

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:
DEED, PG. 2497
DEED, PG. 2500
HARNETT COUNTY
REGISTERED 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 (DEED DESCRIPTION RECORDED IN BOOK 3088, PAGE 1832) 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 IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY HAND AND SEAL, THIS 15 DAY OF NOVEMBER, 2024.

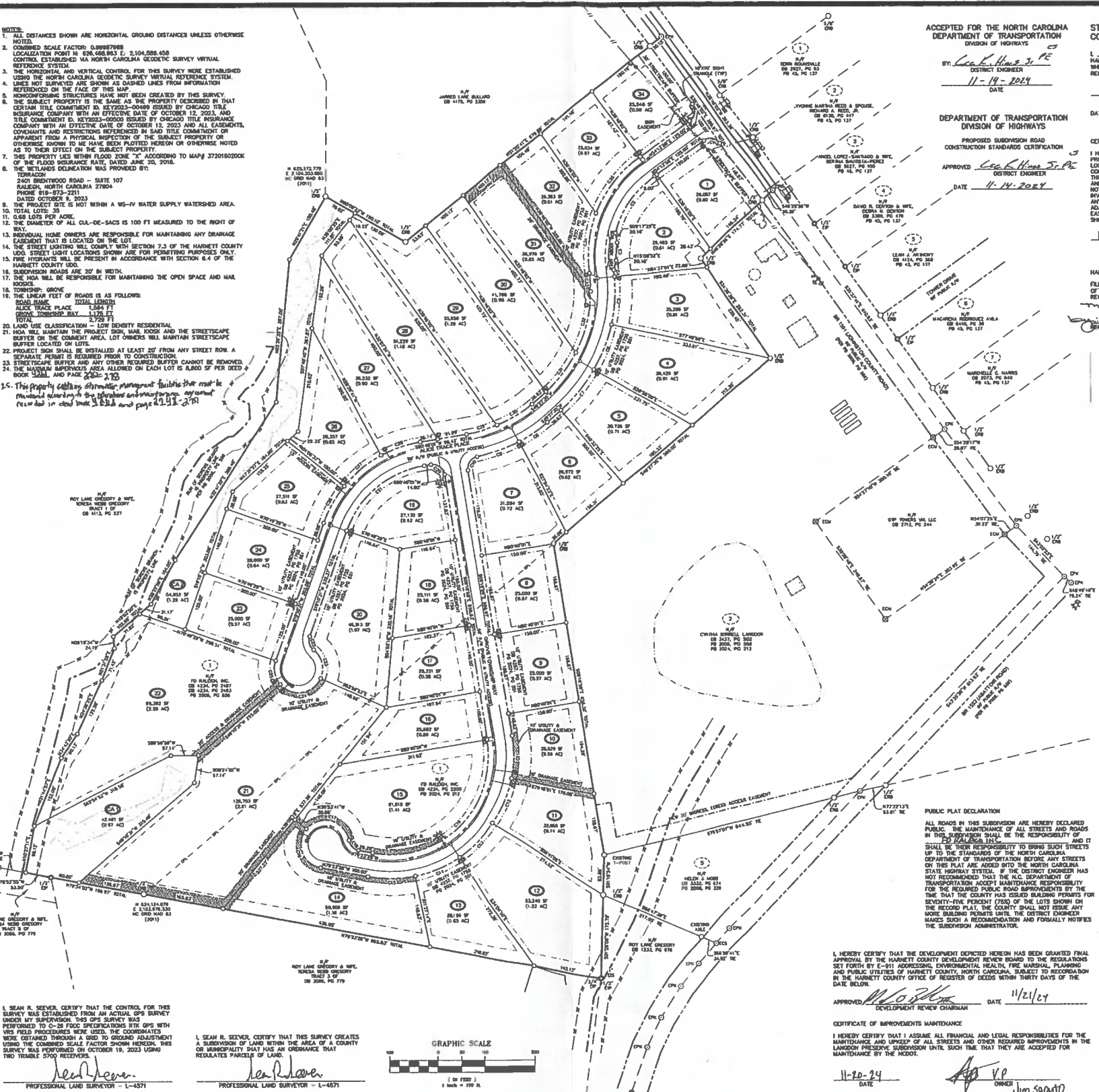
PROFESSIONAL LAND SURVEYOR - 1-4571

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 FEET SPECIFICATIONS WITH 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
DISTRICT ENGINEER
11-14-2024
DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
DISTRICT ENGINEER
11-14-2024
DATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Chief William C. REVIEW OFFICER OF
HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO
WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: 11/21/2024

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.

11-20-24
DATE
OWNER/SIGNATURE
Jimm Saputo

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 15TH DAY
OF NOVEMBER AT 11:03 AM 2024
RECORDED IN MAP BOOK 3088 AT PAGE 5005
Matthew S. Wilcox

Imprinted: 11/20/2024
Printed: 11/20/2024 10:48:00 AM
File No: 521.00
Harnett County, North Carolina
Matthew S. Wilcox, Register of Deeds
Vol. 2024 PG. 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	180.00	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	100.46	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	84.68
C29	67.15	275.00	N73°40'19"E	64.56
C30	82.64	275.00	N38°04'06"E	82.32
C31	104.48	275.00	N30°34'32"E	103.85
C32	132.48	275.00	N12°53'26"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: 11-20-24
DEVELOPMENT REVIEW CHAIRMAN
DATE: 11/21/24

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 HOOD.

11-20-24
DATE
OWNER
Jimm 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