

VICINITY MAP
NOT TO SCALE

- LEGEND:
- 1. EXISTING CONCRETE MONUMENT
 - 2. EXISTING IRON PIPE
 - 3. EXISTING P.W. MARK
 - 4. EXISTING REBAR
 - 5. SET-1/2" REBAR
 - 6. COMPUTED POINT
 - 7. H/W - HIGH OR FORMERLY
 - 8. R/W - RIGHT OF WAY
 - 9. ROP - REINFORCED CONCRETE PIPE
 - 10. PROPERTY LINE
 - 11. OLD PROPERTY LINE
 - 12. ADJACENT PROPERTY LINE
 - 13. RIGHT-OF-WAY
 - 14. SETBACK LINE
 - 15. SANITARY SEWER LINE
 - 16. STORM DRAINAGE
 - 17. WATER LINE
 - 18. UNDERGROUND FIBER OPTIC
 - 19. OVERHEAD UTILITY
 - 20. POTENTIAL TRIBUTARY
 - 21. WETLANDS
 - 22. TREE LINE
 - 23. MAILBOX
 - 24. ELECTRICAL BOX
 - 25. LIGHT POLE
 - 26. UTILITY POLE
 - 27. GUY WIRE
 - 28. TELEPHONE PEDESTAL
 - 29. WATER VALVE
 - 30. HYDRAUNT
 - 31. WATER METER
 - 32. ASPHALT
 - 33. CONCRETE
 - 34. BUILDINGS
 - 35. WETLANDS

TOTAL AREA: (BY COORDINATE COMPUTATION)
1,560,100 SF (35.82 AC)

PER: 1602-45-5180.000
1602-44-5288.000

PER: 071602 0043 01
071602 0042 02

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

SOURCE OF TITLE:
ON 4/24/24, PG 2497
ON 4/24/24, PG 2500
HARNETT COUNTY
REGISTERED OF DEEDS

LOT CORNER:
TOTAL: 34
LOT AREA:
AVERAGE LOT SIZE - 37,275 SF
MINIMUM LOT SIZE - 25,000 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 (EXCEPT DESCRIPTIONS RECORDED IN BOOK SHOWS, PAGE 1632/31 OR OTHER REFERENCE SOURCE). I HAVE BEEN ADVISED BY THE SURVEYOR THAT THE BASIS OF POSITION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAN WAS PREPARED BY ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 16 DAY OF NOVEMBER, 2024.

PROFESSIONAL LAND SURVEYOR - 1-4571

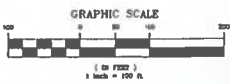
- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COORDINATE SCALE FACTOR: 0.99987086
LOCALIZATION POINT: 438-468-853 E 2,104,588.458
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION RETAINED 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 IN THAT CERTAIN TITLE COMMITMENT ID. 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 RETAINED IN SAID TITLE COMMITMENT OF APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLATTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 6. THE PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720160200K OF THE FLOOD INSURANCE RATE, DATED JUNE 25, 2018.
 7. THE WETLANDS Delineation WAS PROVIDED BY:
TERRACON
2401 BRIGHTWOOD ROAD - SUITE 107
RALEIGH, NORTH CAROLINA 27604
PHONE 919-872-2251
DATED OCTOBER 9, 2023
 8. THE PROJECT SITE IS NOT WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
 9. TOTAL LOTS: 35
 10. 0.88 LOTS PER ACRE
 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 7.3 OF THE HARNETT COUNTY UDC. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
 14. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 4.4 OF THE HARNETT COUNTY UDC.
 15. SUBDIVISION ROADS ARE 20' IN WIDTH.
 16. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL BOXES.
 17. TOWNSHIP: GROVE
 18. THE LINEAR FEET OF ROADS IS AS FOLLOWS:
TOTAL LENGTH: 1,584 FT
BROOK TOWNSHIP: 1,584 FT
TOTAL: 1,584 FT
 19. LAND USE CLASSIFICATION: LOW DENSITY RESIDENTIAL
 20. HOA WILL MAINTAIN THE PROJECT SHED, MAIL BOXES AND THE STREETSCAPE BUFFER LOCATED ON LOTS.
 21. PROJECT SIGN SHALL BE INSTALLED AT LEAST 20' FROM ANY STREET FROM A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
 22. STREETSCAPE BUFFER AND ANY OTHER REQUIRED BUFFER CANNOT BE REMOVED.
 23. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 8,800 SF PER DEED BOOK 3248, PAGE 2332-2333.
 24. This property contains structures, improvements, facilities that may be present and shown on the following plat: 1602-44-5288.000 recorded in deed book 3248 and page 2332-2333.

I, SEAN R. SEIVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO 0.25" PER SPECIFICATIONS FOR GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A 2ND TO 3RD ORDER ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON OCTOBER 19, 2023 USING TWO TRIPLEX STATION RECEIVERS.

PROFESSIONAL LAND SURVEYOR - 1-4571

I, SEAN R. SEIVER, 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 - 1-4571



ACCEPTED FOR THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

DATE: 11-14-2024
DISTRICT ENGINEER: [Signature]
DATE: 11-14-2024

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: [Signature]
DISTRICT ENGINEER
DATE: 11-14-2024

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

DATE: 11-21-2024
REVIEW OFFICER: [Signature]

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
OWNER/SIGNATURE: [Signature]
V.P. [Signature]

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 21ST DAY OF NOVEMBER AT 11:03 AM 2024
RECORDED IN MAP BOOK 3248 AT PAGE 2333
[Signature]
REGISTERED CLERK

Imprinted: 11/20/2024
Imprinted: 11/20/2024 10:48:00 AM
Fee Amt: \$21.00
Harnett County, North Carolina
Matthew S. Wilson, Register of Deeds
Vol. 2024 PG 688 - 688 (1)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.37	25.00	N80°04'02"W	35.34
C2	145.07	208.00	S33°57'37"W	142.06
C3	37.18	186.00	S02°55'41"W	37.13
C4	13.89	325.00	S09°34'38"W	13.89
C5	100.40	325.00	S03°28'01"W	100.00
C6	100.40	325.00	S27°10'00"W	100.00
C7	110.29	325.00	S39°44'18"W	109.76
C8	71.66	325.00	S55°46'36"W	71.52
C9	90.89	325.00	S70°06'20"W	90.80
C10	38.16	25.00	S54°23'32"W	34.56
C11	88.16	255.00	S00°41'00"W	88.70
C12	100.63	255.00	S22°00'28"W	100.00
C13	100.63	255.00	S44°37'22"W	100.00
C14	100.63	255.00	S67°41'06"W	100.00
C15	98.19	255.00	S89°34'30"W	97.59
C16	103.41	50.00	N20°08'34"W	85.94
C17	115.22	50.00	S74°53'42"E	91.37
C18	30.77	25.00	S44°07'38"E	28.87
C19	393.36	200.00	N45°38'18"E	335.73
C20	39.27	25.00	N54°19'59"W	35.34
C21	220.01	200.00	S49°35'18"W	209.60
C22	30.77	25.00	S18°05'21"E	28.87
C23	85.81	50.00	S17°38'48"E	61.16
C24	100.48	50.00	S81°37'04"W	84.39
C25	52.36	50.00	N10°48'28"W	50.00
C26	87.74	255.00	N29°01'57"E	87.31
C27	100.63	255.00	N50°11'51"E	100.00
C28	86.26	255.00	N71°05'10"E	84.88
C29	67.15	275.00	N73°40'19"E	66.58
C30	82.84	275.00	N38°04'05"E	82.32
C31	104.48	275.00	N38°34'32"E	103.85
C32	132.48	275.00	N11°35'26"E	131.70
C33	38.02	275.00	N03°52'15"W	37.99
C34	126.82	255.00	N08°24'50"E	125.52
C35	148.40	255.00	N37°26'54"E	147.37

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

APPROVED: [Signature] DATE: 11/21/24
DEVELOPMENT REVIEW CHAIRMAN

CERTIFICATE OF IMPROVEMENTS MAINTENANCE

I HEREBY CERTIFY THAT I ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UPGRADE OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN THE LANGDON PRESERVE SUBDIVISION UNIT, SUCH THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE HOA.

DATE: 11-20-24
OWNER: [Signature]
V.P. [Signature]
Jim Saputo



REVISIONS

PROJECT NAME

LANGDON
PRESERVE
SUBDIVISION

SUB2407-0023

PIN 1602-45-5180.000 &
1602-44-5288.000
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 Kilmegon Drive - Suite 201
Cary, North Carolina 27511
Phone: (704) 608-3085

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	205

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

APRIL 30, 2024

SHEET NUMBER

1

OF 1