VICINITY MAP
NOT TO SCALE

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987988
LOCALIZATION POINT N: 639,468.863 E: 2,104,589.458
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.
6. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. KEY2023-00499 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 12, 2023, AND TITLE COMMITMENT ID. KEY2023-00500 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 12, 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# 3720160200K OF THE FLOOD INSURANCE RATE, DATED JUNE 20, 2018.
8. THE WETLANDS DELINEATION WAS PROVIDED BY:
TERRAGON
2401 BRENTWOOD ROAD – SUITE 107
RALEIGH, NORTH CAROLINA 27604
PHONE 919-873-2251
DATED OCTOBER 9, 2023
8. THE PROJECT SITE IS NOT WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
10. TOTAL LOTS: 35
11. 0.58 LOTS PER ACRE.
12. THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
13. INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
14. THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDO. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
15. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDO.
16. SUBDIVISION ROADS ARE 20' IN WIDTH.
17. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL KIOSKS.
18. TOWNSHIP: GROVE
19. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
ALICE TRACE PLACE	1,244 FT
GRAY TOWNSHIP WAY	1,175 FT
TOTAL	2,419 FT

20. LAND USE CLASSIFICATION – LOW DENSITY RESIDENTIAL
21. HOA WILL MAINTAIN THE PROJECT SIGN, MAIL KIOSK AND THE STREETSCAPE BUFFER ON THE COMMON AREA. LOT OWNERS WILL MAINTAIN STREETSCAPE BUFFER LOCATED ON LOTS.
22. PROJECT SIGN SHALL BE INSTALLED AT LEAST 20' FROM ANY STREET ROW. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
23. STREETSCAPE BUFFER AND ANY OTHER REQUIRED BUFFER CANNOT BE REMOVED.
24. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 8,800 SF PER DEED BOOK 3281, AND PAGE 2080-2151
25. This property contains stormwater management facilities that must be maintained according to the operations and maintenance agreement recorded in deed book 3282 and page 2151-2151

LEGEND:
- ECM–EXISTING CONCRETE MONUMENT
- EIP–EXISTING IRON PIPE
- EPK–EXISTING PK NAIL
- ERB–EXISTING REBAR
- SRB–SET 1/2" REBAR
- COMPUTED POINT
- H/F – HOW OR FORMERLY
- R/W – RIGHT OF WAY
- RCP – REINFORCED CONCRETE PIPE
- PROPERTY LINE
- OLD PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- SANITARY SEWER LINE
- STORM DRAINAGE
- WATER LINE
- UNDERGROUND FIBER OPTIC
- OVERHEAD UTILITY
- POTENTIAL TRIBUTARY
- WETLANDS
- TREE LINE
- SIGN
- 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)
1,560,100 SF (35.82 AC)

PIN: 1602-45-5180.000
1602-44-5269.000

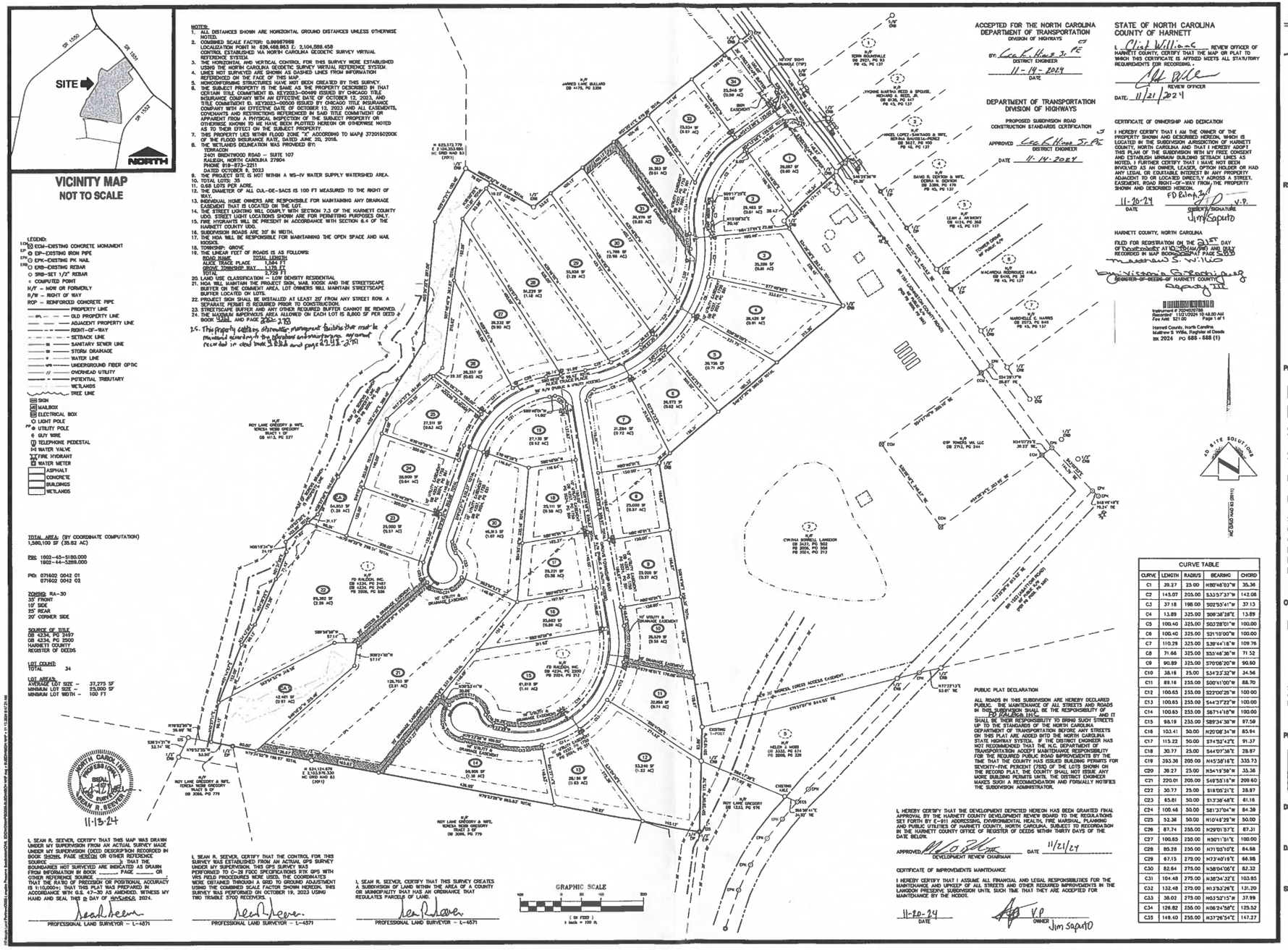
PID: 071602 0042 01
071602 0042 02

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

SOURCE OF TITLE:
DB 4234, PG 2497
DB 4234, PG 2500
HARNETT COUNTY
REGISTER OF DEEDS

LOT COUNT:
TOTAL 34

LOT AREAS:
AVERAGE LOT SIZE – 37,275 SF
MINIMUM LOT SIZE – 25,000 SF
MINIMUM LOT WIDTH – 100 FT


N: 623,172.779
E: 2,124,253.690
GRID NAD 83
(2011)
N: 639,468.863
E: 2,104,589.458
GRID NAD 83
(2011)
N: 638,170.570
E: 2,103,978.530
NC GRID NAD 83
(2011)
N/F
JARRED LANE BULLARD
DB 4175, PG 2309
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 4113, PG 327
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 3086, PG 779
N/F
FD RALEIGH, INC
DB 4234, PG 2497
DB 4234, PG 2500
PB 2024, PG 300
N/F
FD RALEIGH, INC
DB 4234, PG 2500
PB 2024, PG 312
N/F
FD RALEIGH, INC
DB 4234, PG 2500
PB 2024, PG 312
N/F
CYNDAE BURRELL LANGDON
DB 3433, PG 592
PB 2005, PG 592
PB 2024, PG 312
N/F
MELEN A MOBS
DB 3332, PG 574
PB 2006, PG 320
N/F
ROY LANE GREGORY
DB 1333, PG 976
N/F
GSP TONGES VRL LLC
DB 2712, PG 244
N/F
MARCELLE C. HARRIS
DB 2973, PG 849
PB 45, PG 137
N/F
MACARIOS RODRIGUEZ AVILA
DB 6446, PG 38
PB 45, PG 137
N/F
LEAH A. MERCHANT
DB 4414, PG 368
PB 45, PG 137
N/F
DAVID B. DAVIDSON & WIFE,
DEBRA B. DAVIDSON
DB 3308, PG 178
PB 45, PG 137
N/F
ANGEL LOPEZ-SANTIAGO & WIFE,
SERINA SANDIEL-PEREZ
DB 3627, PG 100
PB 45, PG 137
N/F
YVONNE BARTAG REED & SPOUSE,
BRANDON REED
DB 3016, PG 917
PB 45, PG 137
N/F
TERRI BRUNDRIDGE
DB 2927, PG 53
PB 45, PG 137
N/F
JARRED LANE BULLARD
DB 4175, PG 2309
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 3086, PG 779
EXISTING T-POST
EXISTING ASLE
EXISTING ASLE
ROY LANE GREGORY
DB 1333, PG 976
ALICE TRACE PLACE
(PVT R/W WIDTH VARIES)
GRAY TOWNSHIP WAY
(PVT R/W WIDTH VARIES)
TOWER DRIVE
(PVT R/W VAR)
SR 1551 JOHNSTON COUNTY ROAD
(PUBLIC R/W VAR)
SR 1551 JOHNSTON COUNTY ROAD
(PUBLIC R/W VAR)
SR 1551 JOHNSTON COUNTY ROAD
(PUBLIC R/W VAR)
N/F
ROY LANE GREGORY
DB 1333, PG 976
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 3086, PG 779
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 3086, PG 779
N/F
ROY LANE GREGORY & WIFE,
RONESA WEBB GREGORY
BLACK 1 OF
DB 4113, PG 327
N/F
JARRED LANE BULLARD
DB 4175, PG 2309
IRON EASEMENT
NC UTILITY & DRAINAGE EASEMENT
NC UTILITY & DRAINAGE EASEMENT
NC UTILITY & DRAINAGE EASEMENT
NC UTILITY & DRAINAGE EASEMENT
NC UTILITY & DRAINAGE EASEMENT
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