



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

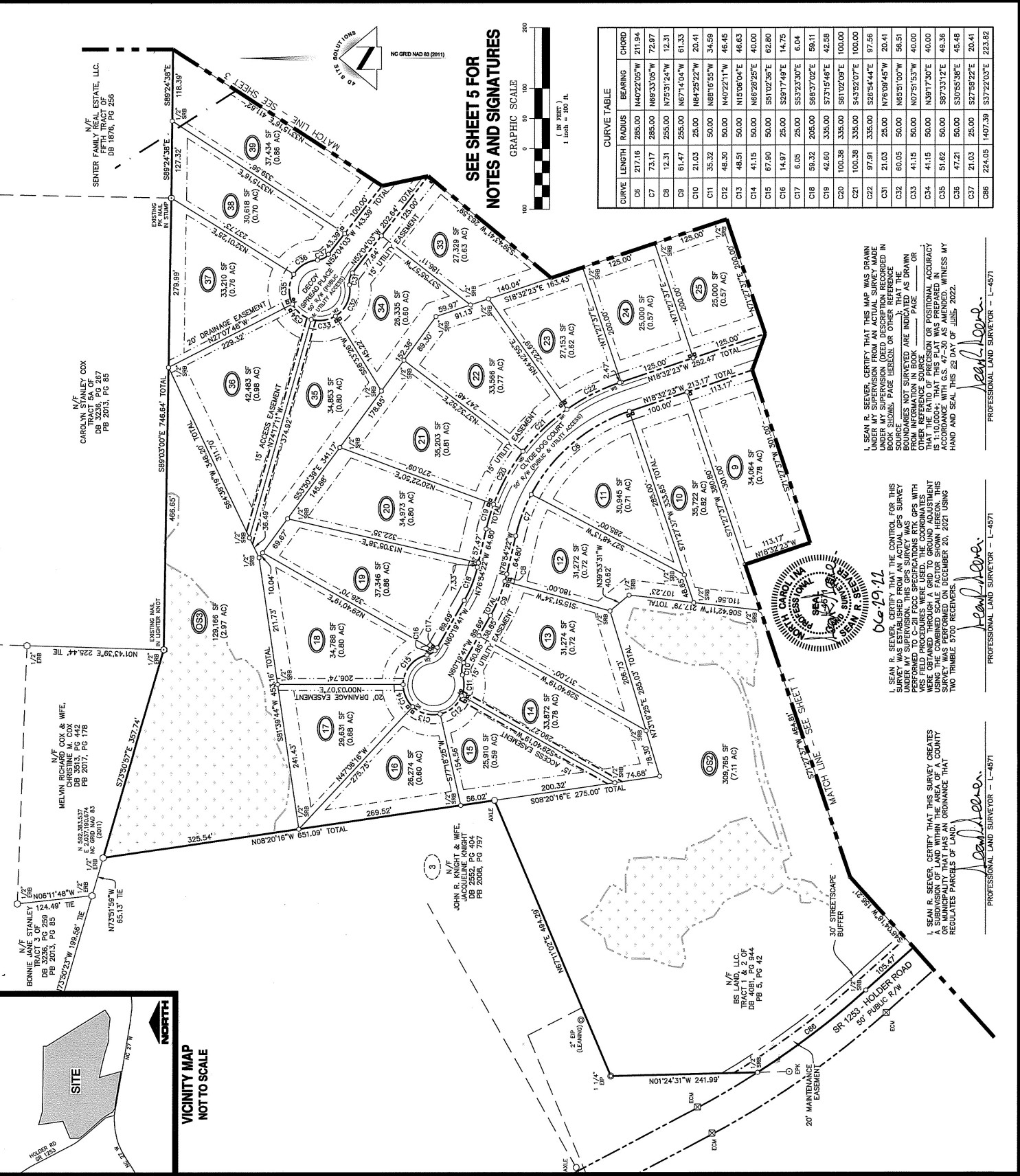
HORIZONTAL: 1"=100'

DATE SURVEYED

JUNE 10, 2022

SHEET NUMBER

2 OF 5



CURVE	LENGTH	RADIUS	BEARING	CHORD
C6	27.116	285.00	N40°22'05"W	211.94
C7	73.717	285.00	N68°33'05"W	72.97
C8	12.31	295.00	N75°31'24"W	12.31
C9	61.47	295.00	N67°14'04"W	61.33
C10	21.03	25.00	N84°25'22"W	20.41
C11	35.32	50.00	N88°16'55"W	34.59
C12	48.30	50.00	N40°22'11"W	46.45
C13	48.51	50.00	N15°08'04"E	46.63
C14	41.15	50.00	N66°28'25"E	40.00
C15	67.90	50.00	S81°02'36"E	62.80
C16	14.97	25.00	S29°17'49"E	14.75
C17	6.05	25.00	S53°23'30"E	6.04
C18	58.32	205.00	S65°37'02"E	59.11
C19	42.60	335.00	S73°15'46"E	42.59
C20	100.38	335.00	S81°02'09"E	100.00
C21	100.38	335.00	S43°52'07"E	100.00
C22	97.91	335.00	S28°54'44"E	97.56
C31	21.03	25.00	N76°09'45"W	20.41
C32	60.05	50.00	N65°01'00"W	56.51
C33	41.15	50.00	N07°51'53"W	40.00
C34	41.15	50.00	N39°17'30"E	40.00
C35	51.62	50.00	S07°55'32"E	49.36
C36	47.21	50.00	S30°55'58"E	45.48
C37	21.03	25.00	S57°58'22"E	20.41
C38	224.05	1407.38	S37°22'03"E	223.82

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NORTH CAROLINA. THE DATE OF SURVEY IS 06-19-22.

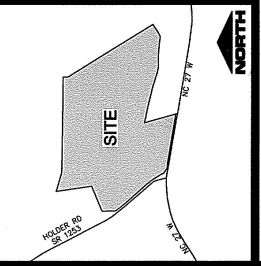
I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-20I FIELD SPECIFICATIONS RTK GPS WITH WRS FIELD PROCEDURES WERE USED. THE COORDINATES USING THE COMBINED SCALE FACTOR SHOWN HEREON SURVEY WAS RECEIVED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

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.

SEAN R. SEEVER
PROFESSIONAL LAND SURVEYOR - L-4571

SEAN R. SEEVER
PROFESSIONAL LAND SURVEYOR - L-4571

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
NORTH CAROLINA

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

CLIENT
WELLONS
CONSTRUCTION,
INC.
PO Box 730
Dunn, North Carolina 28368
Phone: (919) 692-6880

PROJECT INFORMATION

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

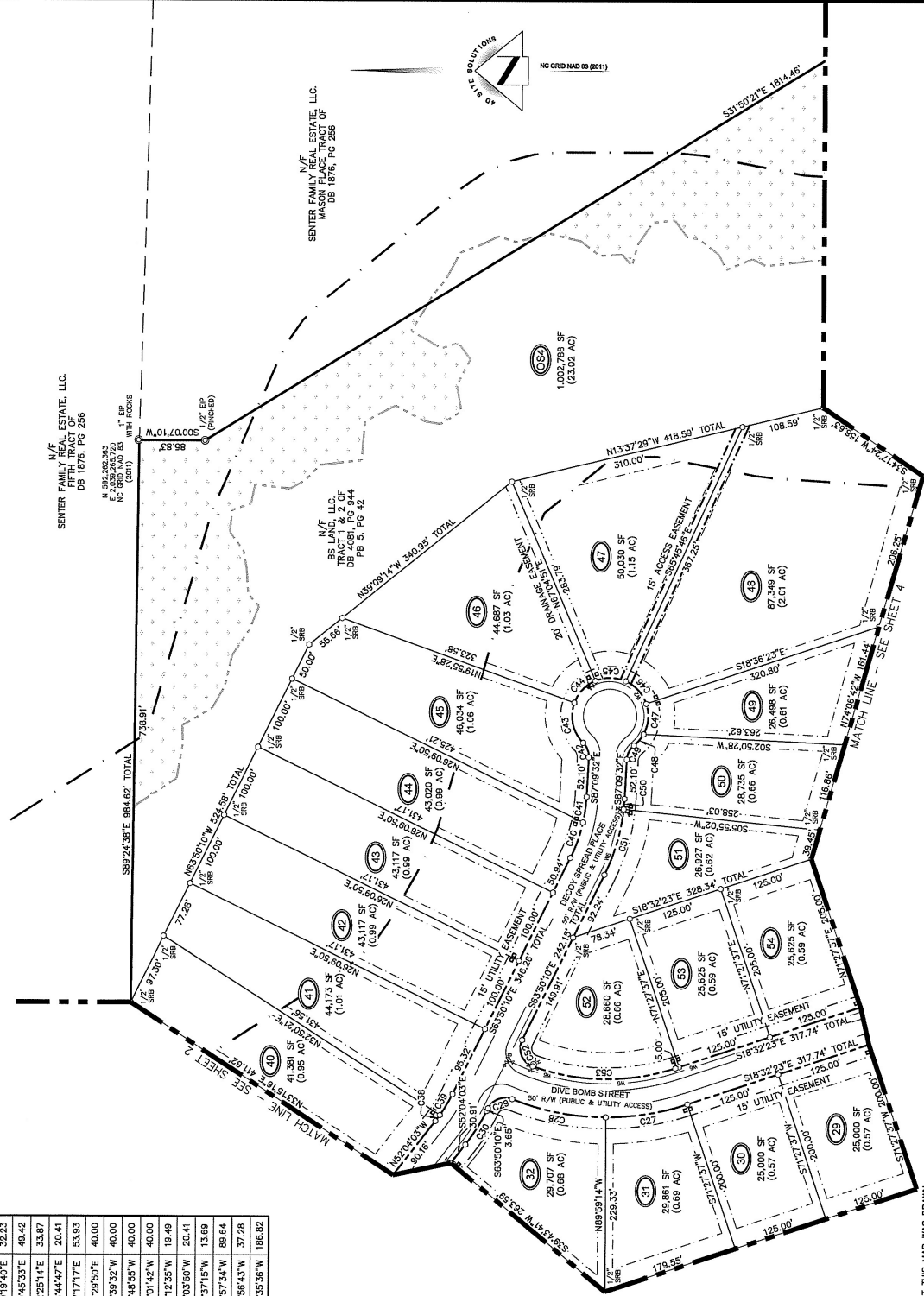
DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
JUNE 10, 2022

SHEET NUMBER
3

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
C46	41.15	50.00	S77°48'55"W	40.00
C47	41.15	50.00	N85°01'42"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	S87°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
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.

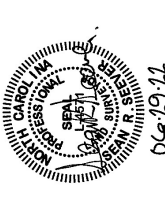
Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4371

I, SEAN R. SEIVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-201 FDCG SPECIFICATIONS. THE GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES FOR THIS SURVEY WERE OBTAINED FROM THE NATIONAL TRIPNET 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-4371

I, SEAN R. SEIVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY. THE BOUNDARIES SHOWN PAGE HEREON OR OTHER REFERENCE 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. WITNESS MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4371



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
**WELLONS
CONSTRUCTION,
INC.**
PO Box 790
Dunn, North Carolina 28335
Phone: (919) 892-6630

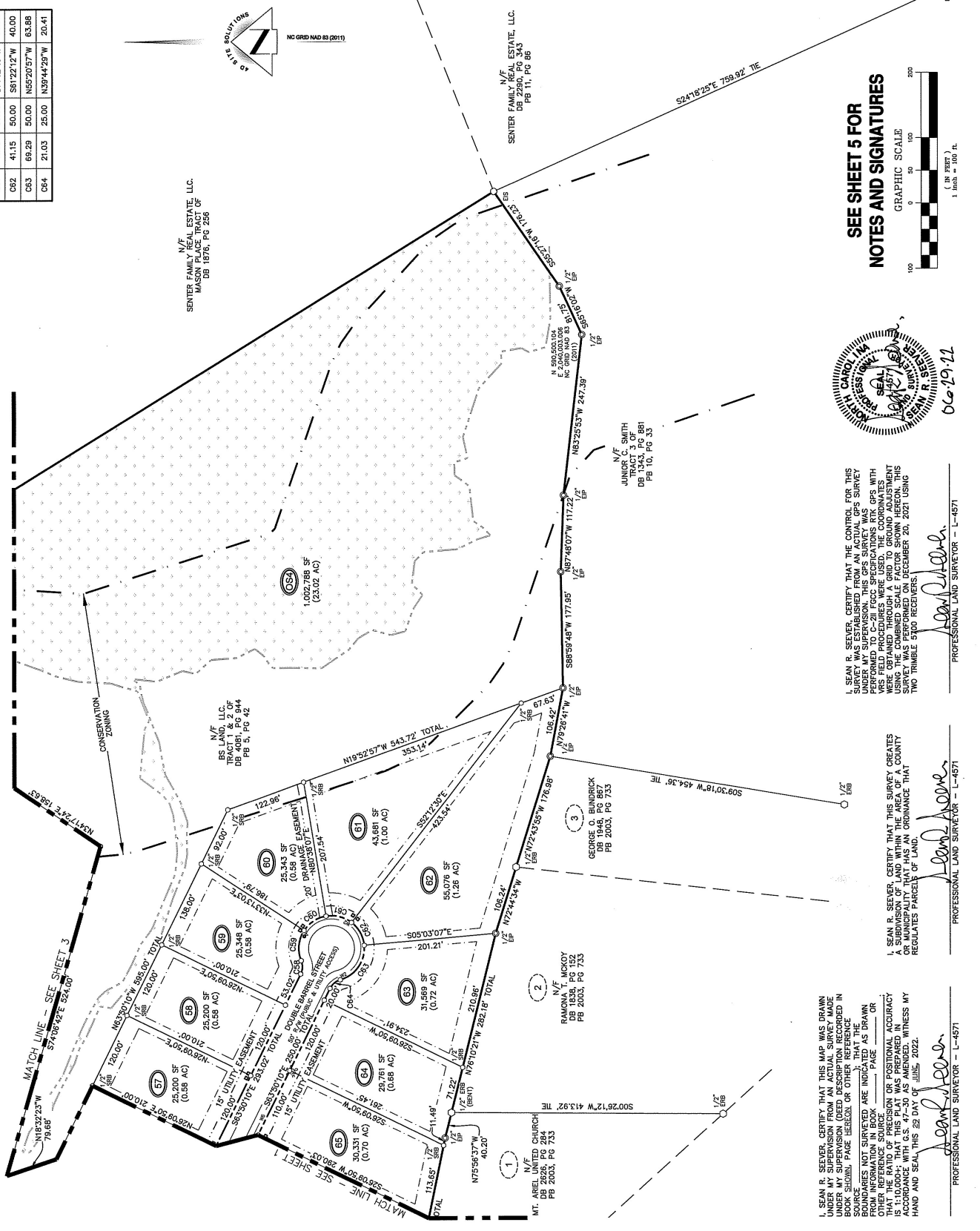
PROJECT INFORMATION

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 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



**SEE SHEET 5 FOR
NOTES AND SIGNATURES**

GRAPHIC SCALE
1 Inch = 100 ft.



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.

06-19-21

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 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 AND 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



06-19-22

REVISIONS

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

DATE: 7-5-22
REGISTER OFFICER: [Signature]

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. Coker, Deputy

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: [Signature] DISTRICT ENGINEER
DATE: 7-5-22

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
BY: [Signature] DISTRICT ENGINEER
DATE: 7-5-22

LEGEND:
EPC-EXISTING CONCRETE MONUMENT
EPC-EXISTING IRON STAKE
EPC-EXISTING IRON NAIL
EPC-EXISTING PK NAIL
EPC-EXISTING REBAR
EPC-SET REBAR
COMPUTED POINT
NOW OR FORMERLY
RIGHT OF WAY
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY
SETBACK LINE
WATER LINE
WETLANDS
PERMANENT EASEMENT
ACCESS & MAINTENANCE EASEMENT
UTILITY EASEMENT
SCULPTURE BUFFER
WATER VALVE
WATER LUTER
WATER BLOW OFF
WETLANDS

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
HARNETT COUNTY REGISTER OF DEEDS
SOURCE OF TITLE INFORMATION: HARNETT COUNTY REGISTER OF DEEDS



06-19-22

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: 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. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED BY THE NATIONAL GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.

PUBLIC PLAT DECLARATION
ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED TO BE PUBLIC ROADS. THE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR ANY STREETS SHALL BE THE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION...

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. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 22 DAY OF JULIE, 2022.

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES OR SUBDIVIDES LAND AND HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR - L-4571
[Signature]

PROFESSIONAL LAND SURVEYOR - L-4571
[Signature]