

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 Starnal 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

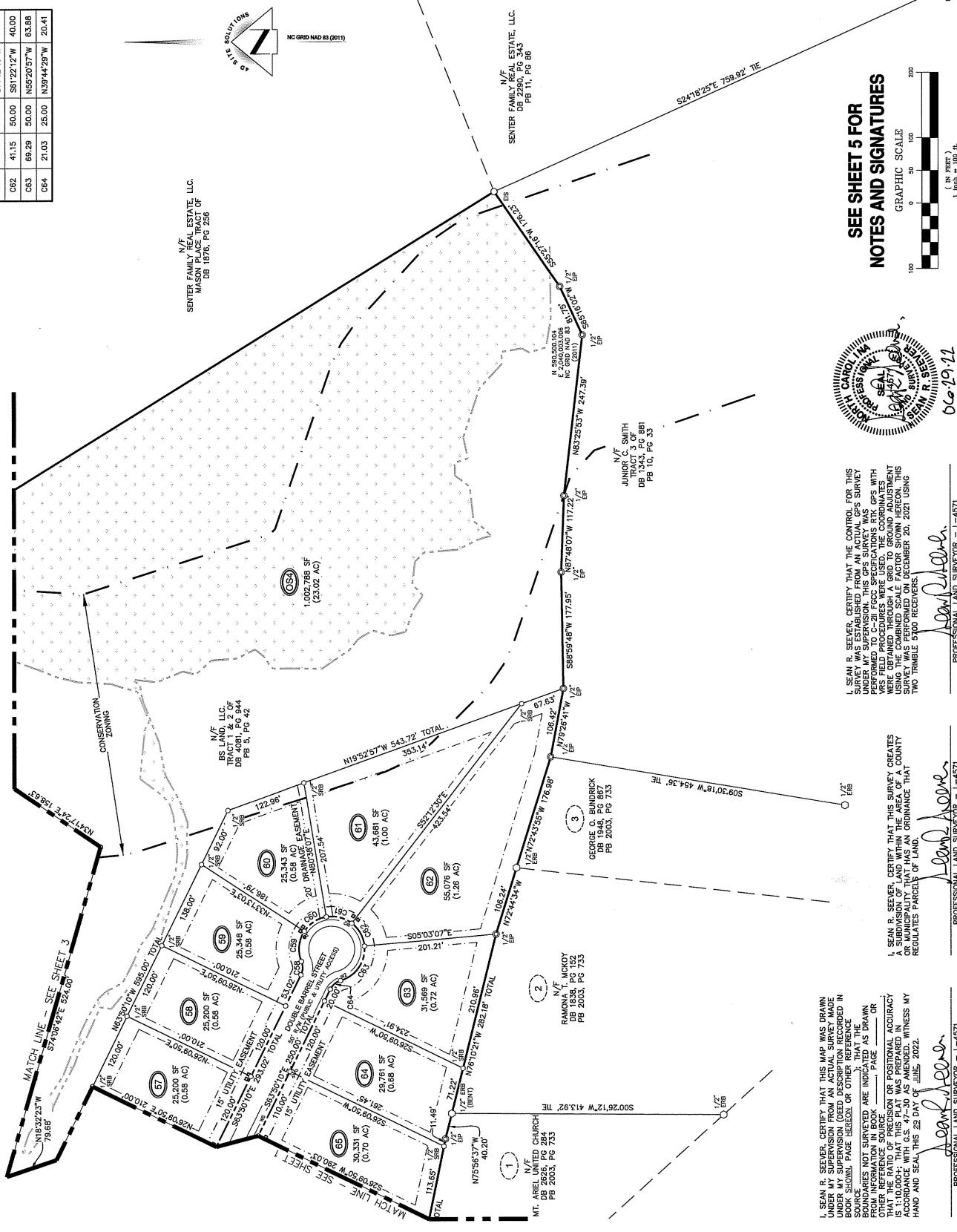
SURVEYED BY:	CLIFF SEAN
DRAWN BY:	SEAN JIMMY
CHECKED BY:	JIMMY
PROJECT NUMBER:	1871

DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
JUNE 10, 2022

SHEET NUMBER
4 OF 5

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

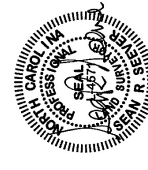
N/F
SENER FAMILY REAL ESTATE, LLC.
DB 1875, PG 258

N/F
JUNIOR C. SMITH
TRACT 3 OF
DB 1343, PG 581
PB 10, PG 33

GEORGE W. WINSBROCK
DB 1549, PG 887
PB 2003, PG 733

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

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

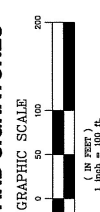


I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-200 PRECISION SPECIFICATIONS BY GPS WITH VERIFIED PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY THAT WAS PERFORMED ON DECEMBER 20, 2021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

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES AN EASEMENT 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 THE REQUIREMENTS SET FORTH IN BOOK SHOWING PAGE RECORD OR OTHER REFERENCE SOURCE. THE SURVEY DATA ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK SHOWING PAGE RECORD OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION WAS PROFESSIONAL ACCURACY AS REQUIRED BY THE NORTH CAROLINA SURVEYING ACT OF 2002, ACCORDANCE WITH G.S. 47-50 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

SEE SHEET 5 FOR
NOTES AND SIGNATURES



06-19-21

PROFESSIONAL LAND SURVEYOR - L-4871

PROFESSIONAL LAND SURVEYOR - L-4871

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REVISIONS
06-19-22

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sean R. Seever, 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

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 5th DAY OF JULY AT 11:53 AM (AM/PM) AND DULY RECORDED IN MAP BOOK 1117 AT PAGE 318-322
Matthew S. Willis
Blaine Kaula, B. Coker, Deputy

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

OWNER
BS LAND, LLC.
468 Shand Road
Angler, North Carolina 27501
Phone: (919) 539-8845

CLIENT
WELLONS
CONSTRUCTION,
INC.
PO Box 730
Dunn, North Carolina 28335
Phone: (919) 692-8630

PROJECT INFORMATION

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

DRAWING SCALE
HORIZONTAL: 1"=200'
DATE SURVEYED
JUNE 10, 2022
SHEET NUMBER
5 OF 5

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 AND BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, 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
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 INSPECTION OF THE PROJECT AND IT IS ANTICIPATED TO BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

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

PUBLIC PLAT DECLARATION
ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED TO BE PUBLIC ROADS. THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION OWNER. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY STREETS ARE OPENED TO PUBLIC TRAFFIC. THE DISTRICT ENGINEER DOES NOT RECOMMEND THAT THE N.C. DEPARTMENT OF STATE HIGHWAY SYSTEM, IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE COUNTY 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 INFORMATION: HARNETT COUNTY REGISTER OF DEEDS
I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES OR SUBSTANTIALLY CONFIRMS AN EASEMENT THAT REGULATES PARCELS OF LAND.

DATE: 7-5-22
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 AND THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.
APPROVED: Sean R. Seever 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
OWNER'S SIGNATURE
BS LAND, LLC.

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987479
 - LOCALIZATION POINT N: 590.372796 E: 2.07550103
 - LOCATIONS DETERMINED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED BY THE HARNETT COUNTY REGISTER OF DEEDS.
 - ALL LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION ON RECORDED INFORMATION.
 - 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 THIS SURVEY OR THIS PROPERTY HAS NO RESPONSIBILITY TO EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2008.
 - WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY CONCEPT STANDARDS.
 - THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
 - PROPERTY IS LOCATED WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT PORTION OF PROPERTY IS LOCATED IN MSV CLASSIFICATION.
 - THE MAINTENANCE OF STREETS, OPEN SPACE, MAIL BOXES, STREET LIGHTS, AND OTHER UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - SEAS SHALL BE PLACED AT LEAST 20' FROM ALL INTERSECTION R/W'S AND A MINIMUM 10' FROM ALL OTHER R/W'S.
 - NO 27W IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN AS WELL AS THE HARNETT COUNTY GREENWAY PLAN.
 - ACCESS TO PRIVATE PROPERTY IS PROVIDED SUCH THAT THE COUNTY CAN ACCESS THE PRIVATE PROPERTY FROM THE PUBLIC RIGHT OF WAY.
 - STREET LIGHTS ARE INSTALLED NOT MORE THAN 300' APART.
 - FIRE HYDRANTS ARE INSTALLED NO FURTHER THAN 500' FROM ANY STRUCTURE.
 - DOUBLE BARREL STREET: 1,885 LF
CLYDE DOG COURT: 1,141 LF
BURNING WOOD STREET: 736 LF
BURNING WOOD 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 G.S. 17-30 AS AMENDED, WITNESS MY HAND AND SEAL, THIS 22 DAY OF JULIE, 2022.

DATE: 7-5-22
PROFESSIONAL LAND SURVEYOR - L-4571