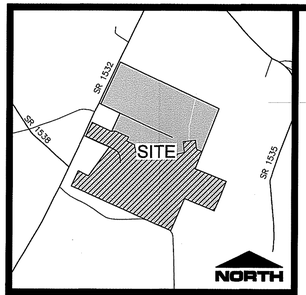


LEGEND:

ECM—EXISTING CONCRETE MONUMENT
EIP—EXISTING IRON PIPE
EIR—EXISTING IRON ROD
ENL—EXISTING NAIL
EPK—EXISTING PK NAIL
ERB—EXISTING REBAR
ERS—EXISTING RAILROAD SPIKE
SRB—SET 1/2" REBAR
COMPUTED POINT
N/F – NOW OR FORMERLY
R/W – RIGHT OF WAY

SIGN
MB MAILBOX
PP UTILITY POLE
GUY WIRE
WATER VALVE
FIRE HYDRANT
TELEPHONE PEDESTAL
ASPHALT
WETLANDS
SURFACE WATER

PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY
W WATER LINE
// OVERHEAD UTILITY
PERMANENT EASEMENT
TRIBUTARY CENTERLINE
WETLANDS
DRAINAGE & UTILITY EASEMENT
SIGHT EASEMENT
30' 30' 30' VEGETATED BUFFER

VICINITY MAP

NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.33	25.00	S20°04'23"E	35.40
C2	43.66	25.00	N64°49'53"E	38.32
C3	72.65	425.00	S19°42'06"W	72.56
C4	39.21	25.00	S69°55'37"W	35.31
C5	29.47	25.00	N31°22'08"W	27.80
C6	93.41	675.00	S01°33'38"E	93.33
C7	121.32	675.00	S10°40'26"E	121.16
C8	101.06	682.00	S21°45'57"E	100.97
C9	121.32	675.00	S32°51'27"E	121.16
C10	107.37	675.00	S42°33'49"E	107.25
C11	37.48	25.00	N04°10'06"W	34.07
C12	103.29	425.00	S31°49'15"W	103.04
C13	21.03	25.00	N48°57'11"E	20.41
C14	63.87	50.00	S36°27'11"W	59.62
C15	56.72	50.00	S32°38'30"E	53.73
C16	56.72	50.00	N82°21'30"E	53.73
C17	63.87	50.00	N13°15'48"E	59.62
C18	21.03	25.00	S00°45'48"W	20.41
C19	91.14	375.00	S31°49'15"W	90.92
C20	37.48	25.00	S81°44'08"W	34.07
C21	153.41	675.00	S61°49'24"E	153.08
C22	156.43	675.00	S74°58'23"E	156.08
C23	39.33	25.00	N36°32'38"W	35.40
C24	106.90	375.00	N16°41'29"E	106.54
C25	21.03	25.00	N48°57'11"E	20.41
C26	63.87	50.00	S36°27'11"W	59.62
C27	46.94	50.00	S27°02'06"E	45.23
C28	52.36	50.00	S83°55'42"E	50.00
C29	78.02	50.00	N21°22'13"E	70.34
C30	21.03	25.00	S00°45'48"W	20.41
C31	57.47	425.00	N20°59'03"E	57.43
C32	70.68	425.00	N12°20'44"E	70.60
C33	36.04	25.00	N48°52'46"E	33.00
C34	80.22	675.00	N86°46'24"E	80.18
C35	93.37	975.00	N86°06'43"E	93.33
C36	183.70	975.00	S85°44'50"E	183.43
C37	39.69	25.00	S34°52'18"E	35.65

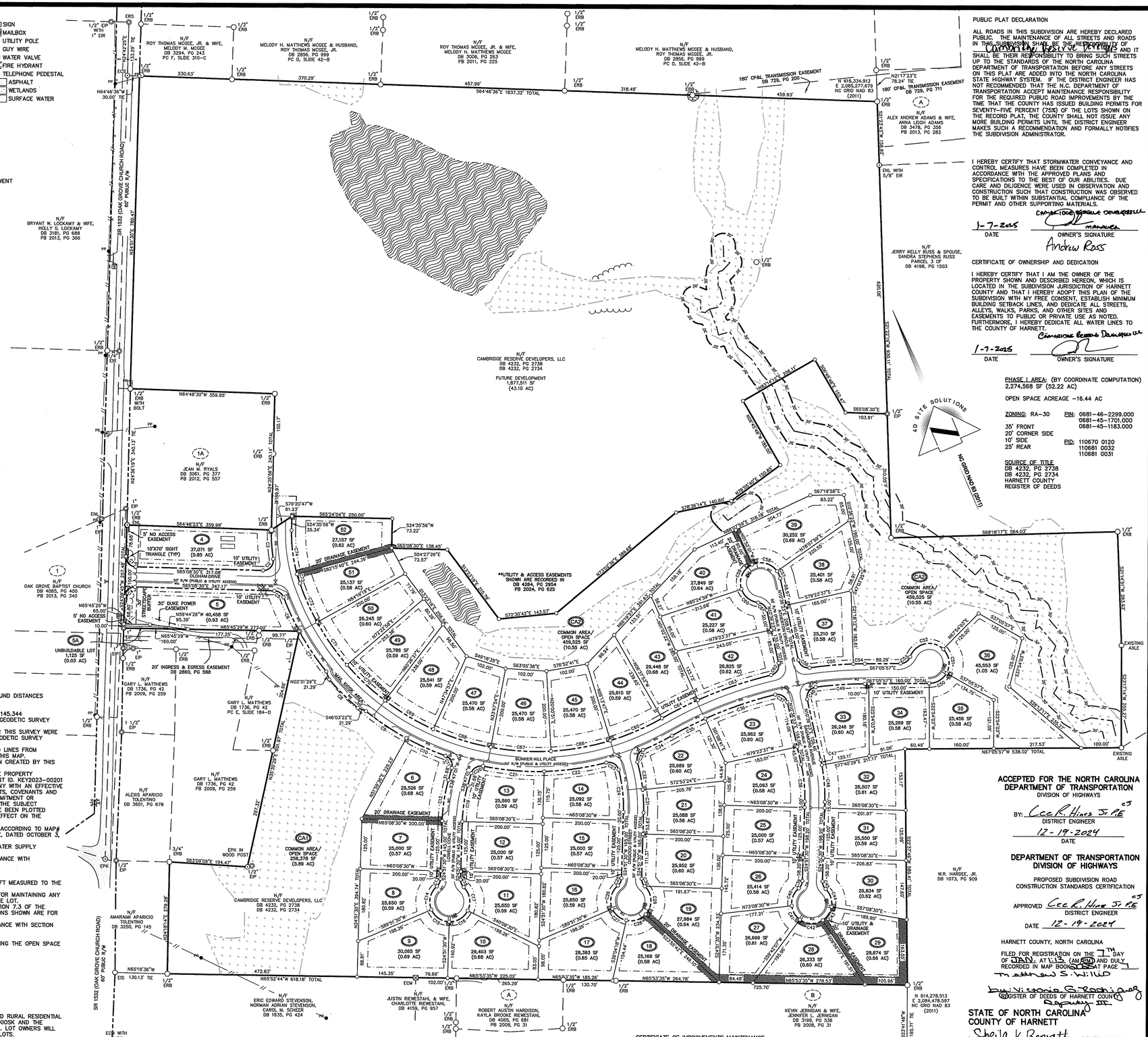
CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C38	93.28	375.00	N17°43'57"E	93.04
C39	21.03	25.00	N48°57'11"E	20.41
C40	49.03	50.00	S44°57'11"W	47.09
C41	41.15	50.00	S06°43'12"E	40.00
C42	60.81	50.00	S65°08'30"E	57.13
C43	41.15	50.00	N56°26'11"E	40.00
C44	49.03	50.00	N04°45'48"E	47.09
C45	21.03	25.00	S00°45'48"W	20.41
C46	92.97	425.00	N18°35'30"E	92.78
C47	12.75	425.00	N11°27'57"E	12.75
C48	41.49	25.00	S58°08'50"W	36.89
C49	122.74	975.00	N70°42'20"W	122.66
C50	52.36	50.00	N82°54'03"E	50.00
C51	65.45	50.00	N15°24'03"E	60.88
C52	100.82	50.00	N79°51'49"W	84.59
C53	30.77	25.00	N77°38'11"E	28.87
C54	28.58	1025.00	N67°53'53"W	28.58
C55	109.13	1025.00	N71°44'49"W	109.08
C56	37.26	25.00	N32°05'43"W	33.91
C57	19.61	50.00	N00°37'49"W	19.49
C58	69.81	50.00	N51°52'01"W	64.28
C59	72.91	50.00	S46°21'30"W	66.62
C60	56.29	50.00	S27°40'09"E	53.37
C61	30.77	25.00	S24°39'29"E	28.87
C62	38.89	25.00	N55°10'26"E	35.09
C63	192.86	1025.00	N85°38'56"W	192.58
C64	100.04	1025.00	S86°09'53"W	100.00
C65	140.29	625.00	S89°47'57"W	140.00
C66	150.36	625.00	N76°52'41"W	150.00
C67	150.36	625.00	N63°05'38"W	150.00
C68	150.36	625.00	N49°18'35"W	150.00
C69	140.29	625.00	N35°59'13"W	140.00
C70	130.24	625.00	N23°35'12"W	130.00
C71	130.24	625.00	N11°38'51"W	130.00
C72	106.13	625.00	N00°48'48"W	106.00
C73	24.14	375.00	N05°53'42"E	24.13
C74	110.35	375.00	N16°10'08"E	109.95

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987780 LOCALIZATION POINT N: 614,111.922 E: 2,082,145.344 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. KEY2023–00201 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 8, 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# 3720068000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. THE PROJECT SITE IS [redacted] WITHIN A WS–IV WATER SUPPLY WATERSHED AREA.
9. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
10. TOTAL BUILDING LOTS: 49
11. 0.97 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: NEILL'S CREEK
19. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
OLDHAM DRIVE	436 FT
BUNKER HILL PLACE	1,979 FT
LOWELL COVE	378 FT
OSGOOD STREET	387 FT
SAGAMORE AVENUE	562 FT
ATHERTON CIRCLE	256 FT
TOTAL	3,998 FT

20. LAND USE CLASSIFICATION – AGRICULTURE AND RURAL RESIDENTIAL
21. HOA WILL MAINTAIN THE PROJECT SIGN, MAIL KIOSK AND THE STREETSCAPE BUFFER ON THE COMMENT 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. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 8,700 SF PER DEED BOOK _____ AND PAGE _____.
24. THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK _____ AND PAGE _____
27. PRELIMINARY PLAT CROSS REFERENCE SUB2311–0015.



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

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 19 DAY OF DECEMBER, 2024.

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–2II 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 SEPTEMBER 14, 2023 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L–4571

I, HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD TO THE REGULATIONS SET FORTH BY E–911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING AND PUBLIC UTILITIES OF HARNETT COUNTY, NORTH CAROLINA, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

APPROVED _____ DATE 1/7/25
DEVELOPMENT REVIEW CHAIRMAN

CERTIFICATE OF IMPROVEMENTS MAINTENANCE

I HEREBY CERTIFY THAT I ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN THE CAMBRIDGE RESERVE SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

_____ DATE

_____ OWNER

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 ~~CAMBRIDGE RESERVE DEVELOPERS~~ AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY STREETS ON THIS PLAT ARE ADDED INTO 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 (75%) OF THE LOTS SHOWN ON THE RECORD PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE BUILDING PERMITS UNTIL THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

I HEREBY CERTIFY THAT STORMWATER CONVEYANCE AND CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND CONSTRUCTION SUCH THAT CONSTRUCTION WAS OBSERVED TO BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

1-7-2025 — CAMBRIDGE RESERVE DEVELOPERS, LLC
DATE — OWNER'S SIGNATURE
Andrew Ross

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 AND THAT I HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL WATER LINES TO THE COUNTY OF HARNETT.

1-7-2025 — CAMBRIDGE RESERVE DEVELOPERS, LLC
DATE — OWNER'S SIGNATURE

PHASE I AREA: (BY COORDINATE COMPUTATION) 2,274,568 SF (52.22 AC)

OPEN SPACE ACREAGE –16.44 AC

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

PIN: 0681–46–2299.000
0681–45–1701.000
0681–45–1183.000

PID: 110670 0120
110681 0032
110681 0031

SOURCE OF TITLE
DB 4232, PG 2738
DB 4232, PG 2734
HARNETT COUNTY
REGISTER OF DEEDS

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
BY: Cecil R. Hines Jr. PE — DISTRICT ENGINEER
12-19-2024 — DATE

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Cecil R. Hines Jr. PE — DISTRICT ENGINEER
DATE 12-19-2024

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 7TH DAY OF JAN. AT 11:15 (AM) AND DULY RECORDED IN MAP BOOK 2025 AT PAGE 7
Matthew S. Willis
BY: Victoria G. Rook Jr. Deputy III
REGISTER OF DEEDS OF HARNETT COUNTY

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

Sheila K Bennett — REVIEW OFFICER
DATE: 1-7-25

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
12.19.24

REVISIONS

Instrument # 2025000255
Recorded: 01/07/2025 01:13:12 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2026 PG 7 - 7 (1)

PROJECT NAME

CAMBRIDGE RESERVE SUBDIVISION PHASE ONE

SUB2409-0024

PIN: 0681-46-2299.000, 0681-45-1701.000 & 0681-45-1183.000
OAK GROVE CHURCH ROAD
NEILL'S CREEK TOWNSHIP
NEAR TOWN OF ANGIER
HARNETT COUNTY
NORTH CAROLINA

OWNER

CAMBRIDGE RESERVE DEVELOPERS, 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:	2003

DRAWING SCALE

HORIZONTAL: 1"=120'

DATE SURVEYED

DECEMBER 4, 2024

SHEET NUMBER

1 OF 1

J:\Projects\Land Planning\2003 Cambridge Reserve Subdivision\DWG\MAP\2003 SUBDIVISION MAP PH 1 • 12.19.2024 11:39:49 AM