



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

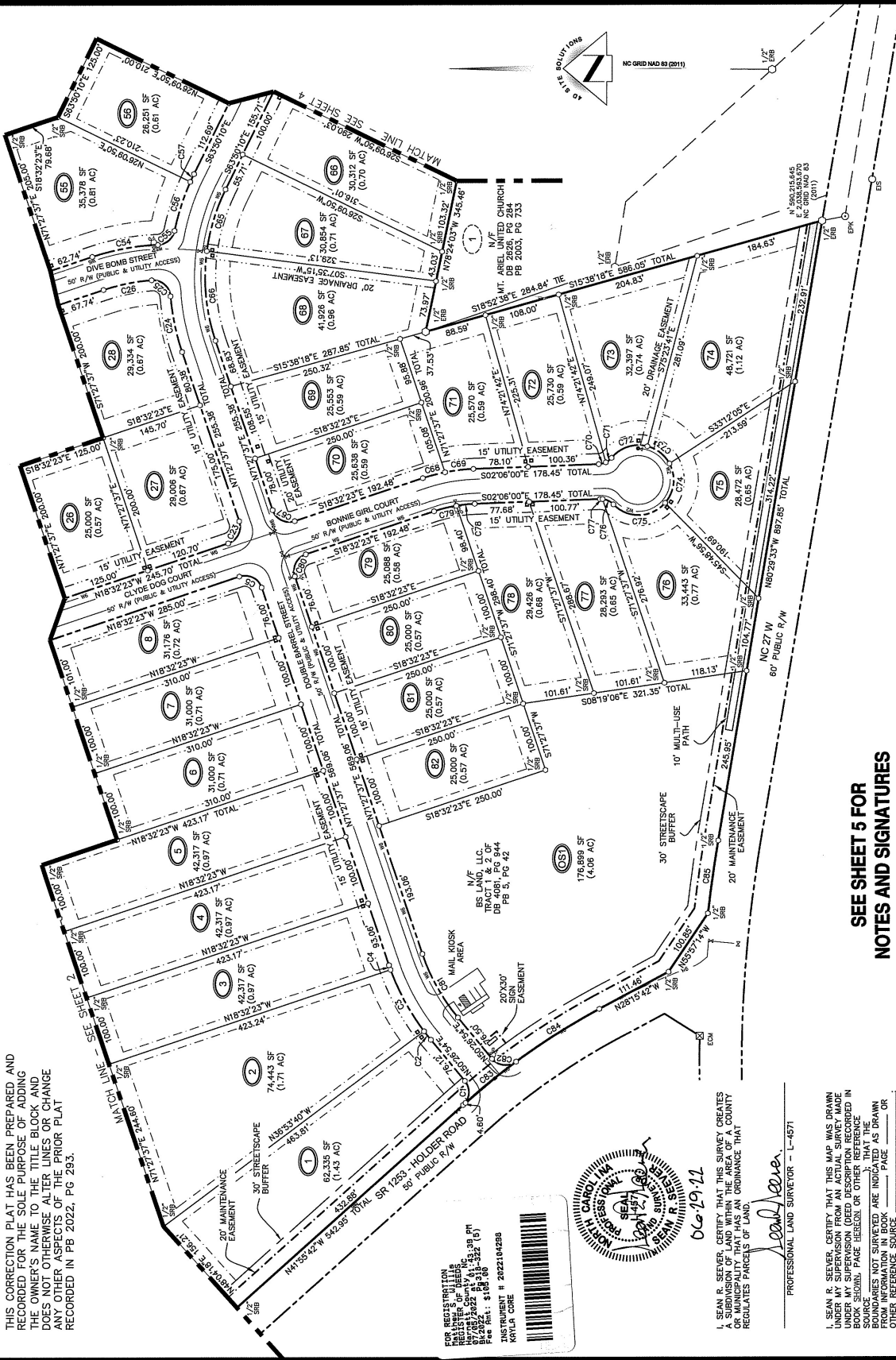
SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1871

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

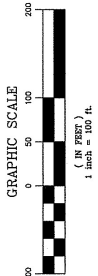
CURVE	LENGTH	RADIUS	BEARING	CHORD
C72	56.63	50.00	S75°50'32"E	53.65
C73	41.15	50.00	S38°11'00"W	40.00
C74	60.08	50.00	N63°49'56"W	56.53
C75	83.33	50.00	N01°39'08"W	74.01
C76	17.45	25.00	N26°05'41"E	17.10
C77	3.58	25.00	N01°59'59"E	3.57
C78	26.16	205.00	N05°45'21"W	26.14
C79	32.66	205.00	N13°58'32"W	32.63
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	31.51	335.00	N14°52'51"W	31.51
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

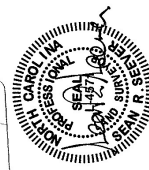
CURVE TABLE

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 LINE OR CHANGE ANY OTHER ASPECTS OF THE PRIOR PLAT RECORDED IN PB 2022, PG 293.

FOR REVISIONS
 REGISTERED MAILING
 3749372622 5-11-332 (5)
 Fee Amt: \$168.00
 INSTRUMENT # 2022184280
 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 INSTRUMENT 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)
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TOWNSHIP
HARNETT COUNTY
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OWNER
BS LAND, LLC.
488 Standal Road
Angier, North Carolina 27501
Phone: (919) 638-5845

CLIENT
WELLONS
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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:	1671

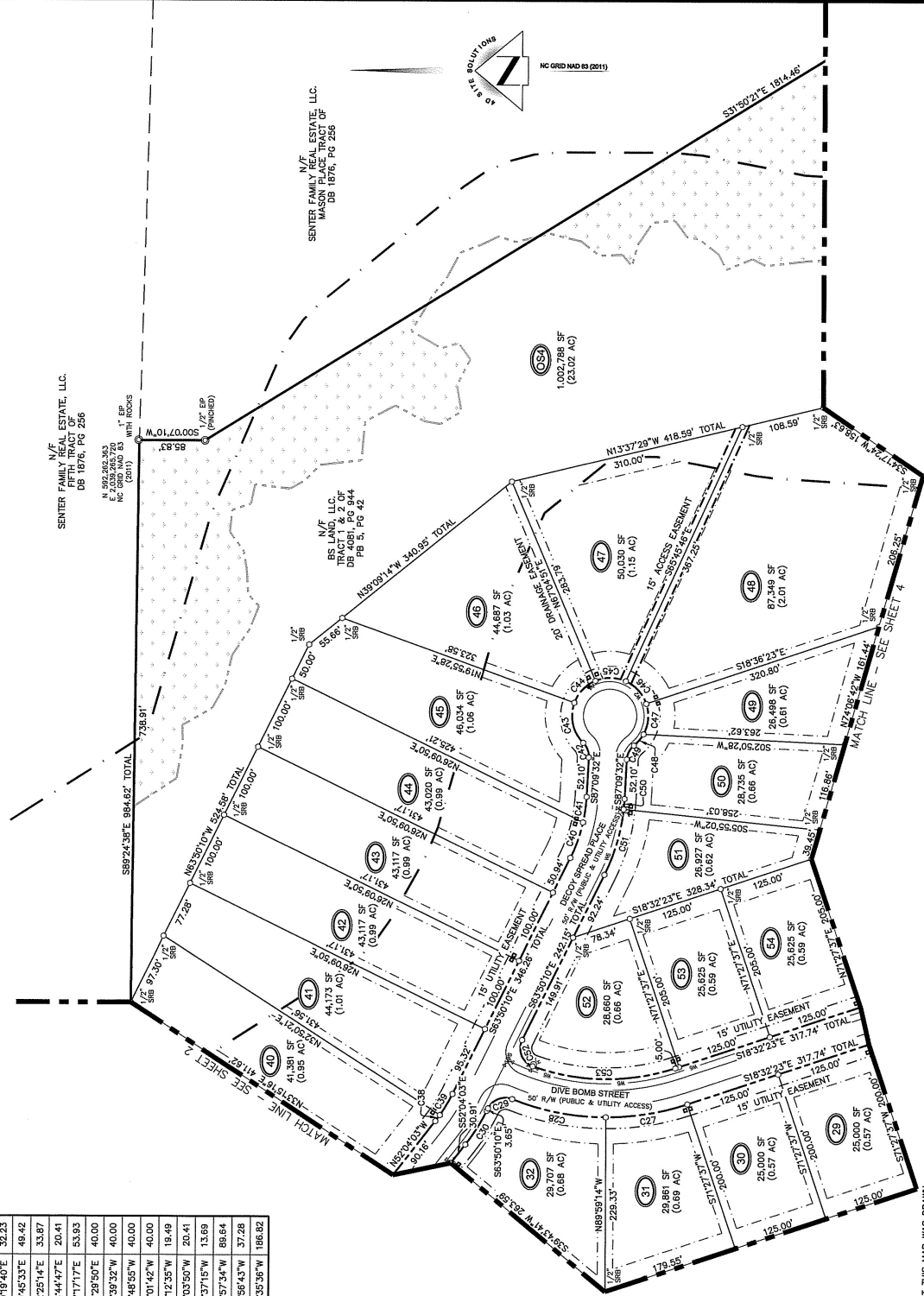
DRAWING SCALE
HORIZONTAL: 1"=100'

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
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	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
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.

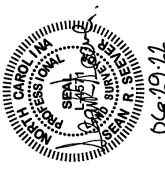
Sean R. Seiver
PROFESSIONAL LAND SURVEYOR - L-4571

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. WITNESS 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.

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

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Dunn, North Carolina 28335
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PROJECT INFORMATION

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

DRAWING SCALE

HORIZONTAL: 1"=100'

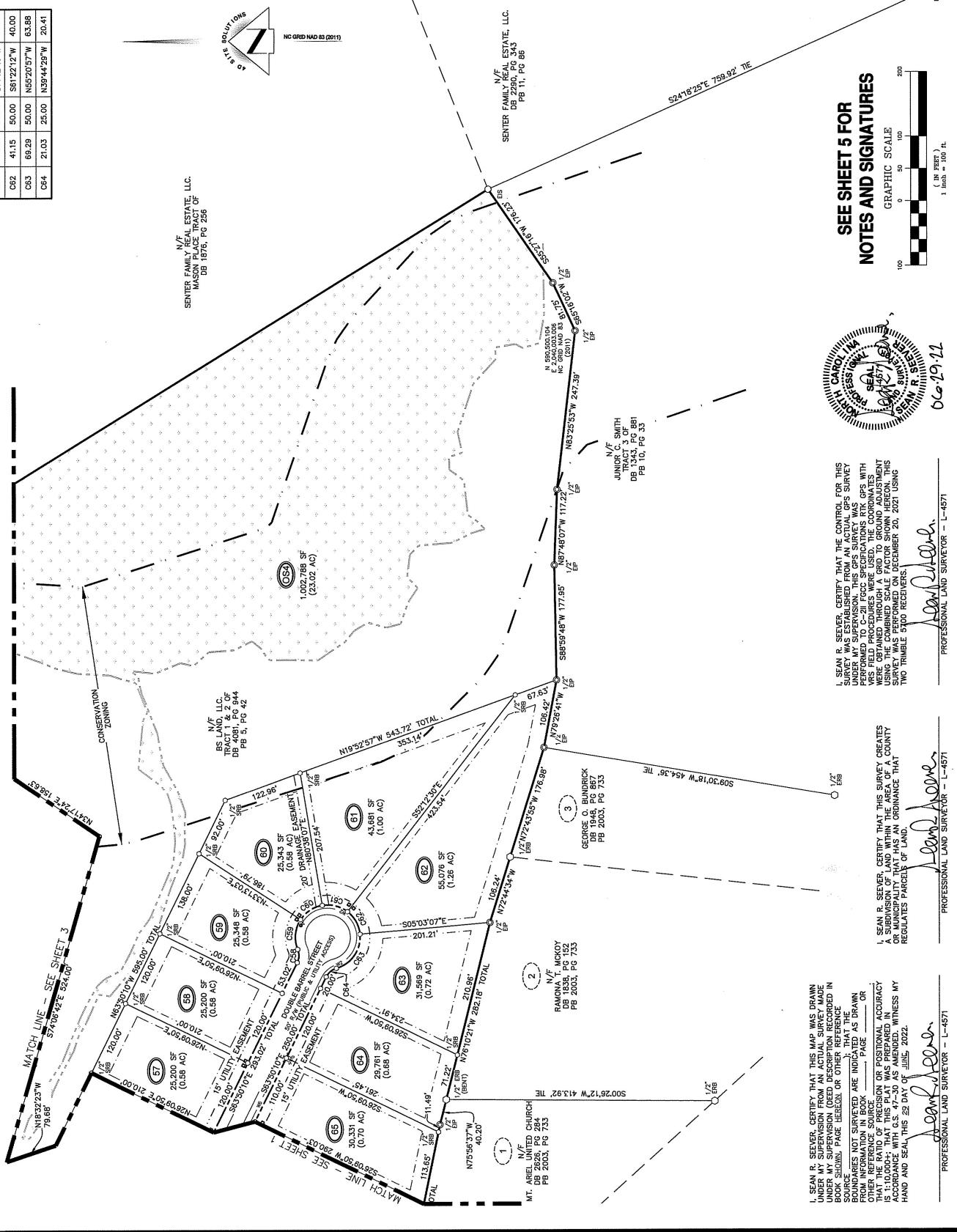
DATE SURVEYED

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



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 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 IN 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

PROFESSIONAL LAND SURVEYOR - L-4871



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 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sean R. Seever
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 7-5-22

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 5th DAY OF JULY AT 11:53 AM (P.M.) 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.

7-5-22
DATE
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.

7-5-22
DATE
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 AND CONSTRUCTION OF THESE ROADS SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION OWNER. THE DESIGN 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
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 FIELD PROCEDURES WITH WHICH I WAS OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE FIELD PROCEDURES SET FORTH IN THIS BOOK SHOWING PAGE HEREON OR OTHER REFERENCE SOURCE. I CERTIFY THAT THE BOUNDARIES ARE INDICATED AS DRAWN ON THIS MAP AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY IS AS NOTED ON THIS MAP AND IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22 DAY OF JULIE, 2022.

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.

7-5-22
DATE
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 HARNETT COUNTY REGISTER OF DEEDS.
- 6. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION ON RECORDED INSTRUMENTS.
- 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 THIS SURVEY. THIS PROPERTY 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 PORTION OF PROPERTY IS LOCATED IN MSV CLASSIFICATION.
- 12. THE MAINTENANCE OF STREETS, OPEN SPACE, MAIL BOXES, STREET LIGHTS, AND OTHER UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 13. THIS DEVELOPMENT IS LOCATED WITHIN THE HARNETT COUNTY TRANSPORTATION PLAN AS WELL AS THE HARNETT COUNTY GREENWAY PLAN.
- 14. ACCESS TO PRIVATE PROPERTY IS PROVIDED SUCH THAT THE COUNTY CAN ACCESS THE PRIVATE PROPERTY FROM THE PUBLIC RIGHT OF WAY.
- 15. STREET LIGHTS ARE INSTALLED NOT MORE THAN 300' APART.
- 16. FIRE HYDRANTS ARE INSTALLED NOT 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 SURVEY CREATES OR SUBDIVIDES LAND AND IS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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