64°31'26"W	126.84
C60	39.27	25.00	S26°27'37"W	35.36
C61	31.51	335.00	N70°52'00"E	31.51
C62	39.18	25.00	S14°52'51"W	35.29
C63	70.39	265.00	N11°27'46"W	70.22

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	38.23	25.00	S85°44'24"E	34.61
C2	15.54	335.00	N51°46'37"E	15.54
C3	100.38	335.00	N61°41'21"E	100.00
C4	6.94	335.00	N70°52'00"E	6.94
C5	39.27	25.00	N26°27'37"E	35.36
C6	39.27	25.00	S83°32'23"E	35.36
C7	81.51	335.00	S78°25'51"W	81.31
C8	39.18	25.00	N40°30'24"E	35.29
C9	70.39	265.00	N11°27'46"W	70.22



THIS CORRECTION PLAT HAS BEEN PREPARED AND RECORDED FOR THE SOLE PURPOSE OF ADDING THE OWNER'S NAME TO THE TITLE BLOCK AND DOES NOT OTHERWISE ALTER THE BLOCK OR CHANGE ANY OTHER ASPECTS OF THE PRIOR PLAT RECORDED IN PB 2022, PG 293.

FOR REVISIONS  
 REGISTERED MAILING  
 3749572622 511-332 (5)  
 Fee Amt: \$168.00  
 INSTRUMENT # 2022184288  
 KAYLA CORE



06-19-21

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY AND TOWNSHIP AND AN ORDINANCE THAT REGULATES PARCELS OF LAND.

*Sean R. Seaver*  
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWING PAGE HEREON) OR OTHER REFERENCE SOURCE (DEEDS NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR OTHER REFERENCE SOURCE \_\_\_\_\_). THIS SURVEY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

*Sean R. Seaver*  
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-200 PACE SPECIFICATIONS WITH GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5790 RECEIVERS.

*Sean R. Seaver*  
 PROFESSIONAL LAND SURVEYOR - L-4571

**SEE SHEET 5 FOR NOTES AND SIGNATURES**





REVISIONS  
 06-19-22

**PROJECT NAME**  
**CORRECTION PLAT**  
**DUNCAN'S**  
**CROSSING**  
**SUBDIVISION**

**PIN** 0539-71-6223-000 &  
 0539-61-6366-000  
**SR 1253 (HOLDER ROAD)**  
**UPPER LITTLE RIVER**  
**TOWNSHIP**  
**HARNETT COUNTY**  
**NORTH CAROLINA**

**OWNER**  
**BS LAND, LLC.**  
 468 Standal Road  
 Angier, North Carolina 27501  
 Phone: (919) 638-5845

**CLIENT**  
**WELLONS**  
**CONSTRUCTION,**  
**INC.**  
 PO Box 730  
 Durham, North Carolina 28685  
 Phone: (919) 682-6880

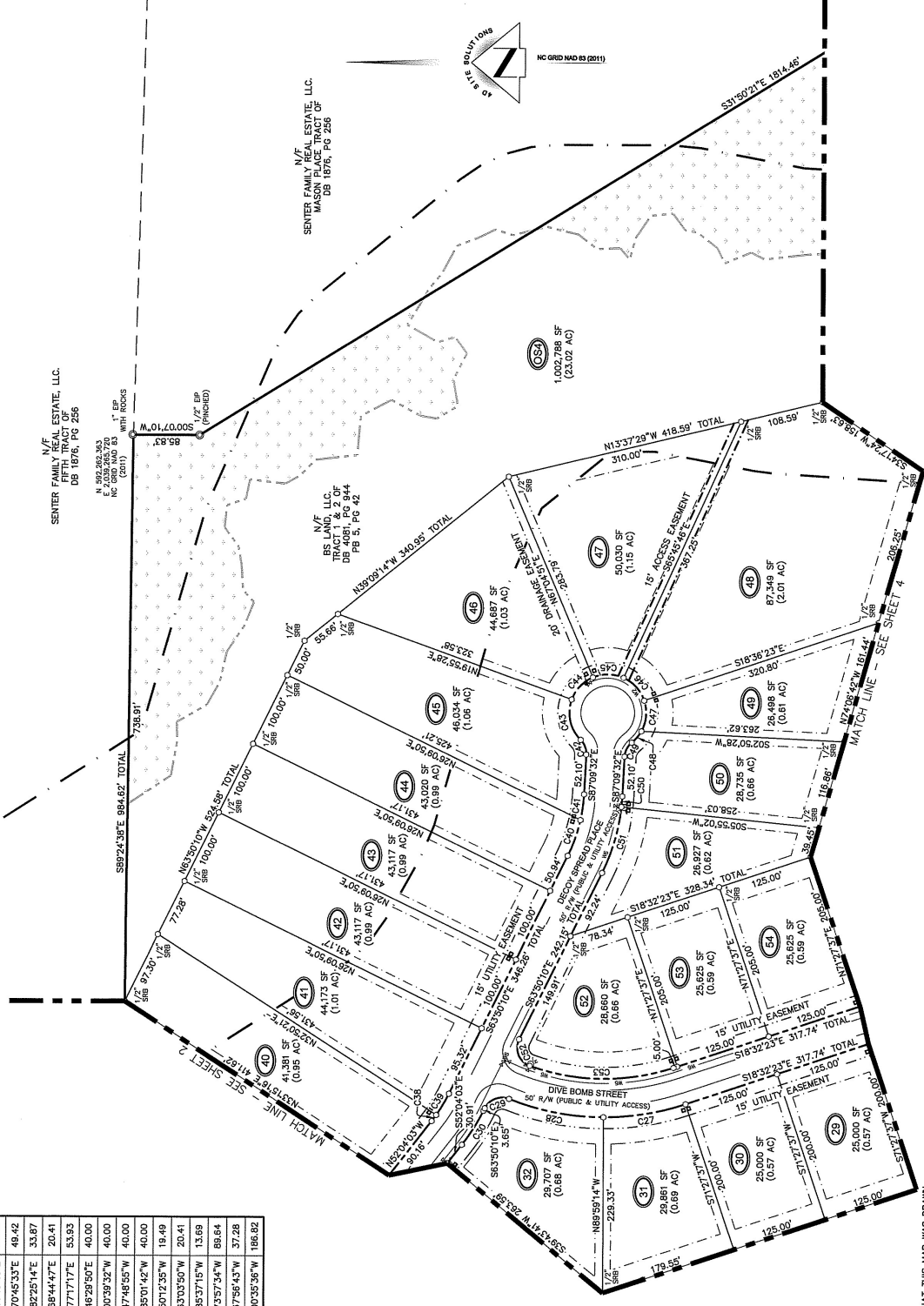
**PROJECT INFORMATION**

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1871

**DRAWING SCALE**  
 HORIZONTAL: 1"=100'

**DATE SURVEYED**  
 JUNE 10, 2022

**SHEET NUMBER**  
**3** OF 5



**SEE SHEET 5 FOR**  
**NOTES AND SIGNATURES**

GRAPHIC SCALE  
 1 inch = 100 ft.



I, SEAN R. SEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN HARNETT COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

*Sean R. Sever*  
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-201 FCC SPECIFICATIONS. THE GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES ARE IN NAD 83 (2011). THIS PLAT WAS PREPARED IN ACCORDANCE WITH U.S. 47-30 AS AMENDED. WITHNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

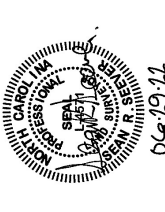
*Sean R. Sever*  
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY. BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH U.S. 47-30 AS AMENDED. WITHNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

*Sean R. Sever*  
 PROFESSIONAL LAND SURVEYOR - L-4571

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C27	106.47	335.00	N09°15'48"W	108.00
C28	125.75	335.00	N10°45'58"E	125.01
C29	37.24	25.00	N21°09'30"W	33.89
C30	52.38	255.00	S07°57'07"E	52.29
C38	9.85	205.00	S52°28'36"E	9.84
C39	32.26	205.00	S09°19'40"E	32.23
C40	49.54	205.00	S70°45'33"E	49.42
C41	33.91	205.00	S02°25'14"E	33.87
C43	21.03	25.00	N68°44'47"E	20.41
C43	95.96	50.00	N77°17'17"E	53.93
C44	41.15	50.00	S46°28'50"E	40.00
C46	41.15	50.00	S00°39'32"W	40.00
C47	41.15	50.00	S77°48'55"W	40.00
C48	19.62	50.00	N50°12'35"W	19.49
C49	21.03	25.00	N63°03'50"W	20.41
C50	13.69	255.00	N85°37'15"W	13.69
C51	90.11	255.00	N73°57'34"W	89.64
C52	42.08	25.00	S67°26'43"W	37.28
C53	180.34	285.00	S00°35'36"W	186.82



REVISIONS  
06-19-21

### PROJECT NAME CORRECTION PLAT DUNCAN'S CROSSING SUBDIVISION

PIN 0639-71-8223.000 &  
0639-81-8366.000  
SR 1293 (HOLDER ROAD)  
UPPER LITTLE RIVER  
TOWNSHIP  
HARNETT COUNTY  
NORTH CAROLINA

OWNER

**BS LAND, LLC.**

488 Starnel Road  
Angier, North Carolina 27501  
Phone: (919) 892-8805

CLIENT

**WELLONS  
CONSTRUCTION,  
INC.**

PO Box 790  
Dunn, North Carolina 28335  
Phone: (919) 892-6630

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1871

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

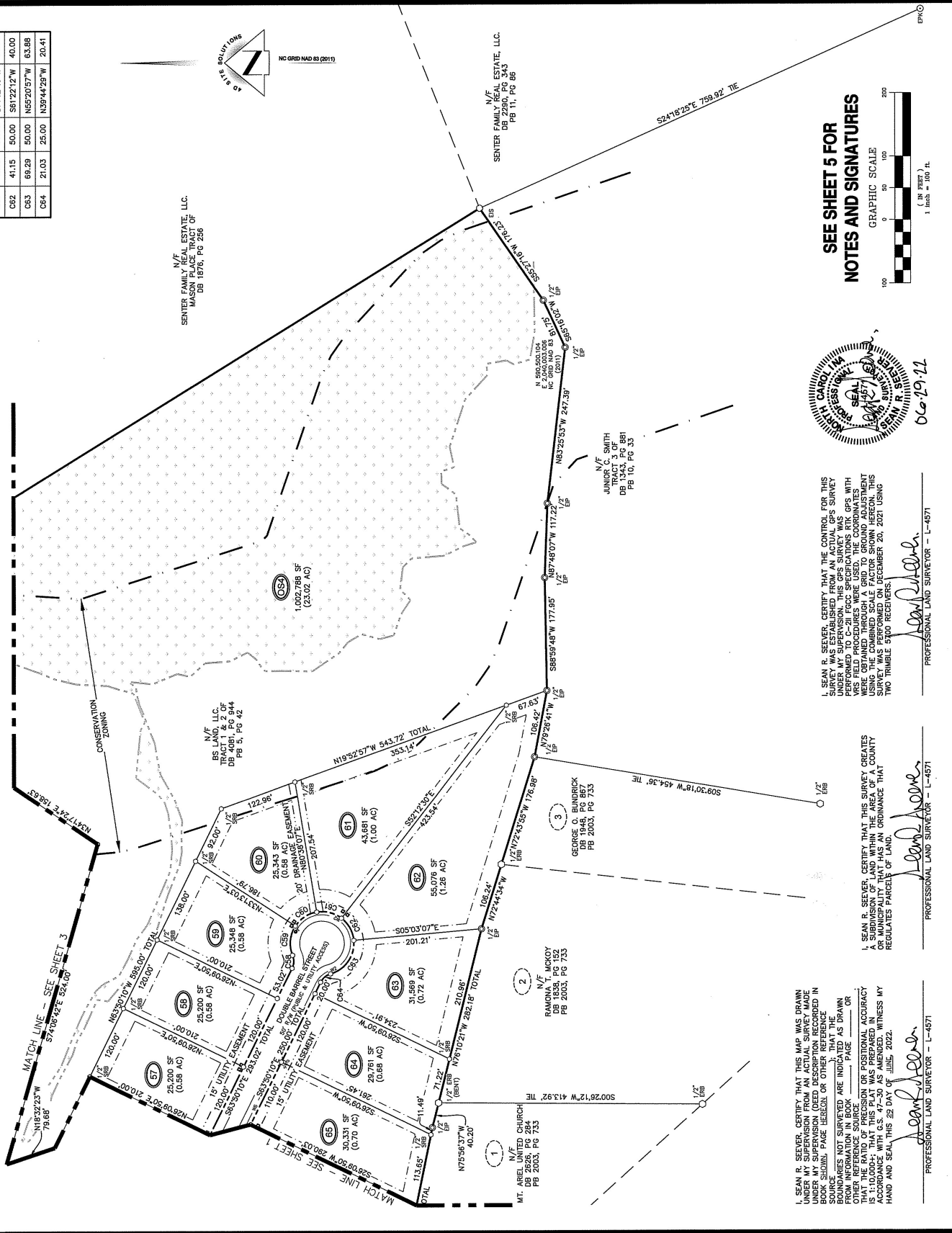
JUNE 10, 2022

SHEET NUMBER

4

OF 5

CURVE TABLE	CURVE LENGTH	RADIUS	BEARING	CHORD
C58	21.03	25.00	S87°55'52"E	20.41
C59	48.21	50.00	S84°24'15"E	46.36
C60	41.38	50.00	S33°04'25"E	40.21
C61	41.15	50.00	S1°12'49"W	40.00
C62	41.15	50.00	S81°22'12"W	40.00
C63	66.29	50.00	N52°20'57"W	63.88
C64	21.03	25.00	N39°44'25"W	20.41



N/F  
SENER FAMILY REAL ESTATE, LLC.  
DB 1875, PG 258

N/F  
SENER FAMILY REAL ESTATE, LLC.  
DB 1875, PG 258

N/F  
JUNIOR C. SMITH  
TRACT 3 OF  
DB 1343, PG 581  
PB 10, PG 39

GEORGE W. WICKOY  
DB 1548, PG 887  
PB 2003, PG 733

RAMONA V. WICKOY  
DB 1838, PG 152  
PB 2003, PG 733

MT. AREL UNITED CHURCH  
N/F  
DB 2003, PG 733

SEE SHEET 5 FOR  
NOTES AND SIGNATURES



I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-200 PRECISION SPECIFICATIONS BY GPS WITH VERIFIED PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY THAT WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

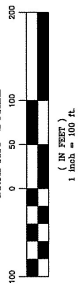
I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES AN INTEREST IN LAND IN HARNETT COUNTY OR MUNICIPALITY THAT HAS AN ORIGINANCE THAT REGULATES PARCELS OF LAND.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITH MY HAND AND SEAL, THIS 22 DAY OF JUNE, 2022.

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4871

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4871

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4871



NC GRID NAD 83 (2011)



4D site solutions  
Civil Engineering / Land Surveying  
100 Chicago Drive, Suite 102, Fayetteville, NC 28404  
Office: 910-486-8777 | Fax: 910-486-8777 | www.4dsite.com



06-19-22

REVISIONS

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Johnnie Webb, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 7-5-22  
Sean R. Seever  
REGISTERED PROFESSIONAL LAND SURVEYOR

HARNETT COUNTY, NORTH CAROLINA  
FILED FOR REGISTRATION ON THE 5th DAY OF JULY AT 11:55 (AM/PM) AND DULY RECORDED IN MAP BOOK 1117 AT PAGE 318-322  
Matthew S. Willis  
Blaine Kaula B. Carrel Deputy  
REGISTER OF DEEDS OF HARNETT COUNTY

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED Lee L. Hines Jr. P.E.  
DISTRICT ENGINEER  
DATE 7-5-22

ACCEPTED FOR THE NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

BY: Lee R. Hines Jr. P.E.  
DISTRICT ENGINEER  
DATE 7-5-22

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA, SUBJECT TO RECORDATION OF THIS SUBDIVISION WITH MY FREE CONSENT. I ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL WATER LINES TO THE COUNTY OF HARNETT.

DATE: 7-5-22  
Bradley School  
OWNER'S SIGNATURE  
BS LAND, LLC.

I HEREBY CERTIFY THAT STORMWATER CONVEYANCE AND CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND TESTING OF THE CONSTRUCTION TO BE SURE IT WOULD BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

DATE: 7-5-22  
Bradley School  
OWNER'S SIGNATURE  
BS LAND, LLC.

PUBLIC PLAT DECLARATION

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED TO BE PUBLIC ROADS. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE ROADS SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION OWNER. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE ROADS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. BEFORE ANY STREETS OR ROADS ARE OPENED TO PUBLIC TRAFFIC, THE DISTRICT ENGINEER OF THE STATE HIGHWAY SYSTEM, IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE A.C.D. DEPARTMENT OF TRANSPORTATION HAS ISSUED BUILDING PERMITS FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS SUBDIVISION MAP. THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

TOTAL AREA (BY COORDINATE COMPUTATION)  
4,977,047 Sq. (107.37 AC)

PIN: 0539-71-6223.000 & 0539-81-8366.000

TOWNSHIP: UPPER LITTLE RIVER

LAND USE CLASSES: AGRICULTURAL & RURAL RESIDENTIAL  
ENVIRONMENTALLY SENSITIVE

ZONING: RA-30 & CONSERVATION

35' FRONT  
10' SIDE  
25' REAR

TO VERIFY SETBACK INFORMATION CONTACT THE HARNETT COUNTY REGISTER OF DEEDS  
PLANNING DEPARTMENT 910-653-7525

SOURCE OF TITLE  
G.S. 47-30  
HARNETT COUNTY  
REGISTER OF DEEDS

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GPS SURVEYING ACT AND THE FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS

DATE: 7-5-22  
Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571

I, HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY PLANNING AND ZONING DEPARTMENT, ENVIRONMENTAL HEALTH, FIRE MARSHAL AND PUBLIC UTILITIES OF HARNETT COUNTY, NORTH CAROLINA, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

APPROVED: Johnnie Webb DATE: 7-5-22  
DEVELOPMENT REVIEW CHAIRMAN

CERTIFICATE OF IMPROVEMENTS MAINTENANCE  
I HEREBY CERTIFY THAT I ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND IMPROVEMENT OF THE CROSSING SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

DATE: 7-5-22  
Bradley School  
OWNER  
BS LAND, LLC.

NOTES:

- 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 2. COMBINED SCALE FACTOR: 0.99987479
- 3. LOCALIZATION POINT N: 590.372796 E: 2.07550103
- 4. POINTS LOCATED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM
- 5. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED BY THE STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 6. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION ON RECORDED RECORDS.
- 7. THIS SURVEY WAS DONE WITHOUT BENEFIT AND HAS BEEN OPENED BY THIS SURVEY. ON RECORDED INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD ASSUMED BY THE SURVEYOR. THIS SURVEY HAS NO RESPONSIBILITY TO EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, OPEN SPACES, AND FLOOD AREAS.
- 8. THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2008.
- 9. WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY CONCEPT STANDARDS.
- 10. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
- 11. PROPERTY IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
- 12. PORTION OF PROPERTY IS LOCATED IN MSV CLASSIFICATION.
- 13. THE MAINTENANCE OF STREETS/SCAPE BUFFERS, OPEN SPACE, MAIL BOX/S STREET LIGHTS, AND OTHER AMENITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 14. SIGNS SHALL BE PLACED AT LEAST 20' FROM ALL INTERSECTION R/W'S AND A MINIMUM OF 10' FROM THE PROPERTY LINE.
- 15. MS 27W IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN AS WELL AS THE HARNETT COUNTY GREENWAY PLAN.
- 16. ACCESS TO PRIVATE PROPERTY IS PROVIDED SUCH THAT THE COUNTY CAN ACCESS THE PRIVATE PROPERTY FOR THE PURPOSES OF THE PUBLIC SAFETY.
- 17. STREET LIGHTS ARE INSTALLED NOT MORE THAN 300' APART.
- 18. FIRE HYDRANTS ARE INSTALLED NO FURTHER THAN 500' FROM ANY STRUCTURE.
- 19. DOUBLE BARREL STREET: 1,885 LF  
CLYDE DOG COURT: 1,141 LF  
BROWN WINGS STREET: 736 LF  
BROWN WINGS STREET: 736 LF  
DECOY SPREAD PLACE: 885 LF

THIS CORRECTION PLAT HAS BEEN PREPARED AND RECORDED FOR THE SOLE PURPOSE OF ADDING THE OWNER'S NAME TO THE TITLE BLOCK AND DOES NOT OTHERWISE ALTER LINES OR CHANGE ANY OTHER ASPECTS OF THE PRIOR PLAT RECORDED IN PB 2022, PG 293.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE GPS SURVEYING ACT AND THE FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS

DATE: 7-5-22  
Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571

06-19-22

REVISIONS

HARNETT COUNTY, NORTH CAROLINA  
FILED FOR REGISTRATION ON THE 5th DAY OF JULY AT 11:55 (AM/PM) AND DULY RECORDED IN MAP BOOK 1117 AT PAGE 318-322  
Matthew S. Willis  
Blaine Kaula B. Carrel Deputy  
REGISTER OF DEEDS OF HARNETT COUNTY

DATE: 7-5-22  
Sean R. Seever  
REGISTERED PROFESSIONAL LAND SURVEYOR

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED Lee L. Hines Jr. P.E.  
DISTRICT ENGINEER  
DATE 7-5-22

ACCEPTED FOR THE NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

BY: Lee R. Hines Jr. P.E.  
DISTRICT ENGINEER  
DATE 7-5-22

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA, SUBJECT TO RECORDATION OF THIS SUBDIVISION WITH MY FREE CONSENT. I ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL WATER LINES TO THE COUNTY OF HARNETT.

DATE: 7-5-22  
Bradley School  
OWNER'S SIGNATURE  
BS LAND, LLC.

I HEREBY CERTIFY THAT STORMWATER CONVEYANCE AND CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND TESTING OF THE CONSTRUCTION TO BE SURE IT WOULD BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

DATE: 7-5-22  
Bradley School  
OWNER'S SIGNATURE  
BS LAND, LLC.

PUBLIC PLAT DECLARATION

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED TO BE PUBLIC ROADS. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE ROADS SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION OWNER. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE ROADS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. BEFORE ANY STREETS OR ROADS ARE OPENED TO PUBLIC TRAFFIC, THE DISTRICT ENGINEER OF THE STATE HIGHWAY SYSTEM, IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE A.C.D. DEPARTMENT OF TRANSPORTATION HAS ISSUED BUILDING PERMITS FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS SUBDIVISION MAP. THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

TOTAL AREA (BY COORDINATE COMPUTATION)  
4,977,047 Sq. (107.37 AC)

PIN: 0539-71-6223.000 & 0539-81-8366.000

TOWNSHIP: UPPER LITTLE RIVER

LAND USE CLASSES: AGRICULTURAL & RURAL RESIDENTIAL  
ENVIRONMENTALLY SENSITIVE

ZONING: RA-30 & CONSERVATION

35' FRONT  
10' SIDE  
25' REAR

TO VERIFY SETBACK INFORMATION CONTACT THE HARNETT COUNTY REGISTER OF DEEDS  
PLANNING DEPARTMENT 910-653-7525

SOURCE OF TITLE  
G.S. 47-30  
HARNETT COUNTY  
REGISTER OF DEEDS

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES OR SUBSTANTIALLY CHANGES AN EASEMENT IN A COUNTY REGULATES PARCELS OF LAND.

DATE: 7-5-22  
Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES OR SUBSTANTIALLY CHANGES AN EASEMENT IN A COUNTY REGULATES PARCELS OF LAND.

DATE: 7-5-22  
Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571