



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.
 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

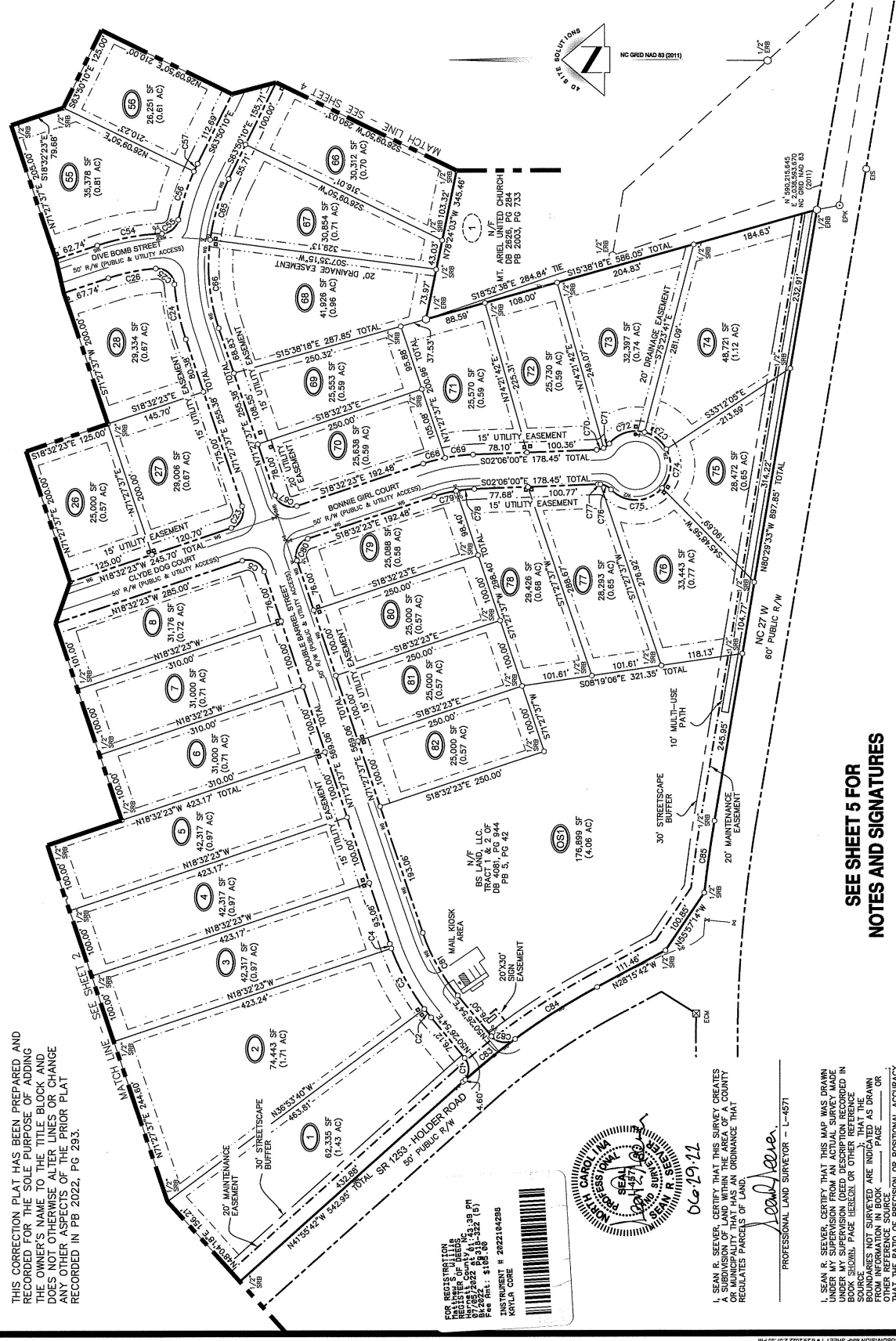
PROJECT INFORMATION

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

DRAWING SCALE
 HORIZONTAL: 1"=100'

DATE SURVEYED
 JUNE 10, 2022

SHEET NUMBER
 1 OF 5



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

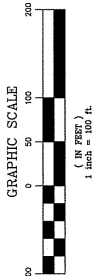
CURVE	LENGTH	RADIUS	BEARING	CHORD
C72	56.63	50.00	S75°50'32"E	53.65
C73	41.15	50.00	S38°11'00"W	40.00
C74	60.08	50.00	N63°49'56"W	56.53
C75	83.33	50.00	N01°39'08"W	74.01
C76	17.45	25.00	N26°05'41"E	17.10
C77	3.58	25.00	N01°59'59"E	3.57
C78	26.16	205.00	N05°45'21"W	26.14
C79	32.66	205.00	N13°58'32"W	32.63
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	31.81	335.00	S14°52'51"W	31.59
C62	39.18	25.00	N47°30'24"E	35.29
C63	70.39	265.00	N11°27'46"W	70.22
C64	95.50	335.00	N10°22'21"W	95.18

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	N47°30'24"E	35.29
C9	70.39	265.00	N11°27'46"W	70.22
C10	95.50	335.00	N10°22'21"W	95.18



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 RECD BY: JILLIS REGISTERED COMPANY
 3745/2422 5-11-332 (5)
 Fee Amt: \$168.00
 INSTRUMENT # 2022184280
 KAYLA CORE



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 _____). THE ACCURACY OF 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

CORRECTION PLAT
DUNCAN'S
CROSSING
SUBDIVISION

PIN 0589-71-6222.000 &
0589-91-6866.000
SR 1253 (HOLDER ROAD)
UPPER LITTLE RIVER
TOWNSHIP
HARNETT COUNTY
NORTH CAROLINA

OWNER

BS LAND, LLC.
468 Shamal Road
Angier, North Carolina 27501
Phone: (919) 589-5845

CLIENT

WELLONS
CONSTRUCTION, INC.
PO Box 780
Dunn, North Carolina 28335
Phone: (919) 892-6630

PROJECT INFORMATION

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

DRAWING SCALE

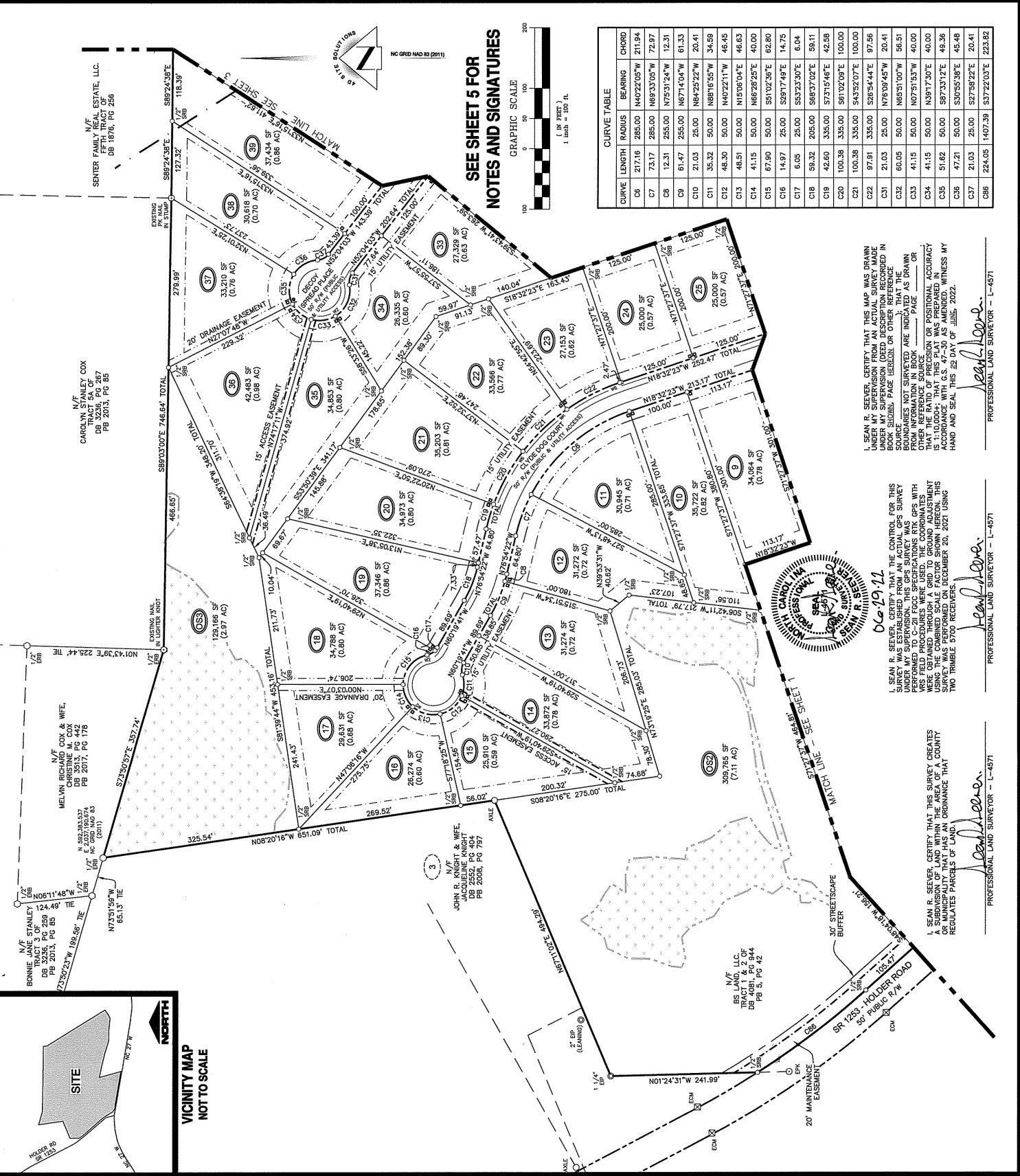
HORIZONTAL: 1"=100'

DATE SURVEYED

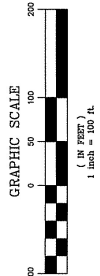
JUNE 10, 2022

SHEET NUMBER

2 OF 5



SEE SHEET 5 FOR
NOTES AND SIGNATURES



I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND DESCRIPTION RECORDED IN BOOK SLOTTING, PAGE HEREON, OR OTHER REFERENCE FROM INFORMATION IN BOOK SLOTTING, PAGE HEREON, OR OTHER REFERENCE SOURCE. THAT THE SURVEY WAS PERFORMED TO C-20 FIELD SPECIFICATIONS RITX GPS WITH WRS FIELD PROCEDURES WERE USED. THE COORDINATES USING THE COMBINED SCALE AND SHOWN HEREON SURVEY WAS RECEIVED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 PERFORMERS.

06-19-22

SEAN R. SEEVER
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-20 FIELD SPECIFICATIONS RITX GPS WITH WRS FIELD PROCEDURES WERE USED. THE COORDINATES USING THE COMBINED SCALE AND SHOWN HEREON SURVEY WAS RECEIVED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 PERFORMERS.

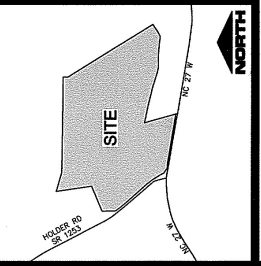
06-19-22

SEAN R. SEEVER
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, 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.

06-19-22

SEAN R. SEEVER
PROFESSIONAL LAND SURVEYOR - L-4571





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
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488 Standal Road
Angier, North Carolina 27501
Phone: (919) 638-5845

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PO Box 730
Dunn, North Carolina 28635
Phone: (919) 692-6880

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1671

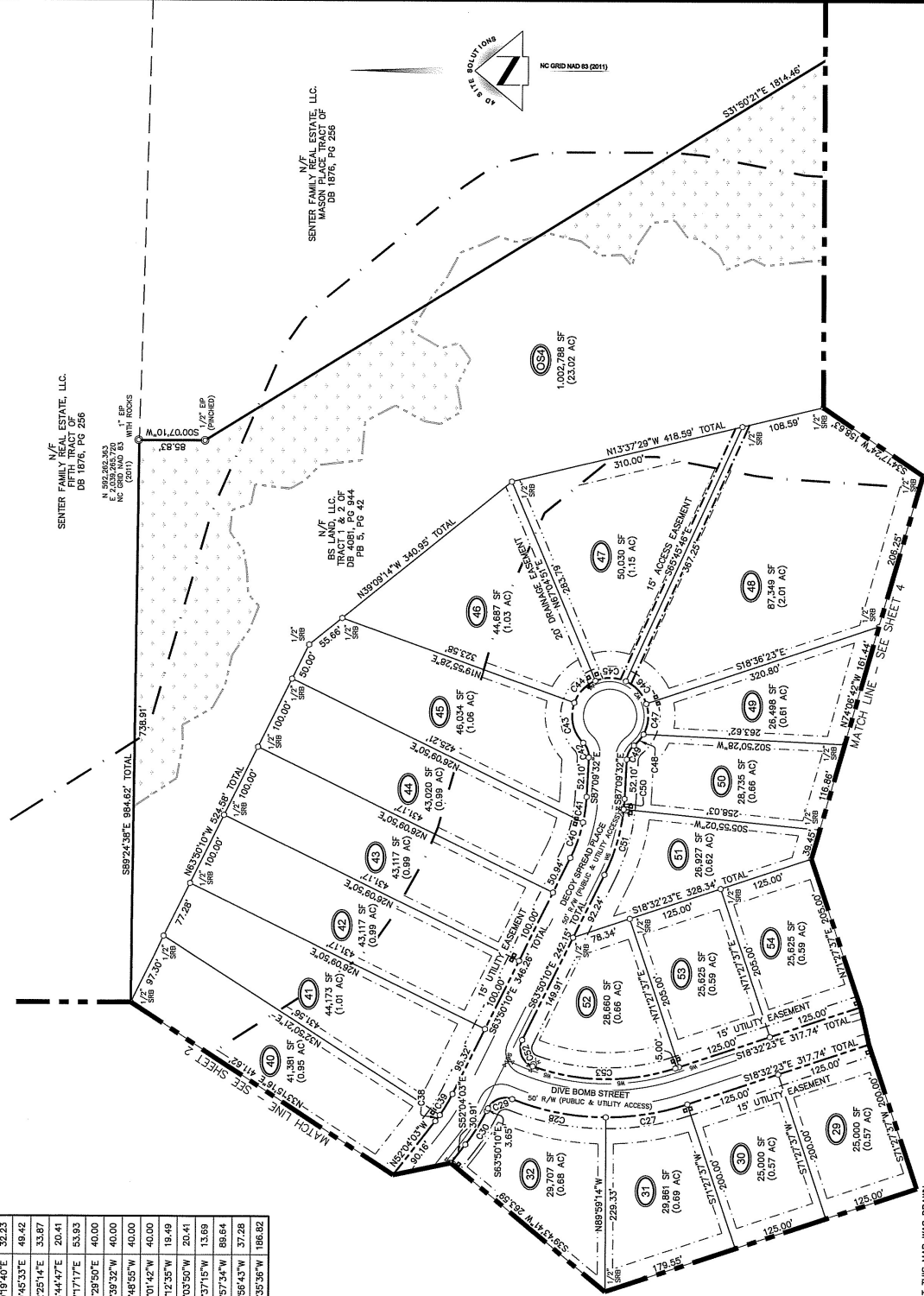
DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
JUNE 10, 2022

SHEET NUMBER
3

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	52.28
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



SEE SHEET 5 FOR
NOTES AND SIGNATURES

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



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

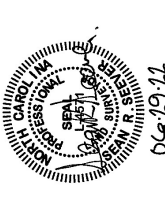
Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEIVER, 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 WERE OBTAINED FROM THE NATIONAL TRIMBLE SURVEY USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEIVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY. THE 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 G.S. 47-30 AS AMENDED. WITHNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4571



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.

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

CLIENT

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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

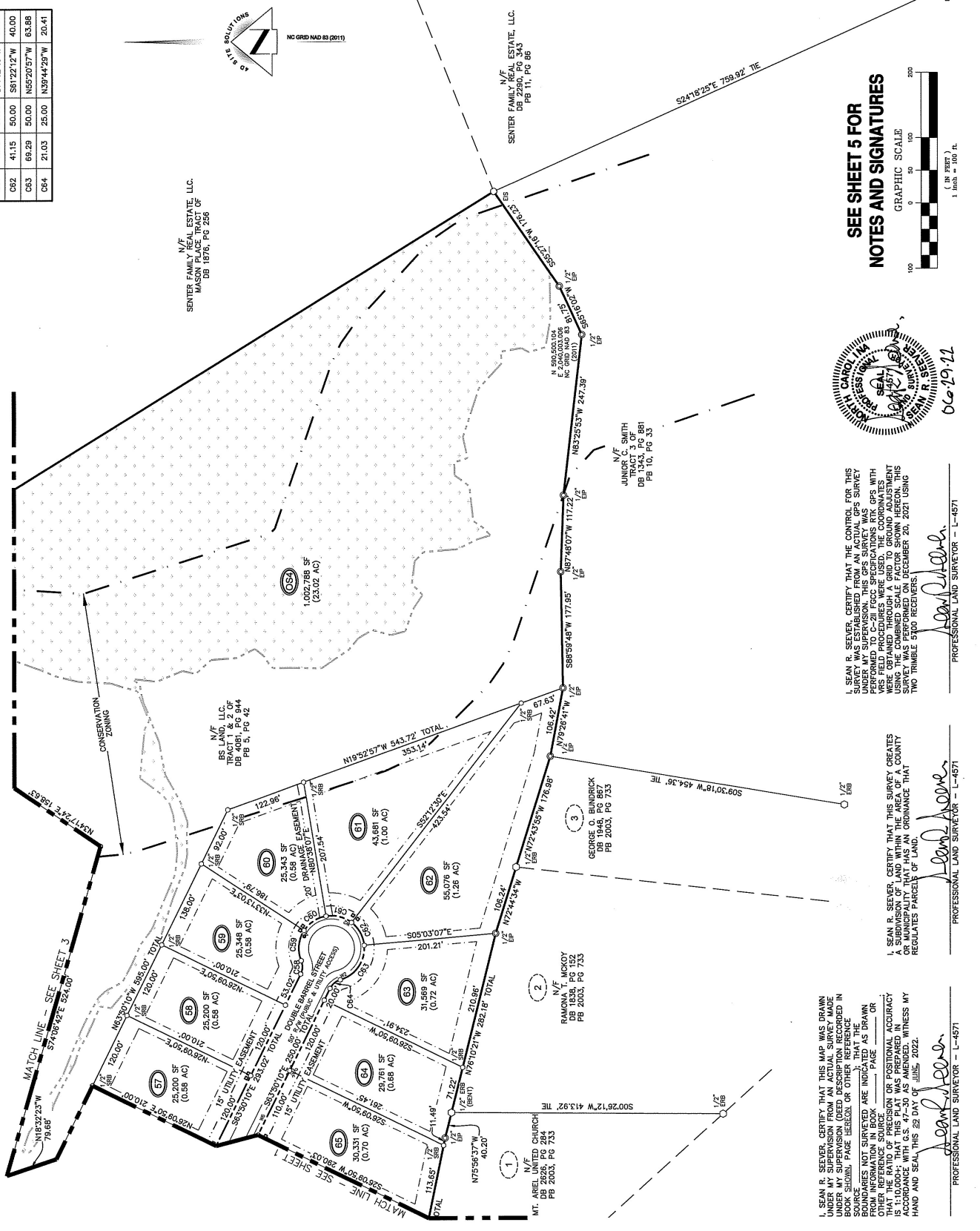
JUNE 10, 2022

SHEET NUMBER

4

OF 5

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



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

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

N/F
JUNIOR C. SMITH
TRACT 3 OF
DB 1343, PG 881
PB 10, PG 33

N/F
GEORGE W. WINSBROCK
DB 1548, PG 887
PB 2003, PG 733

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

N/F
MT. AREL UNITED CHURCH
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 VERES FIELD 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.

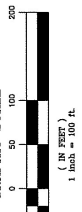
I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES AN EASEMENT THAT HAS AN ORIGINANCE THAT REGULATES PARCELS OF LAND.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN BOOK SHOWING PAGE RECORD OR OTHER REFERENCE SOURCE. THE SURVEY ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK, PAGE, CASE OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION WAS PROFESSIONAL ACCURACY ACCORDANCE WITH G.S. 47-50 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

PROFESSIONAL LAND SURVEYOR - L-4871

PROFESSIONAL LAND SURVEYOR - L-4871

PROFESSIONAL LAND SURVEYOR - L-4871



PKO



4Dsite 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, Sean R. Seever, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED 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 (AM/PM) AND DULY RECORDED IN MAP BOOK 1117 AT PAGE 318-322
Matthew S. Willis
Matthew S. Willis, 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 SPECIFICATIONS AND SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND MEASUREMENT OF THE PROPERTY AND THE CONSTRUCTION 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 RESPONSIBILITY OF THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION ENGINEER. THE DESIGN OF ALL STREETS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. BEFORE ANY STREETS ARE CONSTRUCTED, THE SUBDIVISION ENGINEER SHALL BE REQUIRED TO OBTAIN THE NECESSARY STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER DOES NOT RECOMMEND THAT THE A.C. DEPARTMENT OF TRANSPORTATION PUBLIC ROAD IMPROVEMENTS BY THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS SUBDIVISION, THE SUBDIVISION ENGINEER SHALL MAKE SUCH A RECOMMENDATION AND FORMALLY NOTIFY 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
COUNTY RECORDS
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 AND 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 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: 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
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: 2.07550105
- 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 INFORMATION SHOW HERE ON. OTHER DOCUMENTS OF RECORD ASSUMED BY THIS SURVEYOR ARE SHOWN AS DOTTED LINES AND IS BASED ON RECORDED INFORMATION SHOW HERE ON. THIS SURVEY WAS DONE WITHOUT BENEFIT OF THIS SURVEY.
- 7. ALL LOTS IN THIS SUBDIVISION ARE SHOWN AS UNIMPROVED. THERE IS NO EVIDENCE OF HAZARDOUS WASTE MATERIALS, EASEMENTS, OPEN SPACE, MAIL BOXES, OR OTHER STRUCTURES, OR OTHER FEATURES SHOWN ON MAPS 3720052600 OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2020.
- 8. WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY CONCEPT STANDARDS.
- 9. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
- 10. PROPERTY IS LOCATED WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT PORTION OF PROPERTY IS LOCATED IN MSV CLASSIFICATION.
- 11. THE MAINTENANCE OF STREETS, OPEN SPACE, MAIL BOXES, STREET LIGHTS, AND OTHER STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 12. SIGNS SHALL BE PLACED AT LEAST 20' FROM ALL INTERSECTION R/W'S AND A MINIMUM OF 10' FROM THE PROPERTY LINE.
- 13. AS WELL AS THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN AND THE HARNETT COUNTY GREENWAY PLAN.
- 14. ACCESS TO PRIVATE PROPERTY IS PROVIDED SUCH THAT THE COUNTY CAN MAINTAIN THE PUBLIC RIGHT-OF-WAY.
- 15. STREET LIGHTS ARE INSTALLED NOT MORE THAN 300' APART.
- 16. FIRE HYDRANTS ARE INSTALLED NO FURTHER THAN 500' FROM ANY STRUCTURE.
- 17. DOUBLE BARREL STREET: 1,885 LF
- 18. CLAYE DOG COURT: 1,141 LF
- 19. BROWN WINGS STREET: 736 LF
- 20. 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 AND 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

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 SPECIFICATIONS AND SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND MEASUREMENT OF THE PROPERTY AND THE CONSTRUCTION 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 RESPONSIBILITY OF THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION ENGINEER. THE DESIGN OF ALL STREETS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. BEFORE ANY STREETS ARE CONSTRUCTED, THE SUBDIVISION ENGINEER SHALL BE REQUIRED TO OBTAIN THE NECESSARY STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER DOES NOT RECOMMEND THAT THE A.C. DEPARTMENT OF TRANSPORTATION PUBLIC ROAD IMPROVEMENTS BY THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS SUBDIVISION, THE SUBDIVISION ENGINEER SHALL MAKE SUCH A RECOMMENDATION AND FORMALLY NOTIFY 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
COUNTY RECORDS
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 AND 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

CORRECTION PLAT

DUNCAN'S CROSSING SUBDIVISION

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

SR 1293 (HOLDER ROAD) UPPER LITTLE RIVER TOWNSHIP

HARNETT COUNTY NORTH CAROLINA

OWNER
BS LAND, LLC.

468 Shand Road
Angler, North Carolina 27601
Phone: (919) 539-8845

CLIENT
WELLONS CONSTRUCTION, INC.

PO Box 730
Dunn, North Carolina 28335
Phone: (919) 692-8630

PROJECT INFORMATION

SURVEYED BY: CLIFF SEAN

DRAWN BY: JIMMY

CHECKED BY: JIMMY

PROJECT NUMBER: 1871

DRAWING SCALE

HORIZONTAL: 1"=200'

DATE SURVEYED
JUNE 10, 2022

SHEET NUMBER
5

OF
5



06-19-22

CORRECTION PLAT

DUNCAN'S CROSSING SUBDIVISION

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

SR 1293 (HOLDER ROAD) UPPER LITTLE RIVER TOWNSHIP

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