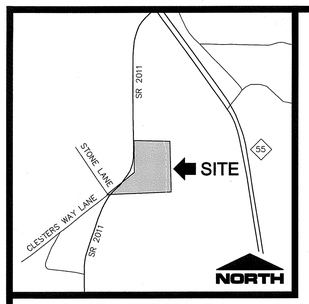


VICINITY MAP
NOT TO SCALE

LEGEND:
- EIP — EIP–EXISTING IRON PIPE
- EPK — EPK–EXISTING PK NAIL
- ERB — ERB–EXISTING REBAR
- SRB — SRB–SET REBAR
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- RIGHT–OF–WAY
- SETBACK LINE
- W — WATER LINE
- // — OVERHEAD UTILITY
- WETLANDS
- EASEMENT LINE
- X — FENCE LINE
- TREE LINE
- SIGN
- TRANSFORMER
- LIGHT POLE
- PP — UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ASPHALT
- WETLANDS

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987513 LOCALIZATION POINT N: 593,821.816 E: 2,097,657.567 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. 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.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720059900J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. A MINIMUM DRIVEWAY SPACING OF 100' WILL BE REQUIRED BETWEEN DRIVEWAYS.
9. THE BLUE LINE STREAM SHOULD BE SHOWN ON EVERY PLOT PLAN/SITE PLAN SUBMITTED FOR BUILDING PERMIT ISSUANCE.
10. NUMBER OF BUILDABLE LOTS: 5
11. THE WETLAND BOUNDARY IS THE REAR BUILDING SETBACK LINE.

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 PLAT 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)– Water available, No Sewer

NCDOT– Min driveway spacing of 100' will be required btwn driveways

SUBDIVISION ADMINISTRATOR — DATE 12/28/23

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

REVIEW OFFICER

DATE: 12-28-23

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 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 Manager

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 28th DAY OF December AT 2:04 (AM/PM) AND DULY RECORDED IN MAP BOOK 2023 AT PAGE 670

Matthew S. Willis by: Deputy I
REGISTER OF DEEDS OF HARNETT COUNTY

Instrument # 2023021511
Recorded: 12/28/2023 02:04:18 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2023 PG 670 - 670 (1)

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

PIN: 0599–84–4961.000

PID: 070598 0034

ZONING: RA–30

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

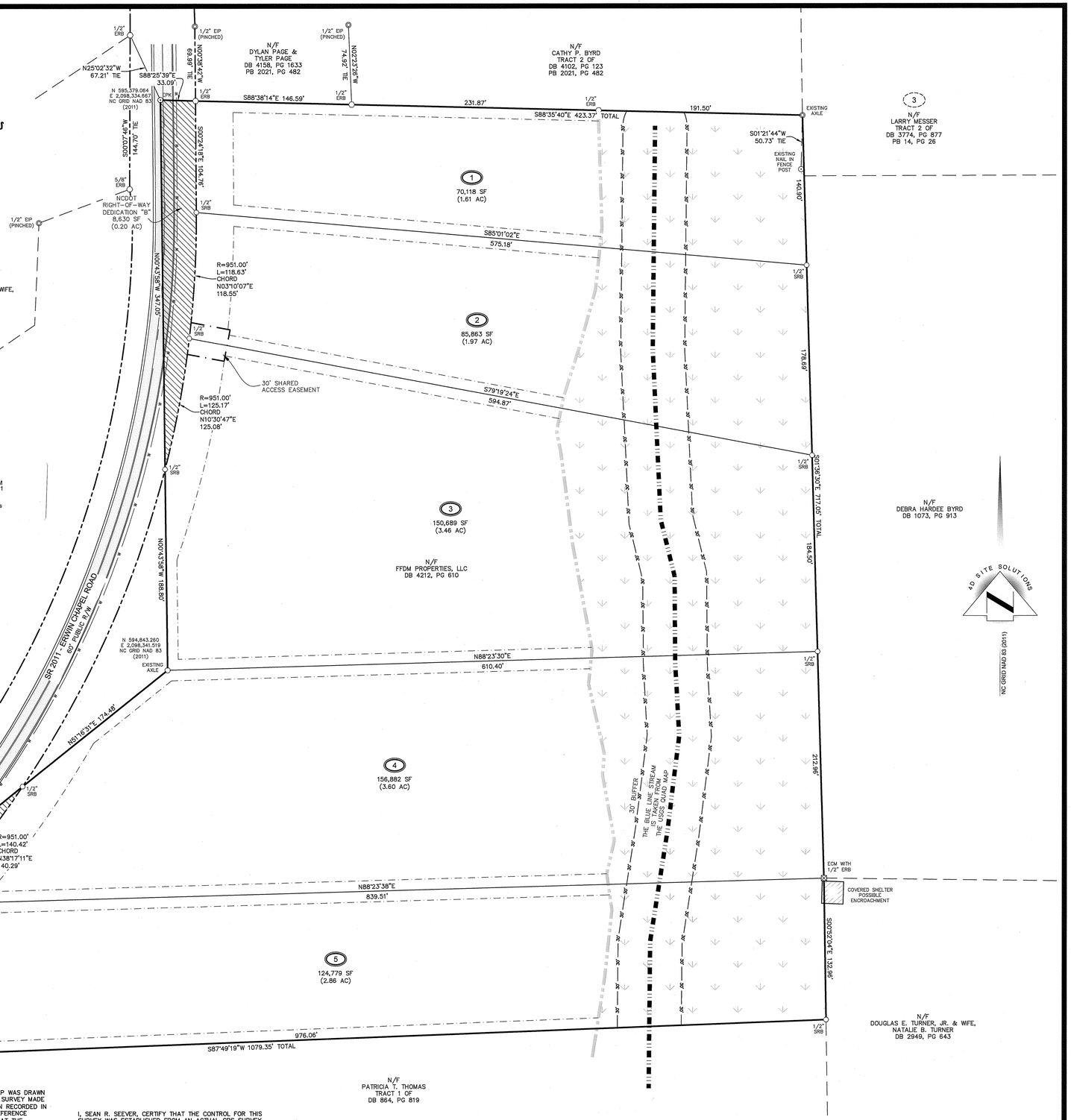
SOURCE OF TITLE
DB 4212, PG 610
HARNETT COUNTY
REGISTER OF DEEDS

OWNER ADDRESS
341 KILMAYNE DRIVE – SUITE 201
CARY, NORTH CAROLINA 27511

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.



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 SHOWN, PAGE HEREON 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 PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 13 DAY OF DECEMBER, 2023.

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12-13-23

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–3I FGCC 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 5700 RECEIVERS.

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.

PROFESSIONAL LAND SURVEYOR – L–4571

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: Lee B. Hines TBS
DISTRICT ENGINEER

12-19-2023
DATE

100' Driveway spacing

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12-13-23

REVISIONS

PROJECT NAME

MINOR SUBDIVISION SURVEY OF THE FFDM PROPERTIES, 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

DECEMBER 7, 2023

SHEET NUMBER

1 OF 1

I:\Triangle Land Partners\2009-BPR Property\CIVIL 3D\DWG\MAP\2009-SUBDIVISION PLAT.dwg • MINOR SUBDIVISION MAP • 12.13.2023 7:46:55 AM