

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: Cecil Hines Jr. RE
DISTRICT ENGINEER
DATE: 11-14-22
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
I, Shrikak Bennett, REVIEW OFFICER OF HARNETT COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.
Shrikak Bennett 11-22-22
REVIEW OFFICER
THIS 22ND DAY OF November, 2022

CERTIFICATE OF DEVELOPMENT REVIEW
I HEREBY CERTIFY THAT THIS DEVELOPMENT DEPICTED BELOW HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-411, ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHALL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.
11/21/22
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

STORMWATER CERTIFICATION
I HEREBY CERTIFY THAT THE STORMWATER CONVEYANCE FACILITIES ARE CONSTRUCTED AND INSTALLED IN GENERAL CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, AND DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA AND APPROVED STORMWATER PERMIT AND EROSION CONTROL PLAN
PROFESSIONAL ENGINEER
DATE:

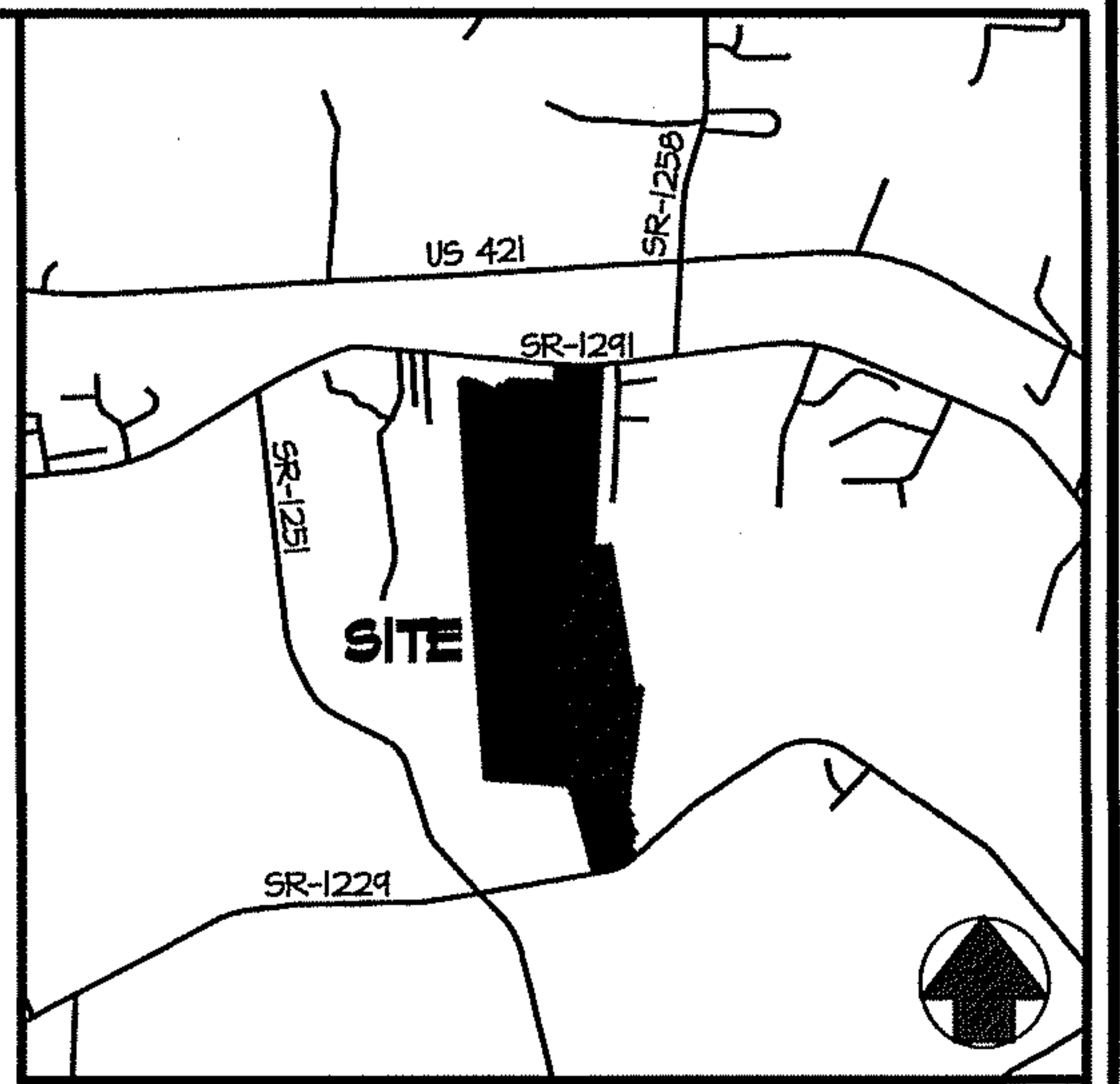
LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows 1-142.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows 143-284.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows C1-C34.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows C35-C67.

STREET DATA
DUNCAN CREEK RD. 3,780 LF
BEACON HILL RD. 1,820 LF
PLAINFIELD LANE 900 LF
WALBURN WAY 320 LF



- SURVEY NOTES: 1. PROPERTY INFORMATION, 2. OWNER INFORMATION, 3. THE INITIAL COORDINATES FOR THIS PROJECT WERE PRODUCED FROM MAP BOOK 2022 PAGE 182, 4. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE, 5. ALL EASEMENTS ARE CENTERED ON THE PROPERTY LINE UNLESS OTHERWISE NOTED HEREON, 6. AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE, 7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE, 8. THE PROPERTY SHOWN HEREON DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (IE. 100-YR. EVENT) PER FEMA FIRM MAP PANEL NO. 3120062000J, REVISED DATE 10/03/2006 (NAVD 1988), 9. THIS MAP DOES NOT DEPICT ENCUMBRANCES THAT ARE FOUND DURING A THOROUGH AND COMPLETE TITLE SEARCH, 10. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: A. UNDERGROUND UTILITIES, B. UNDERGROUND STORAGE FACILITIES, C. GRAVES, CEMETERIES OR BURIAL GROUNDS, 11. MORRIS & RITCHIE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL N.C. ONE CALL CENTER BEFORE DIGGING AT 811. SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON, 12. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL MINIMUM BUILDING SETBACK REQUIREMENTS WITH THE BUILDING INSPECTIONS DEPARTMENT PRIOR TO CONSTRUCTION, 13. DATE OF FIELD SURVEY: 05/26/2022, 14. FIRE HYDRANTS TO BE INSTALLED PER UDO REQUIREMENTS, MUST BE NO MORE THAN 500' APART, 15. STREET LIGHTS TO BE INSTALLED PER UDO REQUIREMENTS, MUST BE NO MORE THAN 300' APART, 16. MAIL KIOSK, STREETSCAPE BUFFER, OPEN SPACE, DRAINAGE AND ACCESS EASEMENTS TO BE MAINTAINED BY THE H.O.A., 17. TEMPORARY MAIL KIOSK IS TO BE REMOVED WITH THE COMPLETION OF THE PERMANENT MAIL KIOSK IN PHASE 2, 18. THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT, FUTURE LAND USE IS CLASSIFIED AS AGRICULTURE & RURAL RESIDENTIAL, 19. SIGNS SHALL BE PLACED AT LEAST 20 FEET FROM ALL RIGHT-OF-WAYS. ALL SIGNS SHALL BE WITHIN SIGN EASEMENTS THAT MEET REQUIRED SETBACKS. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS PRIOR TO CONSTRUCTION.

CERTIFICATE OF IMPROVEMENTS MAINTENANCE
I HEREBY CERTIFY THAT I ASSUME ALL RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER IMPROVEMENTS IN THIS SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR OTHER APPROPRIATE ENTITIES.
Robert N. Bailey manager 11/10/22
DUNCAN'S CREEK DEVELOPMENT GROUP, LLC DATE

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY.
Robert N. Bailey manager 11/10/22
DUNCAN'S CREEK DEVELOPMENT GROUP, LLC DATE

PUBLIC PLAT DECLARATION
ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF DUNCAN'S CREEK DEVELOPMENT GROUP, LLC AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE SUCH STREETS ON THIS PLAT ARE ADDED TO THE NORTH CAROLINA STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE N.C. 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 OF THE LOTS SHOWN ON THE RECORD PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE PERMITS UNTIL THE DISTRICT ENGINEER MAKES A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.
Robert N. Bailey manager 11/10/22
DUNCAN'S CREEK DEVELOPMENT GROUP, LLC DATE

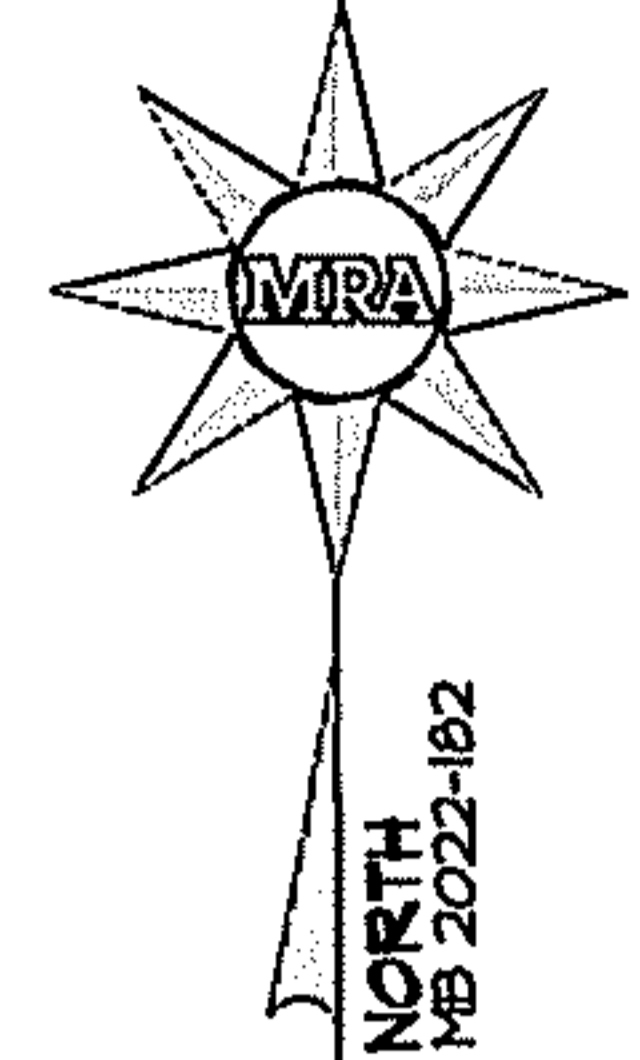
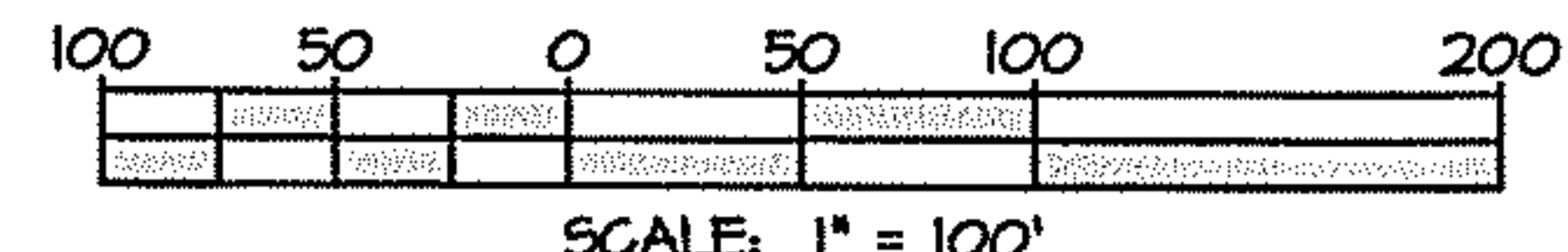
I, CALEB TROY CLAYTON SR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB AS PG. SHOWN, ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS L1102001; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED; 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.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF NOVEMBER, 2022.
11/10/2022
SURVEYOR: Caleb Troy Clayton Sr. LICENSE NUMBER: L-5306



MR&R ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS. JOB No. 21326. SCALE: N/A. DATE: 11-10-2022. DRAWN BY: CTC. REVIEW BY: JMK.

MORRIS & RITCHIE ASSOCIATES OF NC, PC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS. 5605 CHAPEL HILL RD., STE 112, RALEIGH, NC 27607. (984) 200-2103. LICENSE # C-4182. WWW.MRAGTA.COM. © 2022 MORRIS & RITCHIE ASSOCIATES, INC.

DUNCAN'S CREEK PHASE I FINAL SUBDIVISION
FOR: DUNCAN'S CREEK DEVELOPMENT GROUP, LLC & DUNCAN'S CREEK INVESTORS, LLC
DEED BOOK 4138 PAGE 830 & DEED BOOK 4096 PAGE 455
OLD US 421 LILLINGTON, NC 27546
UPPER LITTLE CREEK TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

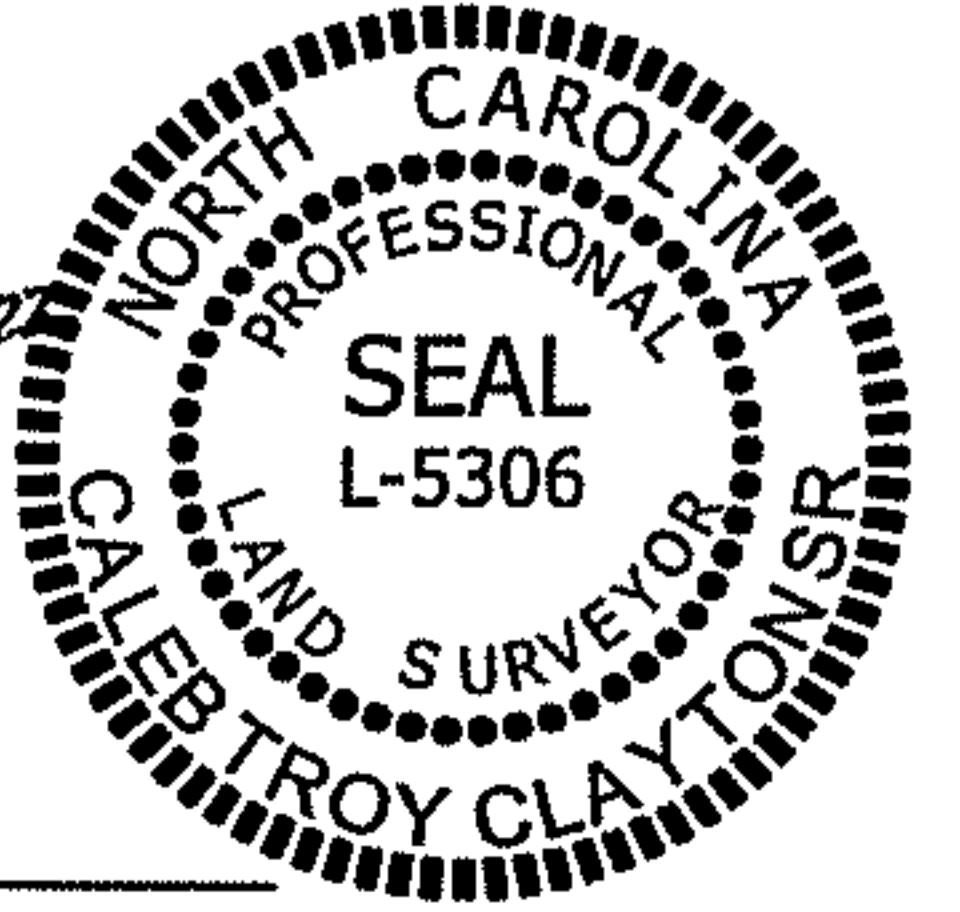


N/F
PAMELA S. BROWN
PIN: 0630-05-8478
PID: 130630 0081
DB 2462 PG 322
PC #2 PG 331 (LOT 1)

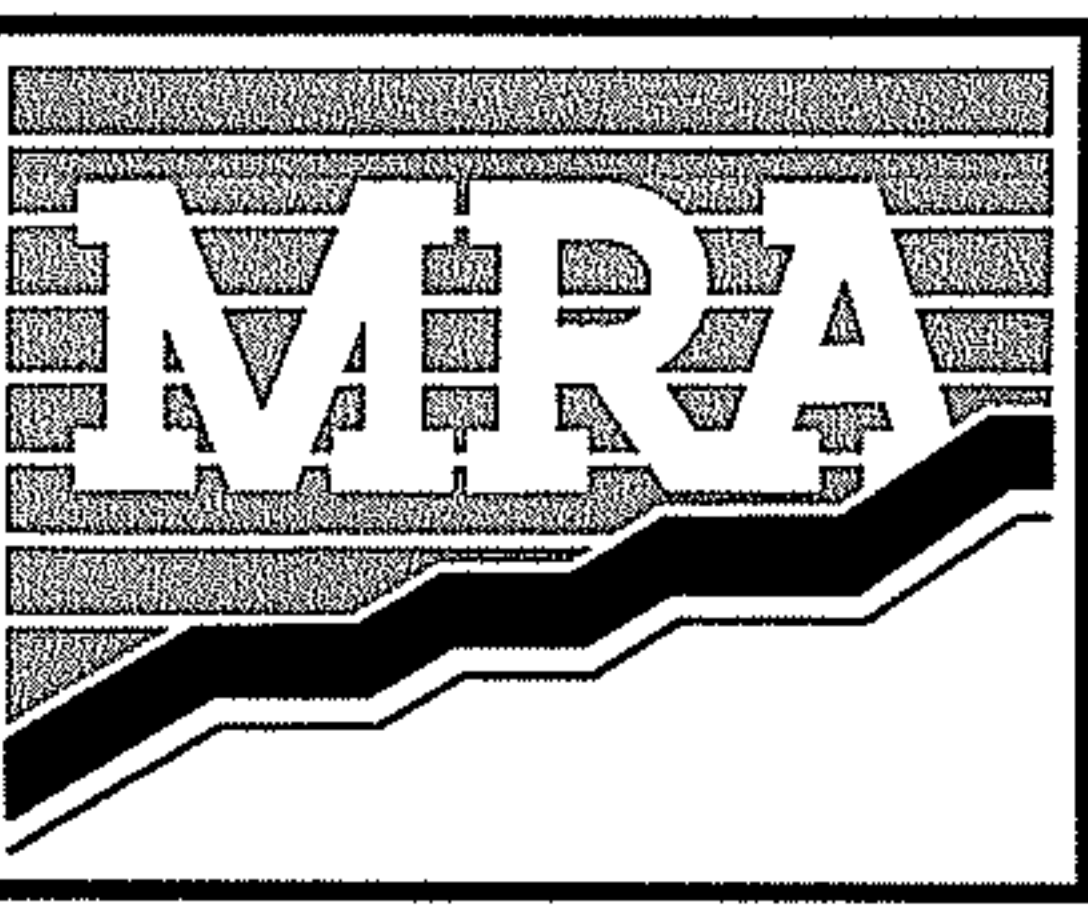
N/F
MAX MCCAULEY SR.
PIN: 0630-04-5880
PID: 130600 0083
DB 185 PG 404
MB 2002 PG 1009 (LOT 9-B)

- LEGEND**
- Lines Surveyed
 - Lines Not Surveyed
 - 8" Water Line
 - Iron Pipe Set
 - Iron Pipe Found
 - Iron Rebar Found
 - Iron Axle Found
 - Water Valve
 - Fire Hydrant
 - Deed Book
 - Map Book
 - Plat Cabinet
 - Page Number
 - Now or Formerly

SURVEYOR:

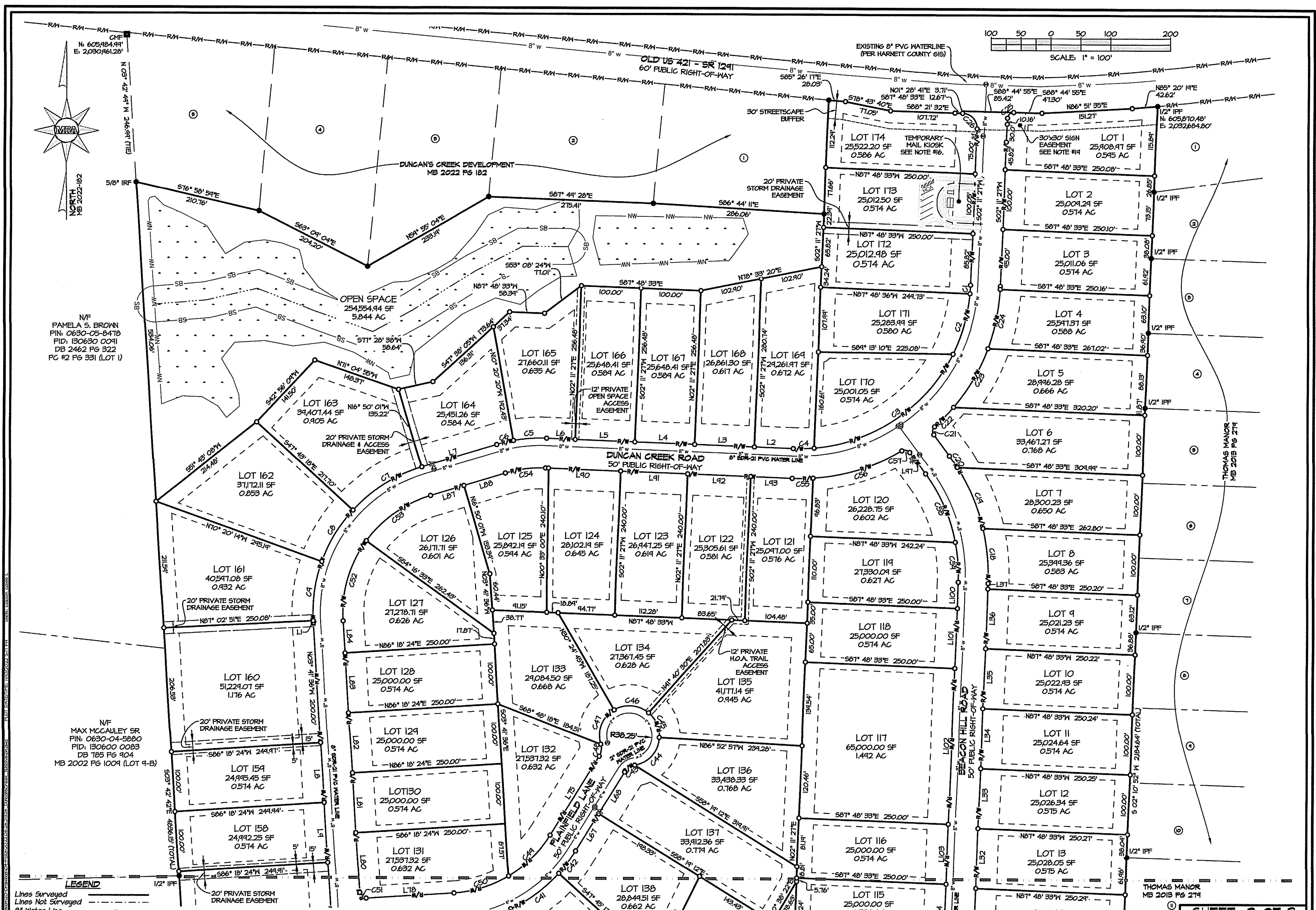


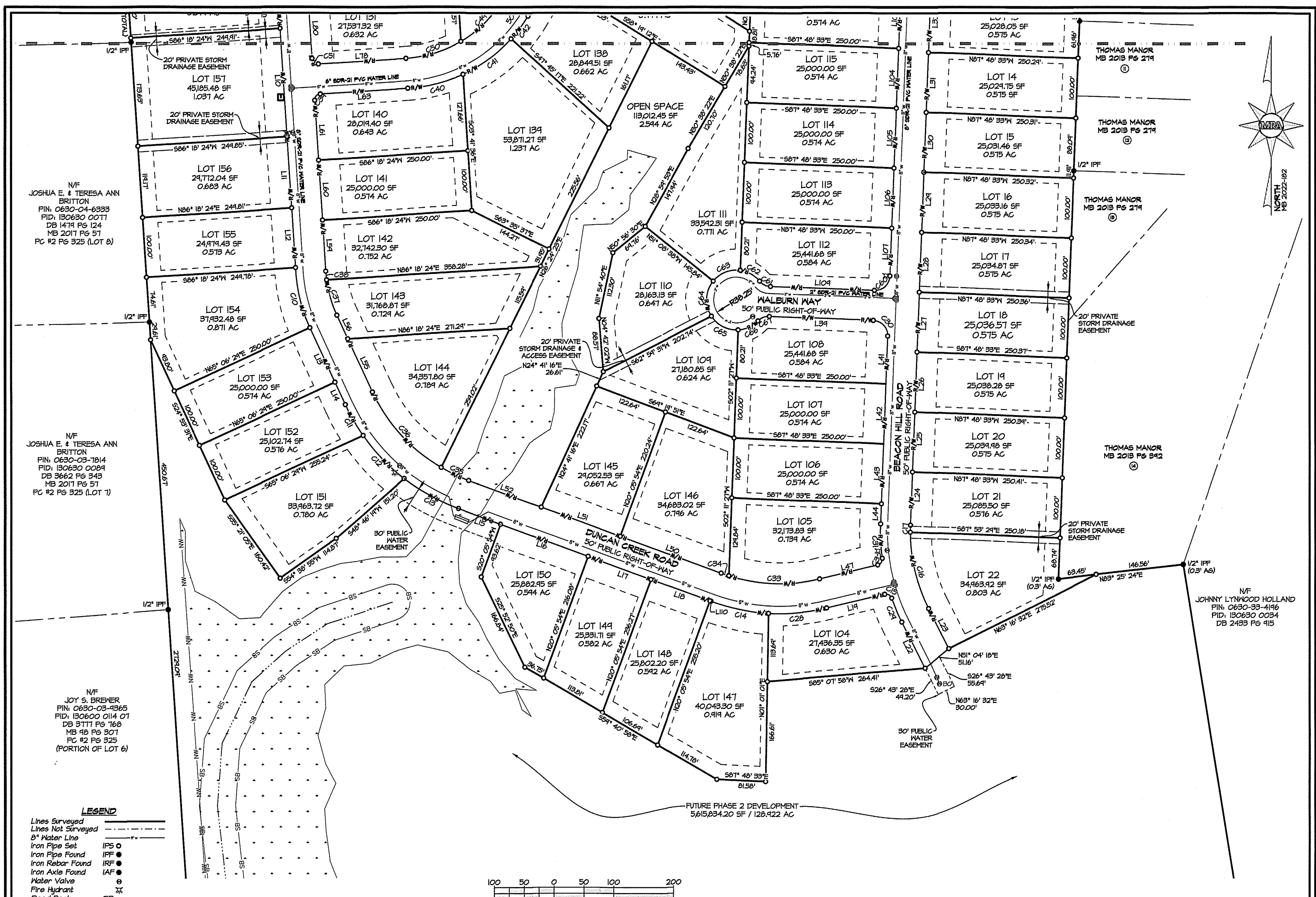
JOB NO.: 21326
SCALE: 1"=100'
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REVIEW BY: JMK



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N/F
 JOSHUA E. & TERESA ANN BRITTON
 PIN: 0630-04-6333
 PID: 130630 0071
 DB 1474 PG 124
 MB 2017 PG 57
 PC #2 PG 325 (LOT 8)

N/F
 JOSHUA E. & TERESA ANN BRITTON
 PIN: 0630-03-1814
 PID: 130630 0084
 DB 3662 PG 343
 MB 2017 PG 57
 PC #2 PG 325 (LOT 7)

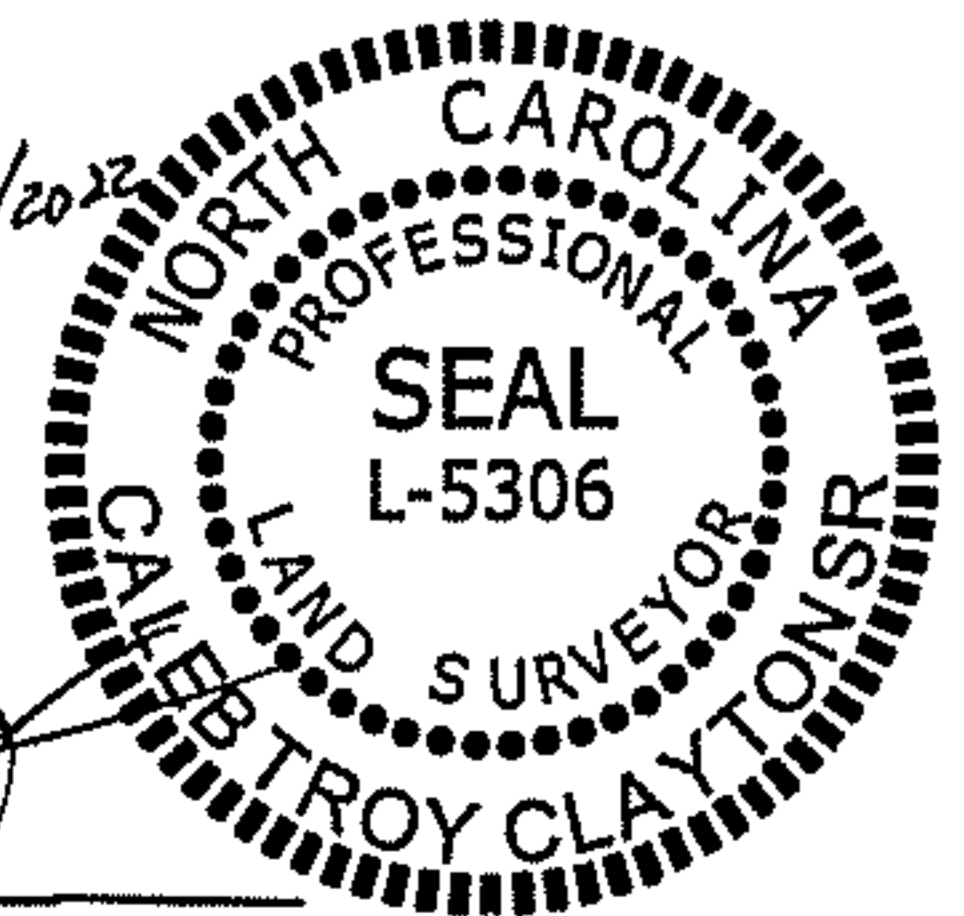
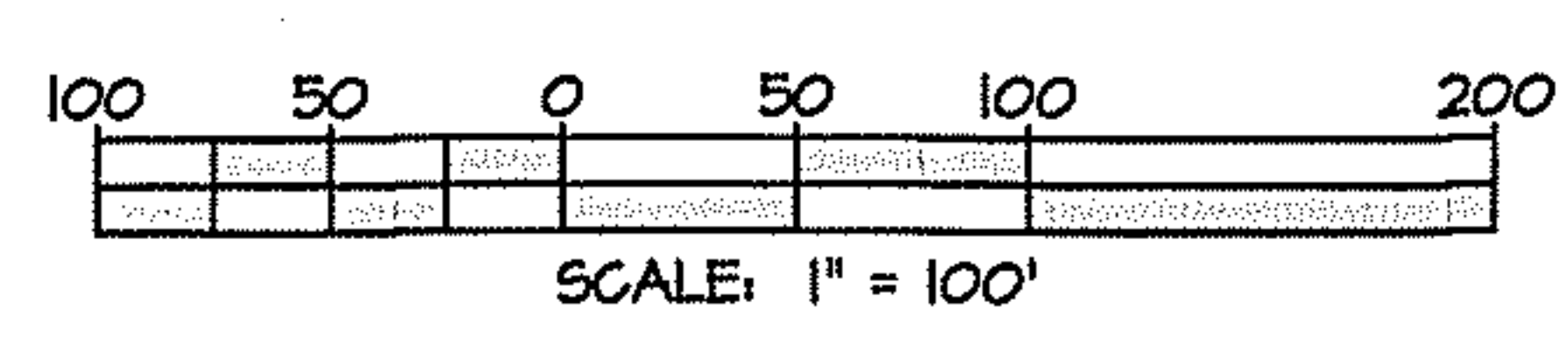
N/F
 JOY S. BREMER
 PIN: 0630-03-4365
 PID: 130600 0114 07
 DB 3711 PG 768
 MB 48 PG 307
 PC #2 PG 325
 (PORTION OF LOT 6)

N/F
 JOHNNY LYNWOOD HOLLAND
 PIN: 0630-33-4196
 PID: 130630 0034
 DB 2433 PG 915

LEGEND

- Lines Surveyed
- Lines Not Surveyed
- 8" Water Line
- Iron Pipe Set
- Iron Pipe Found
- Iron Rebar Found
- Iron Axle Found
- Water Valve
- Fire Hydrant
- Dead Book
- Map Book
- Plat Cabinet
- Page Number
- Now or Formerly

- IPSO
- IPF
- IRF
- IAF
- WV
- DB
- MB
- PC
- PG
- N/F



SURVEYOR: *[Signature]*

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SCALE: 1"=100'	
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