

VICINITY MAP NOT TO SCALE

- LEGEND:**
- EQ- EXISTING CONCRETE MONUMENT
  - EP- EXISTING IRON PIPE
  - EO- EXISTING PIPE W/AL.
  - ER- EXISTING REBAR
  - ES- SET 1/2" REBAR
  - CP- COMPUTED POINT
  - HW - HIGH OR FORMERLY HIGHWAY
  - R/W - RIGHT OF WAY
  - ROP - REINFORCED CONCRETE PIPE
  - PL - PROPERTY LINE
  - OL - OLD PROPERTY LINE
  - AL - ADJACENT PROPERTY LINE
  - RO- RIGHT-OF-WAY
  - SL - SETBACK LINE
  - SS - SANITARY SEWER LINE
  - SD - STORM DRAINAGE
  - WL - WATER LINE
  - UW - UNDERGROUND FIBER OPTIC
  - OU - OVERHEAD UTILITY
  - PT - POTENTIAL TREASURY
  - TL - TREE LINE
- SYMBOLS:**
- MAILBOX
  - ELECTRICAL BOX
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - ASPHALT
  - CONCRETE
  - BUILDINGS
  - WETLANDS

**TOTAL AREA (BY COORDINATE COMPUTATION)**  
1,580,100 SF (36.02 AC)

**GRID:**  
1802-45-5180.000  
1802-44-5289.000

**PER:**  
071602 0042 01  
071602 0042 02

**ZONING:** RA-30  
35' FRONT  
10' SIDE  
25' REAR  
20' CORNER SIDE

**SOURCE OF TITLE:**  
CD 4354, PG 2497  
CD 4354, PG 2500  
HARNETT COUNTY  
RECORD OF DEEDS

**LOT COORDS:**  
TOTAL 34

**LOT AREA:**  
AVERAGE LOT SIZE - 37,275 SF  
MINIMUM LOT SIZE - 15,000 SF  
MINIMUM LOT WIDTH - 100 FT

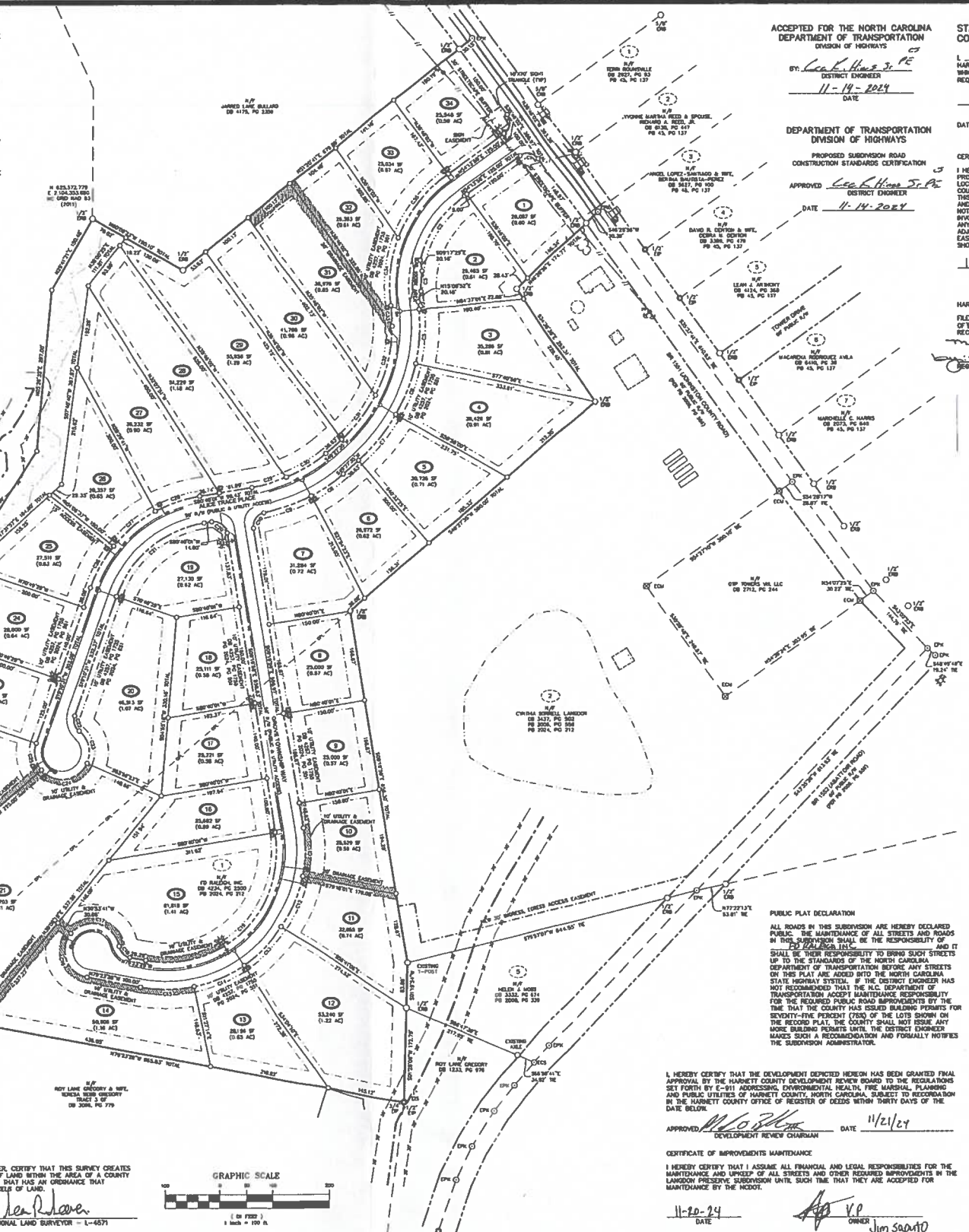


I, SEAN R. SEIVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (COORDINATE) AND RECORDED IN BOOK 5008, PAGE 5829 OR OTHER REFERENCE SOURCE. I HAVE REVIEWED THIS MAP AND IT ACCURATELY REPRESENTS THE INFORMATION CONTAINED THEREIN. I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA AND THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A SIGNER THEREON.

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

**NOTES:**

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COORDINATE SCALE FACTOR 0.9999798. LOCALIZATION POINT IS 438-464-851. E 2,104,888.458 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. THE SURVEY PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED BY THAT CERTAIN TITLE COMMITMENT ID. 1872023-0049 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 12, 2023. AND TITLE COMMITMENT ID. 1872023-0050 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 12, 2023. AND ALL ENCUMBRANCES, EASEMENTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO BE HAVING BEEN PLACED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
6. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 372018200K OF THE FLOOD INSURANCE RATE, DATED JUNE 26, 2018.
7. THE WETLANDS DELINEATION WAS PROVIDED BY:  
TERRACON  
2100 BRIGHTWOOD ROAD - SUITE 107  
RALEIGH, NORTH CAROLINA 27604  
PHONE: 919-773-2251  
DATED OCTOBER 9, 2023
8. THE PROJECT SITE IS NOT WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
9. TOTAL LOTS: 34
10. QMS LOTS PER ACRE: 1
11. THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
12. INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
13. THE STREET LIGHTING WILL COMPLY WITH SECTION 7.2.3 OF THE HARNETT COUNTY UDO. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE INDICATES WILL BE PRESENT IN ACCORDANCE WITH SECTION 4.4 OF THE HARNETT COUNTY UDO.
14. SIDEWALKS SHALL BE 5 FT WIDE.
15. THE HOA WILL BE RESPONSIBLE FOR MARKING THE OPEN SPACE AND MAIL BOXES.
16. TOWNSHIP GROVE
17. THE LINEAR FEET OF ROADS IS AS FOLLOWS:  
ROAD NAME: ALICE TRACE PLACE  
ROAD CLASSIFICATION: R-1  
TOTAL: 2.729
18. LAND USE CLASSIFICATION - LOW DENSITY RESIDENTIAL
19. HOA WILL MAINTAIN THE PROJECT SIGN, MAIL BOXES AND THE STREETSCAPE BUFFER ON THE COMBINED AREA. LOT OWNERS WILL MAINTAIN THE STREETSCAPE BUFFER LOCATED ON LOTS.
20. PROJECT SIGN SHALL BE INSTALLED AT LEAST 20 FT FROM ANY STREET ROW. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
21. STREETSCAPE BUFFER AND ANY OTHER REQUIRED BUFFER CANNOT BE REMOVED.
22. THE MAXIMUM SUPERVISED AREA ALLOWED ON EACH LOT IS 8,800 SF PER DEED BOOK 5081, PAGE 2100.
23. THIS PROPERTY 6031896, 6031897, 6031898, 6031899, 6031900, 6031901, 6031902, 6031903, 6031904, 6031905, 6031906, 6031907, 6031908, 6031909, 6031910, 6031911, 6031912, 6031913, 6031914, 6031915, 6031916, 6031917, 6031918, 6031919, 6031920, 6031921, 6031922, 6031923, 6031924, 6031925, 6031926, 6031927, 6031928, 6031929, 6031930, 6031931, 6031932, 6031933, 6031934, 6031935, 6031936, 6031937, 6031938, 6031939, 6031940, 6031941, 6031942, 6031943, 6031944, 6031945, 6031946, 6031947, 6031948, 6031949, 6031950, 6031951, 6031952, 6031953, 6031954, 6031955, 6031956, 6031957, 6031958, 6031959, 6031960, 6031961, 6031962, 6031963, 6031964, 6031965, 6031966, 6031967, 6031968, 6031969, 6031970, 6031971, 6031972, 6031973, 6031974, 6031975, 6031976, 6031977, 6031978, 6031979, 6031980, 6031981, 6031982, 6031983, 6031984, 6031985, 6031986, 6031987, 6031988, 6031989, 6031990, 6031991, 6031992, 6031993, 6031994, 6031995, 6031996, 6031997, 6031998, 6031999, 6032000.



ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

BY *Leo H. Huns Jr. PE* DISTRICT ENGINEER DATE 11-14-2024

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *Leo H. Huns Jr. PE* DISTRICT ENGINEER DATE 11-14-2024

STATE OF NORTH CAROLINA COUNTY OF HARNETT

BY *Chief Williams* REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATE IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE 11/21/2024

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

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, LEASOR, 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 11-20-24

*PD Raimo*  
*Jim Saputo*

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 21<sup>ST</sup> DAY OF NOVEMBER AT 10:52 AM 2024 BY *Matthew S. Williams* REGISTER OF DEEDS

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	N88°48'02"W	35.36
C2	143.07	203.00	S33°53'37"W	142.08
C3	37.18	188.00	S09°55'41"W	37.13
C4	13.89	325.00	S08°28'38"W	13.89
C5	100.40	325.00	S07°50'17"W	100.00
C6	110.29	325.00	S21°10'00"W	100.00
C7	71.66	325.00	S39°46'38"W	71.52
C8	90.89	325.00	S70°06'20"W	90.80
C9	38.18	25.00	S57°23'32"W	34.96
C10	88.18	255.00	S00°14'00"W	88.70
C11	100.85	255.00	S22°07'28"W	100.00
C12	100.85	255.00	S44°37'22"W	100.00
C13	100.85	255.00	S67°41'06"W	100.00
C14	88.18	255.00	S89°34'38"W	87.58
C15	103.41	50.00	N20°08'34"W	85.94
C16	115.22	50.00	S74°53'42"W	91.37
C17	30.77	25.00	S44°07'38"W	28.87
C18	393.38	205.00	N45°38'18"W	335.73
C19	39.27	25.00	N54°19'38"W	35.36
C20	220.01	205.00	S49°35'18"W	209.60
C21	30.77	25.00	S18°05'21"W	28.87
C22	85.81	50.00	S17°38'48"W	81.16
C23	100.66	50.00	S81°37'04"W	84.38
C24	52.38	50.00	N10°49'28"W	50.00
C25	87.74	255.00	N28°01'57"W	87.31
C26	100.85	255.00	N50°11'51"W	100.00
C27	88.26	255.00	N71°03'10"W	84.68
C28	87.15	275.00	N73°40'18"W	84.88
C29	82.84	275.00	N38°04'05"W	82.32
C30	104.48	275.00	N32°34'32"W	103.85
C31	132.48	275.00	N13°53'28"W	131.20
C32	38.02	275.00	N03°52'15"W	37.99
C33	126.82	255.00	N08°24'50"W	125.52
C34	148.60	255.00	N37°28'54"W	147.27



PROJECT NAME  
**LANGDON PRESERVE SUBDIVISION**  
SUB2407-0023

PIN 1802-45-5180.000 &  
1802-44-5289.000  
PID 071602 0042 01  
071602 0042 02  
SR 1551 - JOHNSTON COUNTY ROAD GROVE TOWNSHIP NEAR COATS HARNETT COUNTY NORTH CAROLINA

OWNER  
**FD RALEIGH, INC.**

341 Kilmage Drive - Suite 201  
Cary, North Carolina 27511  
Phone: (704) 608-3085

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	208

DRAWING SCALE  
HORIZONTAL: 1"=100'

DATE SURVEYED  
APRIL 30, 2024

SHEET NUMBER  
**1**  
OF 1