



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) 598-5845

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

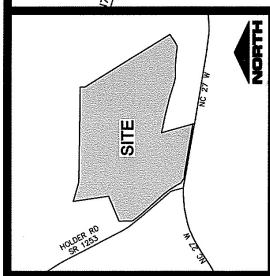
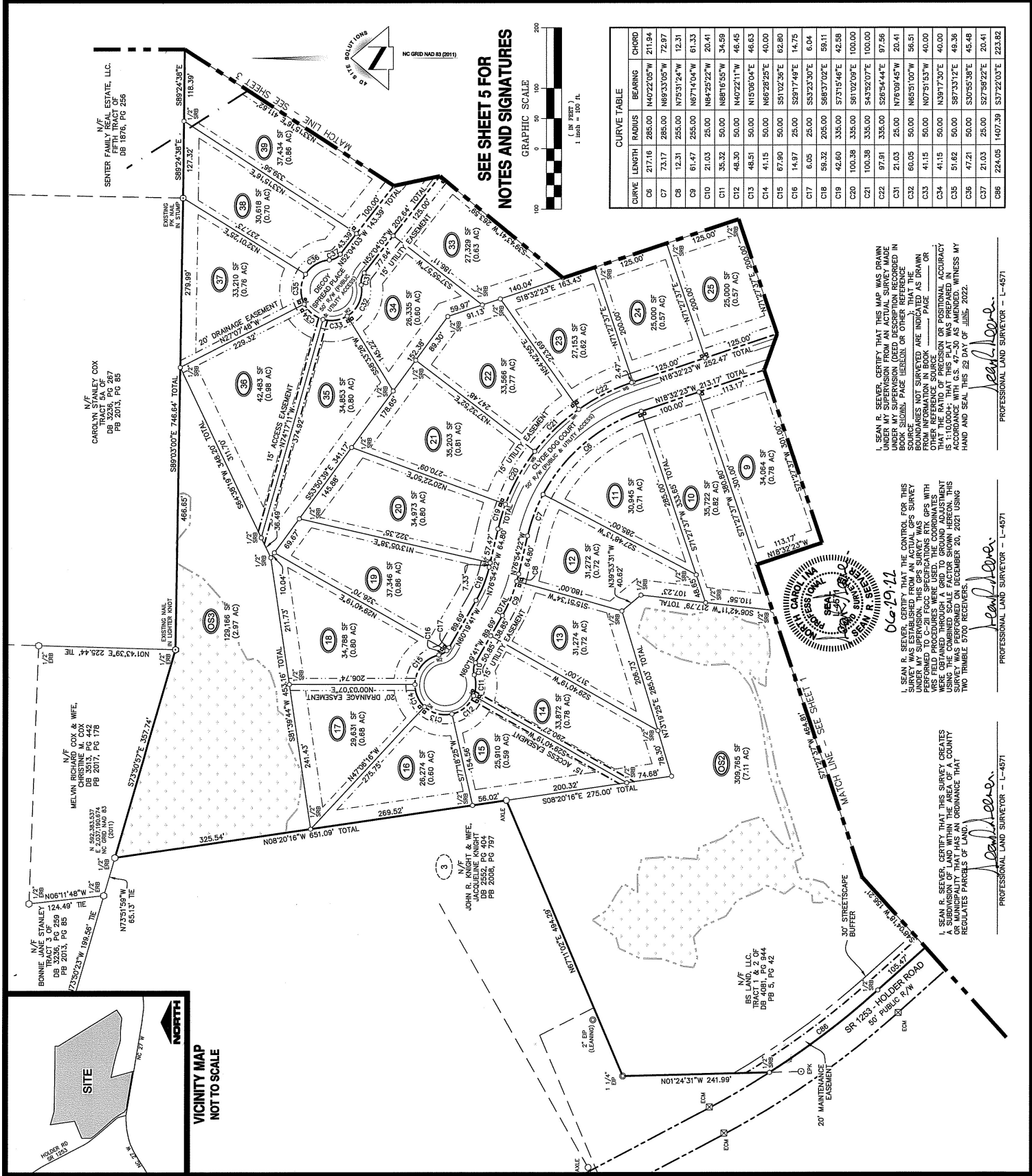
SHEET NUMBER

2 OF 5

SEE SHEET 5 FOR
NOTES AND SIGNATURES

GRAPHIC SCALE
1 inch = 100 ft.

CURVE	LENGTH	RADIUS	BEARING	CHORD
C6	27.116	285.00	M40°22'05"W	211.94
C7	73.717	285.00	M68°33'05"W	72.97
C8	12.31	255.00	M75°31'24"W	12.31
C9	61.47	255.00	M67°14'04"W	61.33
C10	21.03	25.00	M84°25'22"W	20.41
C11	35.32	50.00	M81°16'55"W	34.59
C12	48.30	50.00	M40°22'11"W	46.45
C13	48.51	50.00	M15°08'04"E	46.63
C14	41.15	50.00	M65°28'25"E	40.00
C15	67.90	50.00	M81°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	M76°09'45"W	20.41
C32	60.05	50.00	M65°10'05"W	56.51
C33	41.15	50.00	M07°51'53"W	40.00
C34	41.15	50.00	M39°17'30"E	40.00
C35	51.62	50.00	S07°55'38"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
C98	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 LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA. MY EXPIRES ON 06-19-22.

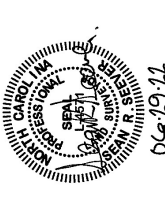
I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-20I GPS SPECIFICATIONS WITH GPS WITH WRS FIELD PROCEDURES WERE USED. THE COORDINATES USING THE COMBINED SCALE FACTOR SHOWN HEREON SURVEY WAS RECEIVED ON DECEMBER 20, 2021 USING TWO TRIMBLE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

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

Seaver
PROFESSIONAL LAND SURVEYOR - L-4571

Seaver
PROFESSIONAL LAND SURVEYOR - L-4571

Seaver
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

**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

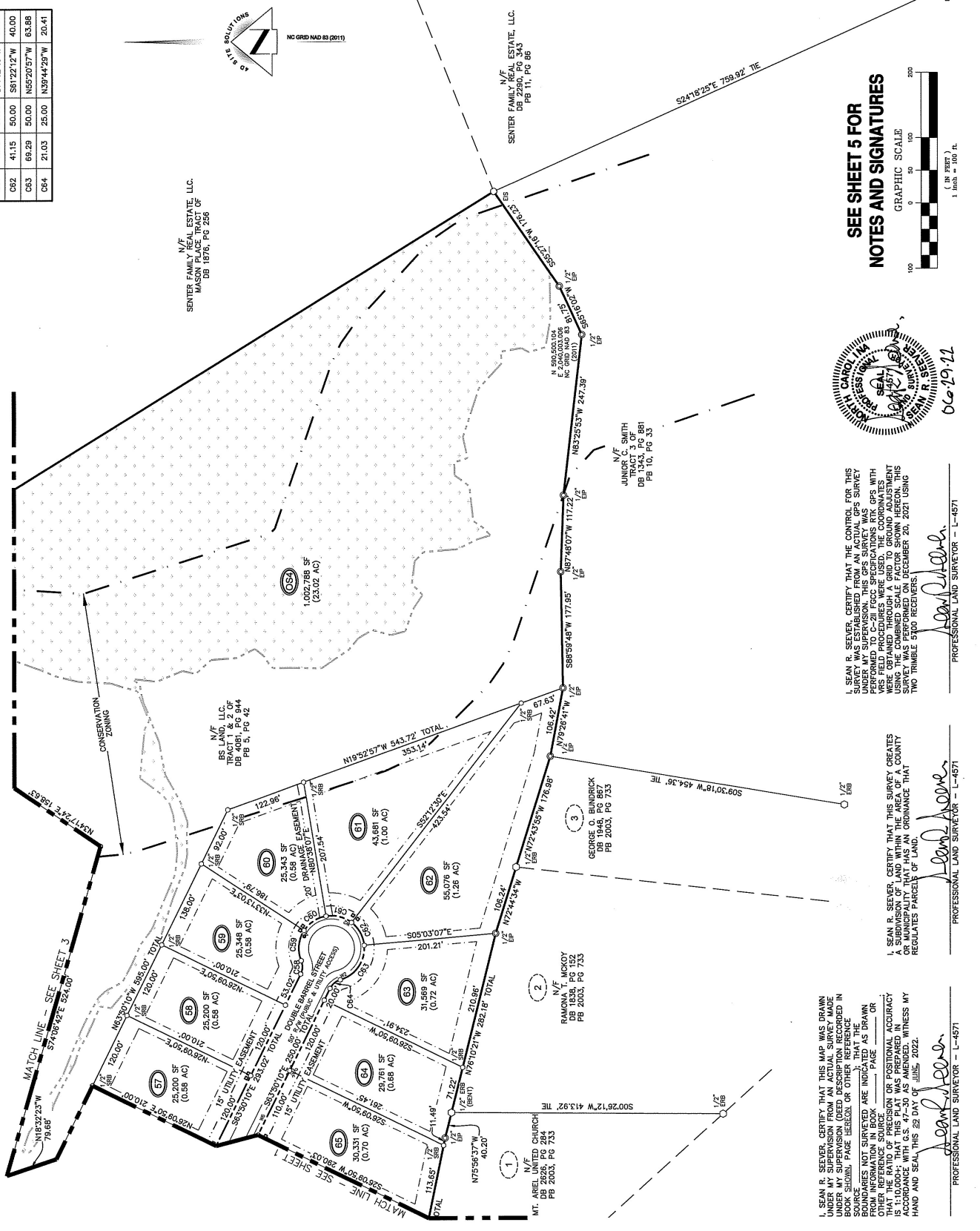
JUNE 10, 2022

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	



06-19-21

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 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

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4Dsite solutions
Civil Engineering | Land Surveying
1800 Chicago Drive, Suite 102, Fayetteville, NC 28404
Office: 910-486-8777 | Fax: 910-486-8779 | www.4dsite.com



06-19-22

REVISIONS

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

Johnathan Williams
REVIEW OFFICER
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
Blaine Kaula B. Carter Deputy
REGISTER OF DEEDS OF HARNETT COUNTY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Cecilia Hoopes Jr. PE
DISTRICT ENGINEER
DATE 7-5-22

ACCEPTED FOR THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY Cecilia Hoopes Jr. PE
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.

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

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 CONSTRUCTION OPERATIONS TO BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

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

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 ARE OPENED TO PUBLIC TRAFFIC, THE DISTRICT ENGINEER OF STATE HIGHWAYS SHALL BE NOTIFIED AND HIS APPROVAL NOT RECOMMENDED THAT THE A.C.D. DEPARTMENT OF STATE HIGHWAYS SYSTEM. IF THE DISTRICT ENGINEER FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS PLAT. THE COUNTY HAS ISSUED BUILDING PERMITS FOR MORE BUILDING PERMITS UNTIL THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

TOTAL AREA (BY COORDINATE COMPUTATION)
4,877,047.58 (107.37 AC)

PIN 0539-71-6223.000 & 0539-81-8566.000

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 OF HARNETT
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

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 AND THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

APPROVED: Johnathan Williams DEVELOPMENT REVIEW CHAIRMAN DATE 7-5-22

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.

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

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 NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- 5. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION ON RECORDED MAPS.
- 6. 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 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.
- 7. THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2008.
- 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 SPACES, MAIL BOXES, STREET LIGHTS, AND OTHER PUBLIC UTILITIES 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.
- 14. ACCESS TO PRIVATE PROPERTIES 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: 716 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 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

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Cecilia Hoopes Jr. PE
DISTRICT ENGINEER
DATE 7-5-22

ACCEPTED FOR THE NORTH CAROLINA
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BY Cecilia Hoopes Jr. PE
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DRAWN BY:	SEAN
CHECKED BY:	JIMMY
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DRAWING SCALE

HORIZONTAL: 1"=200'

DATE SURVEYED
JUNE 10, 2022

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OF
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06-19-22