

NCDOT Findings for Minor Subdivisions

The North Carolina Department of Transportation has reviewed this plat for Minor Subdivision and offers the following comments. The North Carolina Department of Transportation's review of this Minor Subdivision plat does not constitute approval of subdivision streets for NCDOT Maintenance. If addition to the state system is desired, plans for review and a petition for addition must be submitted to the District Engineers office. If applicable, comments will be included below for correction, and re-submittal.

Furthermore, Minor Subdivision approval DOES NOT constitute proposed driveway connection approval to state maintained roadways. Construction of any new connection, alteration of any existing connection, or changing the use of the subject property and using the existing driveway may require an approved Driveway Permit. Permits MUST be secured prior to usage of the driveway. For additional information contact the Division 6 / District 2 office.

Review For: SUB2309-0014 – BPR Real Estate Holding Company, LLC

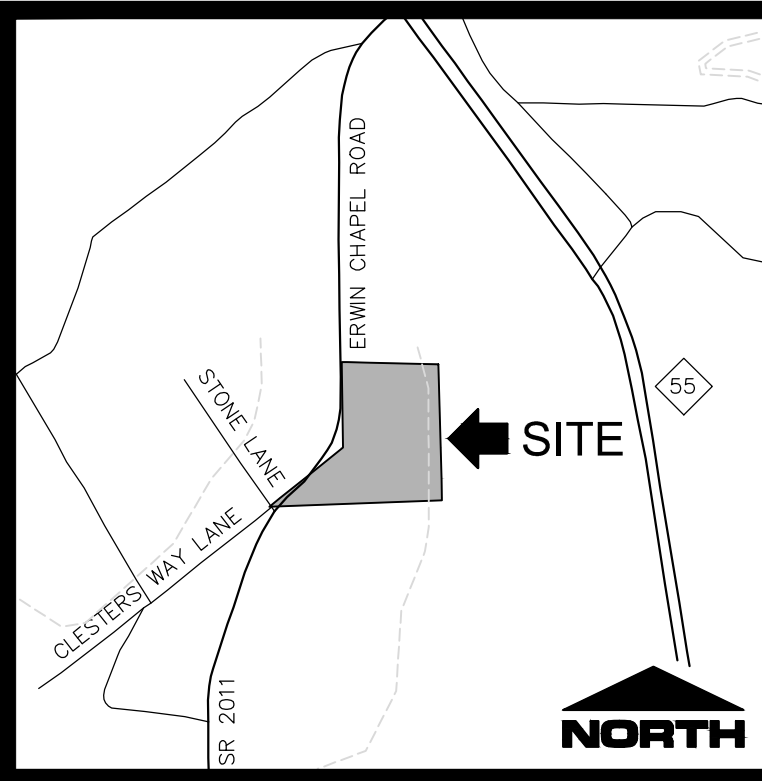
1. Recommend approval.
2. The last traffic volume data we have is 290 ADT in 2016. Therefore, a minimum driveway spacing of 100' will be required between driveways.

I, Christopher Pendergraph reviewed this Plat on 9/18/2023 If there are any questions regarding the status, or findings of this worksheet please contact us at the number provided below.

Signature,

(Division 6/District 2)
PO Box 1150, 28302 (Mail)
600 Southern Avenue, 28306 (Delivery)
Fayetteville, NC
Phone: (910) 364-0601





**VICINITY MAP
NOT TO SCALE**

- LEGEND:**
- EPK - EXISTING IRON PIPE
 - EPN - EXISTING P/N NAIL
 - ERB - EXISTING REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - TIE LINE
 - - - RIGHT-OF-WAY
 - - - WATER LINE
 - - - OVERHEAD UTILITY
 - - - WETLANDS
 - - - EXISTING EASEMENT LINE
 - - - FENCE LINE
 - - - TREE LINE
 - ⊠ - SIGN
 - ⊡ - TRANSFORMER
 - ⊙ - LIGHT POLE
 - ⊙ - UTILITY POLE
 - ⊙ - GUY WIRE
 - ⊙ - TELEPHONE PEDESTAL
 - ⊙ - WATER VALVE
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER METER
 - ⊙ - ASPHALT
 - ⊙ - WETLANDS

- NOTES:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987513
 LOCALIZATION POINT N: 583,821.816 E: 2,097,657.567
 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - INES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 - THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ID: KEY2023-00257 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 6, 2023, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 372009900J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.

CERTIFICATION OF MINOR SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL FROM HARNETT COUNTY E-911 ADDRESSING, PUBLIC HEALTH, PLANNING, PUBLIC UTILITIES, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS STATED BELOW AND IS ELIGIBLE FOR RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

E-911 ADDRESSING: _____

PUBLIC UTILITIES (NOT FOR CONSTRUCTION): _____

NCDDT: _____

SUBDIVISION ADMINISTRATOR: _____ DATE: _____

**STATE OF NORTH CAROLINA
COUNTY OF HARNETT**

I, _____ REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____

DATE: _____

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 THE SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED. I FURTHER CERTIFY THAT I HAVE NOT BEEN INVOLVED AS AN OWNER, LEASER, OPTION HOLDER OR HAD ANY LEGAL OR EQUITABLE INTEREST IN ANY PROPERTY ADJACENT TO OR LOCATED DIRECTLY ACROSS A STREET, EASEMENT, ROAD RIGHT-OF-WAY FROM THE PROPERTY SHOWN AND DESCRIBED HEREON.

DATE: _____ OWNER'S SIGNATURE: _____

HARNETT COUNTY, NORTH CAROLINA
 FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

REGISTER OF DEEDS OF HARNETT COUNTY

TOTAL AREA: (BY COORDINATE COMPUTATION)
 611,073 SF (14.03 AC)

ZONING: RA-30

35' FRONT
 20' CORNER SIDE
 10' SIDE
 25' REAR

SOURCE OF TITLE
 DB 1673, PG 984
 HARNETT COUNTY REGISTER OF DEEDS

OWNER INFORMATION:

N/F JOHNIE JASPER WIGGINS, JR. & WIFE, BARBARA JO WIGGINS
 DB 1236, PG 978

N/F LINDA KAY WOODALL CAPPS, AKA KAY WOODALL CAPPS & HUSBAND, JOSEPH E. CAPPS
 TRACT 1 OF DB 3269, PG 3

N/F MICHEL LUNA
 DB 3597, PG 649
 PB 99, PG 403

N/F JUSTIN B. WILSON & WIFE, MORGAN D. WILSON
 DB 3711, PG 377

ADJACENT OWNERS:

N/F DYLAN PAGE & TYLER PAGE
 DB 4158, PG 1633
 PB 2021, PG 482

N/F CATHY P. BYRD
 TRACT 2 OF DB 4102, PG 123
 PB 2021, PG 482

N/F DEBRA HARDEE BYRD
 DB 1073, PG 913

N/F BPR REAL ESTATE HOLDING COMPANY, LLC.
 DB 1673, PG 984

N/F PATRICIA T. THOMAS
 TRACT 1 OF DB 864, PG 819

N/F DOUGLAS E. TURNER, JR. & WIFE, NATALIE B. TURNER
 DB 2949, PG 643

PROPERTY LINES AND DISTANCES:

SR 2011 - ERWIN CHAPEL ROAD
 60' PUBLIC R/W

500' ± 1/8" E 104.76'

500' ± 1/8" W 104.76'

500' ± 1/8" S 104.76'

500' ± 1/8" N 104.76'

500' ± 1/8" E 104.76'

500' ± 1/8" W 104.76'

500' ± 1/8" S 104.76'

500' ± 1/8" N 104.76'

PROPERTY LINES AND DISTANCES (Continued):

588'38'14"E 146.59'

588'35'40"E 423.37'

588'22'29"E 573.59'

581'44'38"E 594.01'

588'23'30"E 610.40'

588'23'38"E 839.51'

587'49'19"W 1079.35' TOTAL

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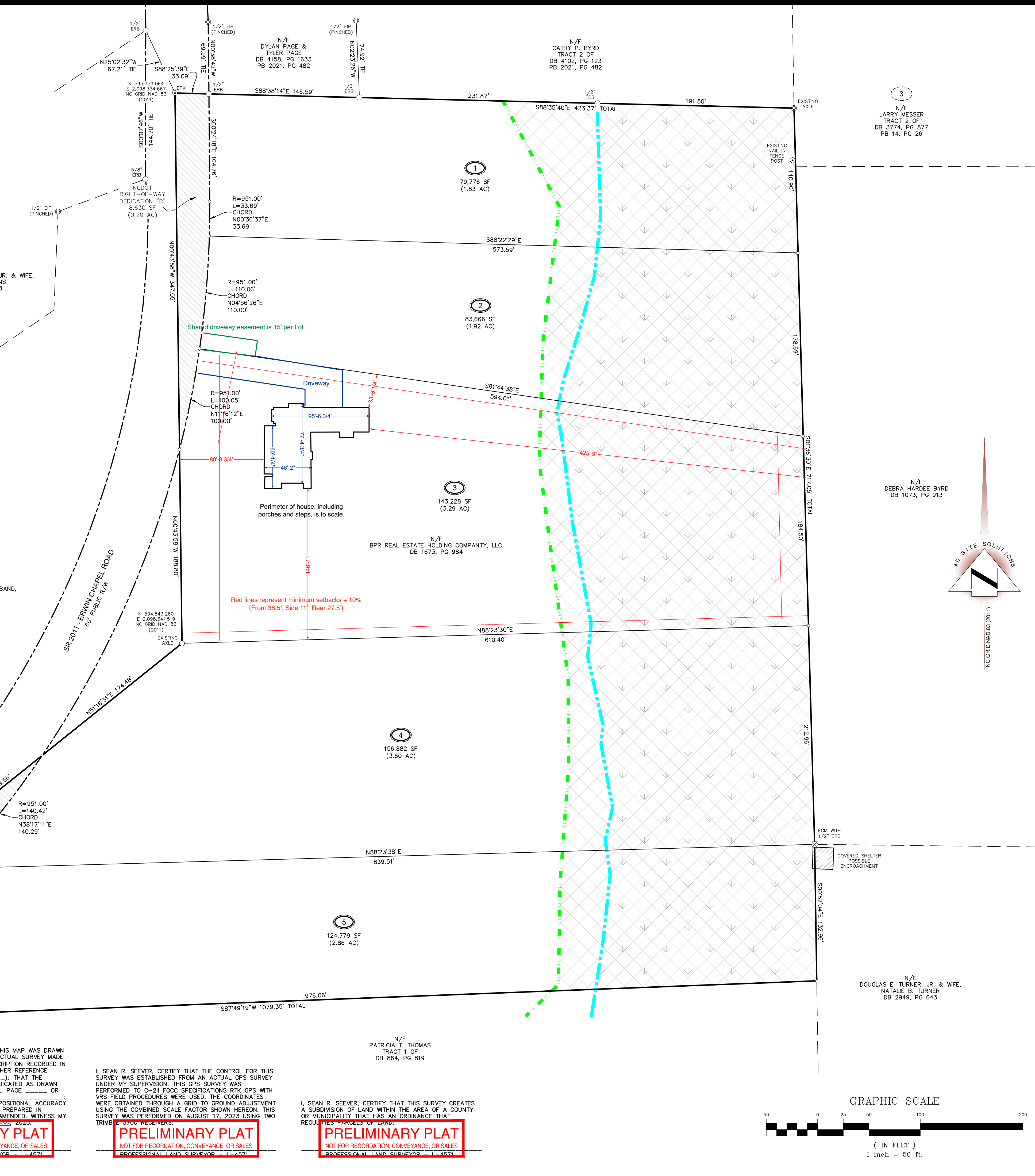
PROPERTY LINES AND DISTANCES (Continued):

587'49'19"W 1079.35' TOTAL

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587'49'19"W 1079.35' TOTAL



I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 17th DAY OF AUGUST, 2023.

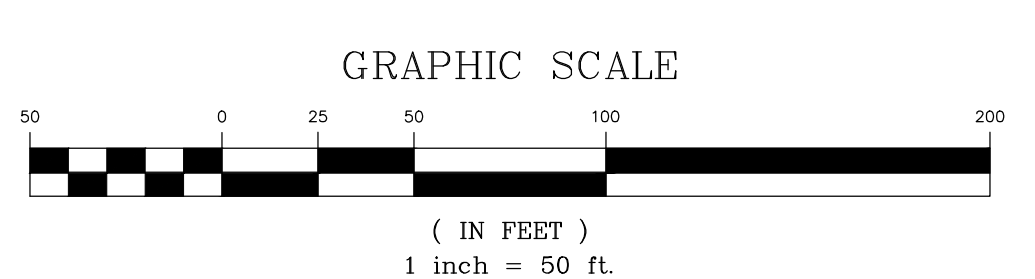
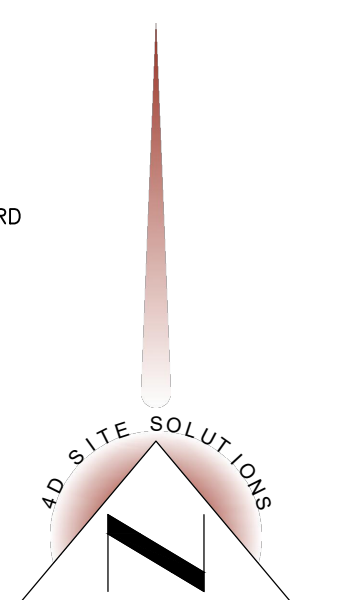
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
PROFESSIONAL LAND SURVEYOR - L-4571

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 TO C-2H FCCC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED, THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON AUGUST 17, 2023 USING TWO TRIMBLE S7600 RECEIVERS.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY 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.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
PROFESSIONAL LAND SURVEYOR - L-4571



REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

MINOR SUBDIVISION SURVEY OF THE BPR REAL ESTATE HOLDING COMPANY, LLC. PARCEL

PIN: 0599-84-4961.000
 ERWIN CHAPEL ROAD
 GROVE TOWNSHIP
 NEAR THE TOWN OF COATS
 HARNETT COUNTY
 NORTH CAROLINA

CLIENT

TRIANGLE LAND PARTNERS, LLC

PO Box 5548
 Cary, North Carolina 27512
 Phone: (704) 608-3085

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	2009

DRAWING SCALE

HORIZONTAL: 1"=50'

DATE SURVEYED

AUGUST 17, 2023

SHEET NUMBER

1