







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 28635  
Phone: (919) 692-6880

**PROJECT INFORMATION**

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

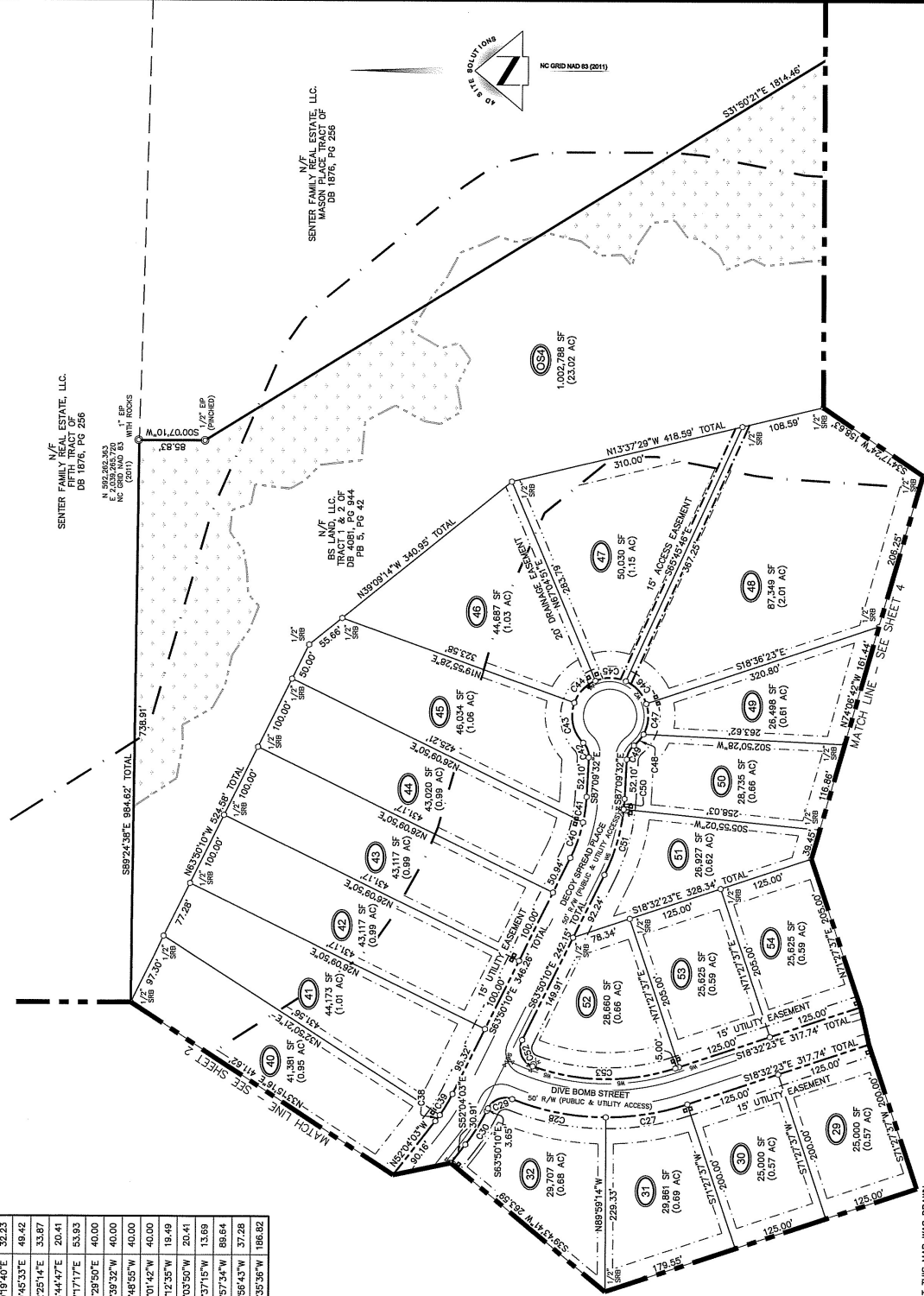
**DRAWING SCALE**  
HORIZONTAL: 1"=100'

**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	S59°19'40"E	32.23
C40	49.54	205.00	S70°45'33"E	49.42
C41	33.91	205.00	S82°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. SEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN HARNETT COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

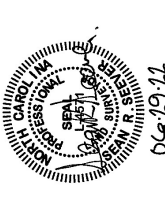
*Sean R. Sever*  
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY PERFORMED TO C-201 FCCC SPECIFICATIONS. THE GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED FROM THE NATIONAL TRIMBLE SURVEYING SYSTEM USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON DECEMBER 20, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

*Sean R. Sever*  
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEVER, 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, WITH MY HAND AND SEAL THIS 22 DAY OF JUNE, 2022.

*Sean R. Sever*  
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

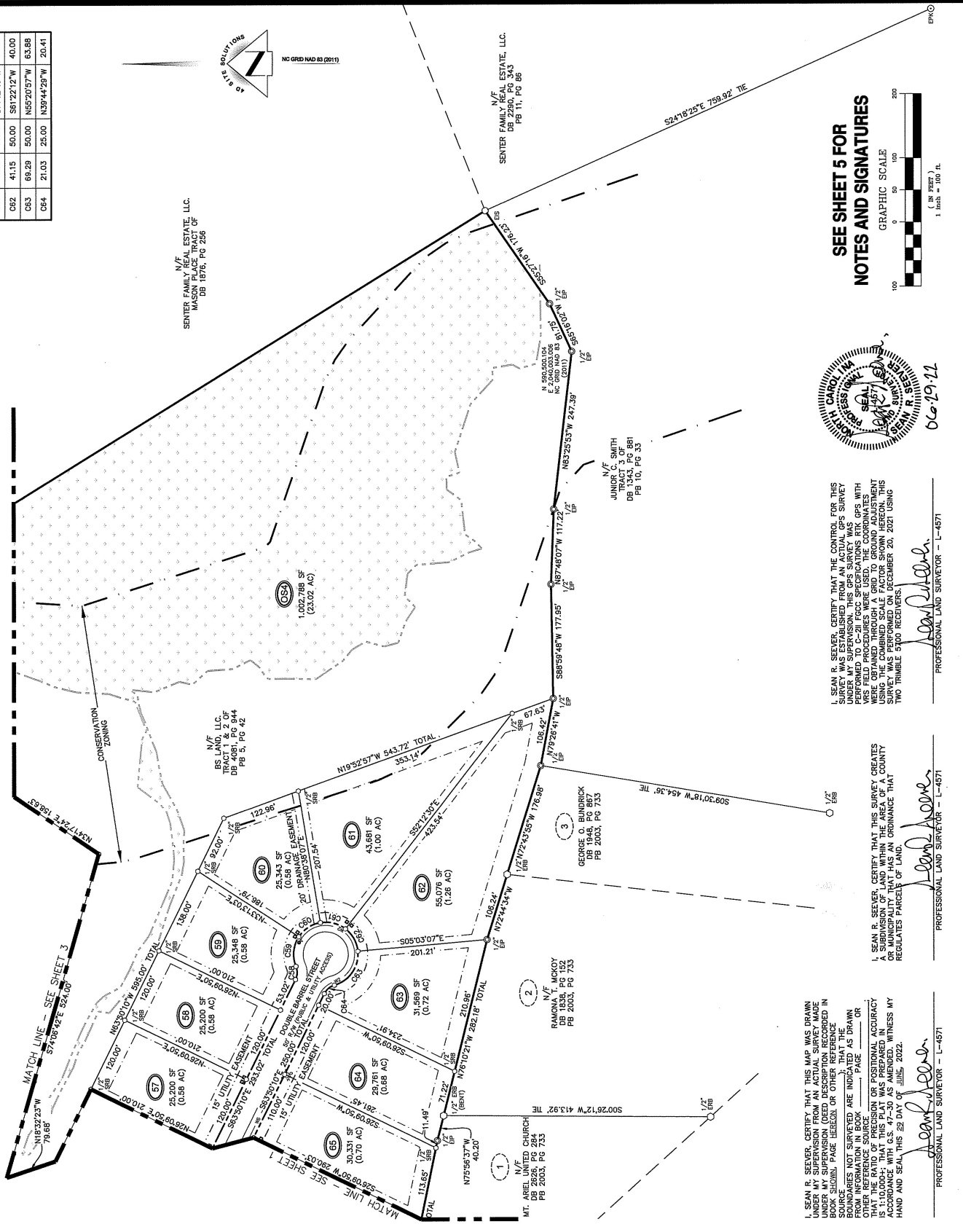
JUNE 10, 2022

SHEET NUMBER

**4**

OF 5

CURVE	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 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

06-19-21

PKO





4Dsite solutions  
Civil Engineering / Land Surveying  
109 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, Matthew S. Willis, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS APPLIED 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 11:55 (AM/PM) AND DULY RECORDED IN MAP BOOK 1117 AT PAGE 318-322.

Matthew S. Willis  
Matthew S. Willis  
Matthew S. Willis  
Deputy  
REGISTERED 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  
Bradly 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  
Bradly 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 FOR THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION OWNER. 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 OWNER SHALL NOT RECOMMEND THAT THE N.C. DEPARTMENT OF TRANSPORTATION BE REQUIRED TO CONSIDER ANY STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE N.C. DEPARTMENT OF TRANSPORTATION BE REQUIRED TO CONSIDER ANY STATE HIGHWAY SYSTEM, THE COUNTY HAS ISSUED BUILDING PERMITS FOR THE SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THIS SUBDIVISION. THE SUBDIVISION OWNER SHALL MAKE MORE BUILDING PERMITS UNTIL 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  
REGISTERED 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 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

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 REQUIREMENTS SET FORTH IN MAP BOOK SHOWED, PAGE 1117 OR OTHER REFERENCE SOURCE. THAT THE BOUNDARIES ARE INDICATED AS DRAWN ON THIS MAP. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THIS SURVEY IS AS NOTED ON THE TITLE PAGE 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 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: John C. Bell 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.

7-5-22  
DATE  
Bradly 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. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED BY THE HARNETT COUNTY PLANNING AND PUBLIC UTILITIES.
- 5. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION ON RECORDED RECORDS.
- 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 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.
- 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 SPACE, MAIL BOXES, STREET LIGHTS, AND OTHER 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 BOUNDARIES.
- 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. CLYDE 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 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571