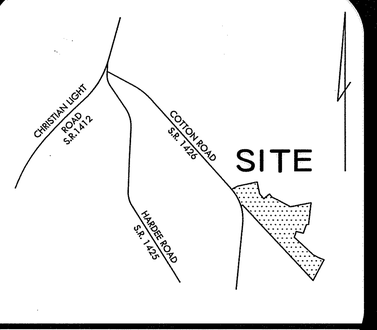



VICINITY MAP

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHALL, PLANNING AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

DEPARTMENT OF REVIEW BOARD CHAIRMAN

THIS 12 DAY OF MAY, 20 23

STORMWATER CERTIFICATE

I CERTIFY THAT THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED AND/OR INSTALLED IN CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA, AND APPROVED STORMWATER PERMIT AND EROSION CONTROL PLAN.

PROFESSIONAL ENGINEER 5/5/23 DATE

NORTH CAROLINA PROFESSIONAL SEAL 9486 ENGINEER DANIEL W. BLACKBURN

## NOTES

- HARNETT COUNTY PINS: 0643-36-2905, 0643-27-3733, 0643-48-3310
- THIS SITE IS WITHIN WSWS-IV HQW OVERLAY
- THIS SITE IS ZONE RA-30 LAND USE- AGRICULTURAL
- ALL LOTS SHALL BE SERVED BY HARNETT COUNTY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS.
- 30' STREETSCAPE BUFFER ALONG COTTON ROAD AND KIOSK/PARKING AREA SHALL BE INCLUDED IN OPEN SPACE. OPEN SPACE SHALL BE MAINTAINED BY THE HOA
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- OPERATION AND MAINTENANCE OF THE SCMs SHALL BE THE RESPONSIBILITY OF THE HOA.
- THIS PROJECT LIES WITHIN THE 1-MILE VOLUNTARY AGRICULTURAL DISTRICT BUFFER.
- A 5'X5' PUBLIC UTILITY EASEMENT IS HEREBY CREATED AROUND THE AS BUILT LOCATION OF ALL WATER METERS AND FIRE HYDRANTS. THE EASEMENT SHALL EXTEND TO THE STREET RIGHT-OF-WAY.
- STREET LIGHTS WILL MEET HARNETT COUNTY UDO REGULATIONS (300').
- FIRE HYDRANTS WILL MEET HARNETT COUNTY UDO REGULATIONS (500').

## SITE DATA

- HARNETT COUNTY PINS: 0643-36-2905, 0643-27-3733, 0643-48-3310
- THIS SITE IS WITHIN WSWS-IV HQW OVERLAY
- THIS SITE IS ZONE RA-30 LAND USE- AGRICULTURAL
- APPROX. LINEAR FOOTAGE OF PUBLIC STREETS:
- TOTAL NUMBER OF LOTS: 59
- AREA OF LOTS: 38.027 ACRES
- AREA OF PUBLIC RIGHT-OF-WAYS: 6.599 ACRES
- TOTAL NUMBER OF OPEN SPACES: 7
- AREA OF OPEN SPACES: 9.901 ACRES
- TOTAL PROJECT AREA (PHASE 1): 54.527 ACRES

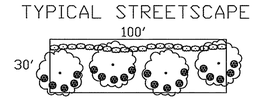
N

NC GRID NAD83 (2011)

## DEVELOPER INFORMATION

REESE CONSTRUCTION, LLC
3720 LUCKY DRIVE
APEX, NC 27539
CONTACT: CLINT REESE
EMAIL: reeseconstruction@hotmail.com
PHONE: (919) 427-4685

TYPICAL STREETSCAPE




LEGEND / PLANTING SCHEDULE

| | PLANT TYPE | MIN PLANTING SIZE | SPACING | NUMBER PER 100' |
|---|---|---|---|---|
| | LARGE MATURING TREE | 2"CALIPER, 6' IN HEIGHT | 30' APART | 3.5 |
| | EVERGREEN SHRUB | 2' IN HEIGHT (6' WITHIN 2 YEARS) | 5' ON CENTER | 20 |
| | LOW GROWING SHRUB | 2' IN HEIGHT | RANDOM | 17 |

I, Michael P. Griffin, Registered Land Surveyor, certify to one or more of the following as indicated :

[X] A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR L-3331

NORTH CAROLINA PROFESSIONAL SEAL L-3331 LAND SURVEYOR MICHAEL P. GRIFFIN 5-9-23

NORTH CAROLINA
WAKE COUNTY

I, Michael P. Griffin, certify that this map was drawn under my supervision from an actual survey made under my supervision, deed and description recorded in Book _____ Page_____, that the ratio of precision as calculated by latitudes and departures is 1/15,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in books referenced, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 3RD day of MAY, 2023.

_____ Land Surveyor

Registration No. L-3331

SURVEYOR SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3331 LAND SURVEYOR MICHAEL P. GRIFFIN 5-9-23

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 AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHING MINIMUM BUILDING LINES, LOT SIZES AND DEDICATING ALL STREETS, RIGHTS-OF-WAY, ALLEYS, SIDEWALKS, PUBLIC WATER WITH ASSOCIATED EASEMENTS, PARKS AND/OR GREENWAYS, AND OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT. FURTHERMORE, I DEDICATE ALL WATER LINES TO THE COUNTY OF HARNETT.

OWNER 5/8/23 DATE

PUBLIC PLAT DEDICATION

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF REESE CONSTRUCTION, LLC AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY STREETS ON THIS PLAT ARE ADDED TO THE NORTH CAROLINA STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ACCEPT MAINTENANCE RESPONSIBILITY FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THE RECORD PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE BUILDING PERMITS UNTIL THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

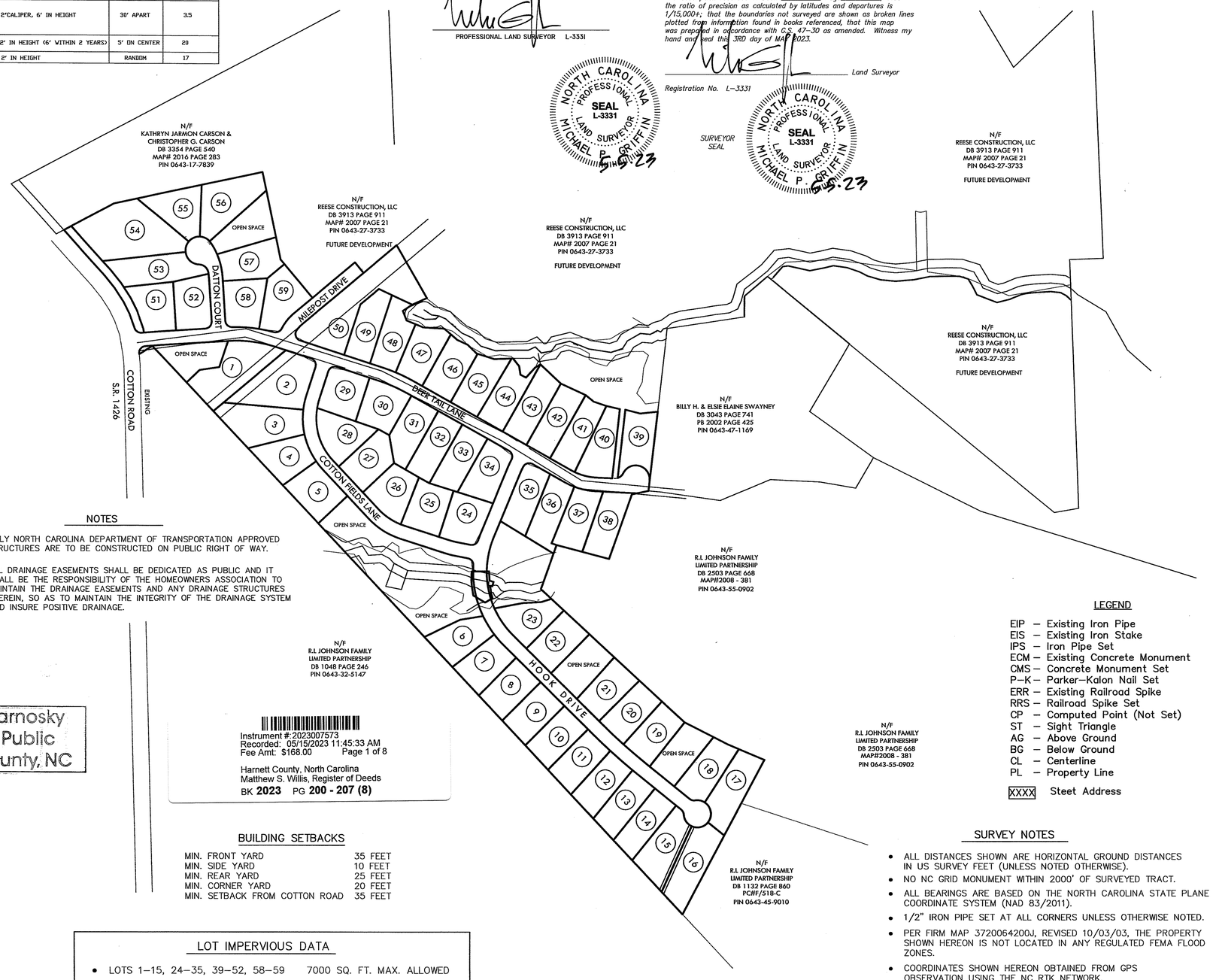
OWNER 5/8/23 DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee K Hines Jr P.E CS
DISTRICT ENGINEER

DATE 5-9-23




## NOTES

- ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

STATE OF NORTH CAROLINA,
COUNTY OF HARNETT

I, a notary public of Wake County, N.C. certify that Clint M. Reese, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp, this the 8th day of May, 2023.

Jaime Zarnosky
Notary Public

My Commission Expires: 11/6/27

Jaime Zarnosky
Notary Public
Wake County, NC

Instrument #:2023007573
Recorded: 05/15/2023 11:45:33 AM
Fee Amt: $168.00 Page 1 of 8

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2023 PG 200 - 207 (8)

## BUILDING SETBACKS

| | |
|---|---|
| MIN. FRONT YARD | 35 FEET |
| MIN. SIDE YARD | 10 FEET |
| MIN. REAR YARD | 25 FEET |
| MIN. CORNER YARD | 20 FEET |
| MIN. SETBACK FROM COTTON ROAD | 35 FEET |

State of North Carolina
County of Harnett

I, Sheila K Barrett, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer, Harnett County

This 15th day of May, 2023.

## LOT IMPERVIOUS DATA

- LOTS 1-15, 24-35, 39-52, 58-59 7000 SQ. FT. MAX. ALLOWED
- LOTS 16-23, 36-38, 53-57 6000 SQ. FT. MAX. ALLOWED

## LEGEND

EIP – Existing Iron Pipe
EIS – Existing Iron Stake
IPS – Iron Pipe Set
ECM – Existing Concrete Monument
CMS – Concrete Monument Set
P-K – Parker-Kalon Nail Set
ERR – Existing Railroad Spike
RRS – Railroad Spike Set
CP – Computed Point (Not Set)
ST – Sight Triangle
AG – Above Ground
BG – Below Ground
CL – Centerline
PL – Property Line
XXXX Steet Address

## SURVEY NOTES

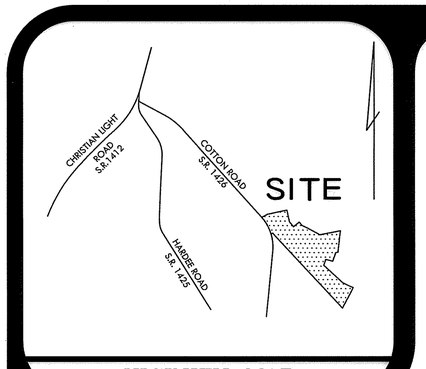
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS NOTED OTHERWISE).
- NO NC GRID MONUMENT WITHIN 2000' OF SURVEYED TRACT.
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83/2011).
- 1/2" IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PER FIRM MAP 3720064200J, REVISED 10/03/03, THE PROPERTY SHOWN HEREON IS NOT LOCATED IN ANY REGULATED FEMA FLOOD ZONES.
- COORDINATES SHOWN HEREON OBTAINED FROM GPS OBSERVATION USING THE NC RTK NETWORK.

SUB2302-0029

GRIFFIN LAND SURVEYING, INC
P.O. BOX 148
FUQUAY-VARINA, NC 27526
(919)-567-1963

SUBDIVISION PLAT
# COTTON FARMS
PHASE 1
HECTOR'S CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

| | | | |
|---|---|---|---|
| ZONE | RA-30 | DATE | 11/30/22 |
| TAX PARCEL | | SCALE | NOT TO SCALE |
| P.I.N. | AS SHOWN | DRAWN BY | MPG |
| SHEET 1 OF 8 | | PROJECT NO. | |

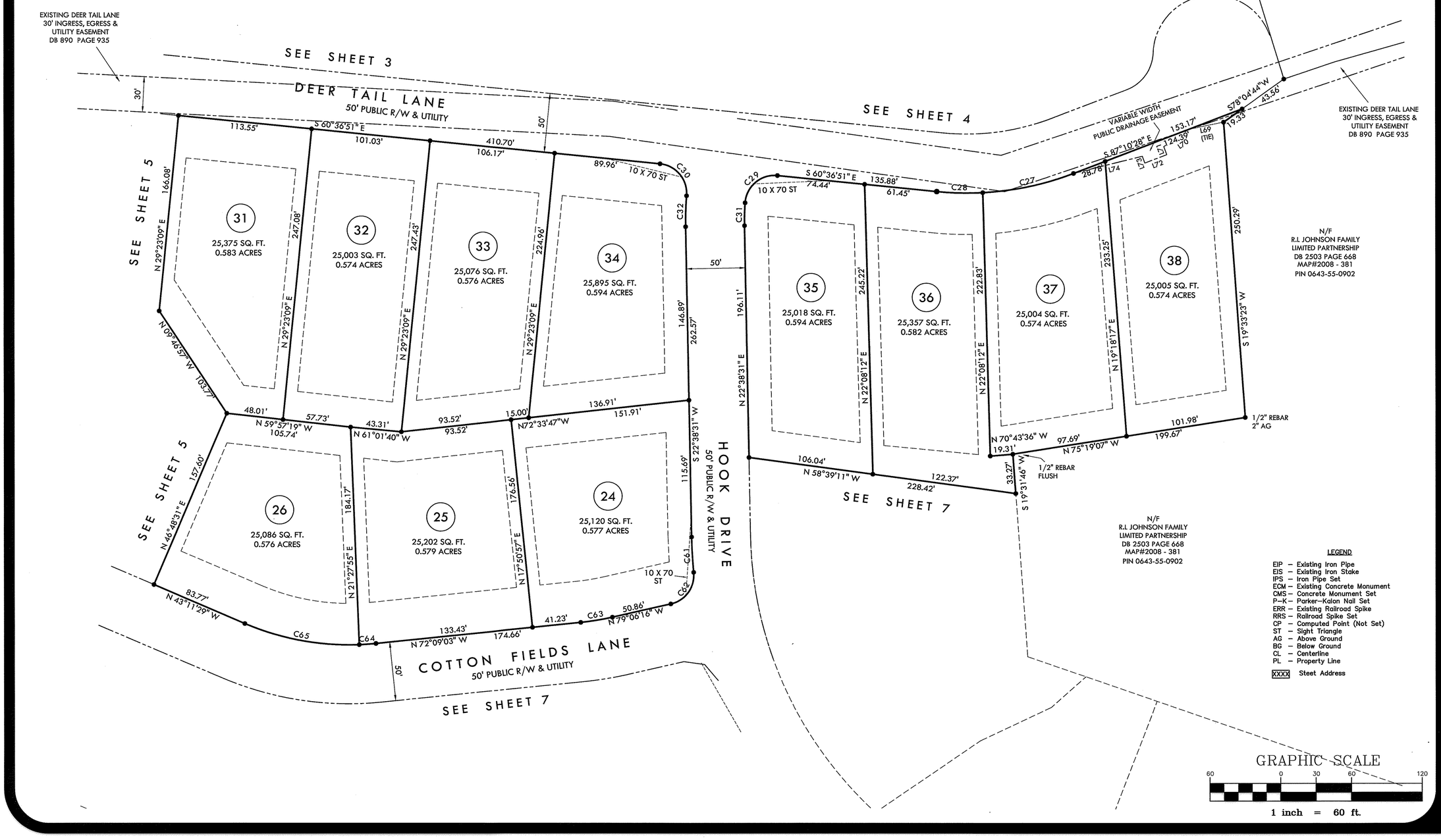



VICINITY MAP

NORTH CAROLINA PROFESSIONAL SEAL L-4331 LAND SURVEYOR MICHAEL P. GRIFFIN
5-5-23

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L69 | S77°49'59"E | 30.32 |
| L70 | N78°53'47"E | 25.67 |
| L71 | N02°52'34"E | 7.17 |
| L72 | S87°07'26"E | 20.00 |
| L73 | S02°52'34"W | 6.12 |
| L74 | S80°17'01"E | 60.08 |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | BEARING | CHORD | DELTA | TANGENT |
| C27 | 255.00 | 79.08 | S78°17'26"E | 78.76 | 17°46'05" | 39.86 |
| C28 | 255.00 | 39.13 | S65°00'37"E | 39.09 | 8°47'32" | 19.60 |
| C29 | 25.00 | 39.85 | S73°43'02"W | 35.77 | 91°20'14" | 25.59 |
| C30 | 25.00 | 38.89 | N16°02'38"W | 35.09 | 89°08'26" | 24.63 |
| C31 | 205.00 | 19.34 | S25°20'44"W | 19.34 | 5°24'24" | 9.68 |
| C32 | 255.00 | 26.19 | S25°35'03"W | 26.18 | 5°53'04" | 13.11 |
| C61 | 375.00 | 29.88 | S20°21'33"W | 29.88 | 4°33'57" | 14.95 |
| C62 | 25.00 | 36.14 | N59°29'09"E | 33.07 | 82°49'09" | 22.05 |
| C63 | 225.00 | 27.31 | S75°37'40"E | 27.29 | 6°57'13" | 13.67 |
| C64 | 225.00 | 14.20 | S70°20'34"E | 14.20 | 3°36'58" | 7.10 |
| C65 | 225.00 | 99.52 | S55°51'47"E | 98.71 | 25°20'36" | 50.59 |




GRIFFIN LAND SURVEYING, INC.
P.O. BOX 148
FUQUAY-VARINA, NC 27526
(919) - 567 - 1963

SUBDIVISION & RECOMBINATION PLAT
# COTTON FARMS
PHASE 1
HECTOR'S CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

| | | | |
|---|---|---|---|
| ZONE | RA-30 | DATE | 11/30/22 |
| TAX PARCEL | | SCALE | 1" = 60' |
| P.I.N. | AS SHOWN | DRAWN BY | MPG |
| SHEET 6 OF 8 | | PROJECT NO. | |