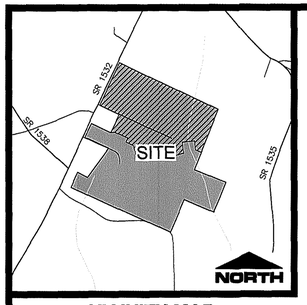


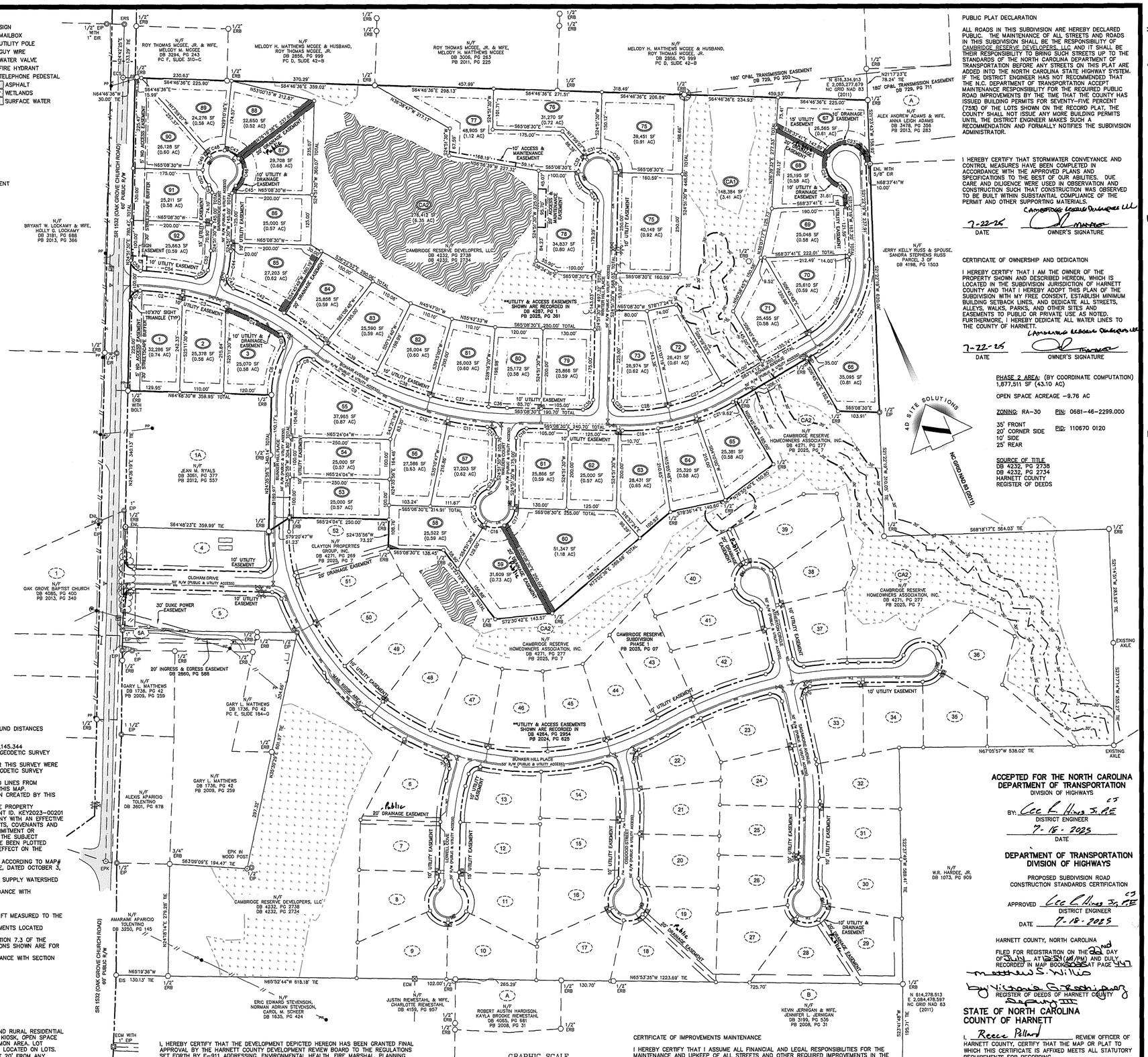
VICINITY MAP
NOT TO SCALE

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
- CP – COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- SIGN
- MB – MAILBOX
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- ASPHALT
- WETLANDS
- SURFACE WATER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD UTILITY
- PERMANENT EASEMENT
- TRIBUTARY CENTERLINE
- WETLANDS
- DRAINAGE & UTILITY EASEMENT
- SIGHT EASEMENT
- 30' 30' 30' VEGETATED BUFFER

Instrument # 2025013608
Recorded: 07/22/2025 12:54:47 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2026 PG 447 - 447 (1)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	S69°51'30"W	35.36
C2	106.80	675.00	S60°36'32"E	106.69
C3	113.28	675.00	S51°16'06"E	113.14
C4	153.24	675.00	S39°57'25"E	152.91
C5	37.42	25.00	S09°25'24"W	34.02
C6	123.29	255.00	S38°26'58"W	122.09
C7	82.79	205.00	S36°10'08"W	82.23
C8	45.08	25.00	N80°36'12"W	39.22
C9	252.46	825.00	S37°42'45"E	251.47
C10	120.11	825.00	S50°38'59"E	120.00
C11	100.06	825.00	S58°17'41"E	100.00
C12	37.80	25.00	N18°27'20"W	34.30
C13	30.77	25.00	N60°07'22"E	28.87
C14	61.55	50.00	S60°07'22"W	57.74
C15	52.36	50.00	S05°08'30"E	50.00
C16	52.36	50.00	S65°08'30"E	50.00
C17	52.36	50.00	N54°51'30"E	50.00
C18	39.27	25.00	S69°51'30"W	35.36
C19	89.45	525.00	S70°01'21"E	89.34
C20	100.15	525.00	S80°22'06"E	100.00
C21	100.15	525.00	N88°42'06"E	100.00
C22	275.33	255.00	N52°18'16"E	262.15
C23	130.90	50.00	N53°37'41"W	96.59
C24	87.73	50.00	S01°06'28"W	76.90
C25	30.77	25.00	N13°53'32"W	28.87
C26	221.35	205.00	N52°18'16"E	210.75
C27	148.28	475.00	N87°49'15"W	147.67
C28	113.88	475.00	N72°00'35"W	113.61

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C29	39.27	25.00	N20°08'30"W	35.36
C30	74.78	50.00	N17°59'07"W	68.00
C31	41.15	50.00	N84°24'26"W	40.00
C32	41.15	50.00	S48°26'11"W	40.00
C33	61.55	50.00	S10°24'22"E	57.74
C34	30.77	25.00	S10°24'22"E	28.87
C35	39.27	25.00	N69°51'30"E	35.36
C36	46.18	775.00	N63°26'05"W	46.17
C37	148.49	775.00	N56°14'20"W	148.26
C38	148.49	775.00	N45°15'40"W	148.26
C39	147.69	775.00	N34°18'46"W	147.47
C40	24.84	775.00	N27°56'06"W	24.84
C41	104.01	725.00	N31°07'36"W	103.92
C42	140.86	725.00	N40°48'09"W	140.64
C43	37.30	25.00	N03°37'20"W	33.94
C44	63.49	255.00	N31°59'28"E	63.33
C45	21.03	25.00	N48°57'11"E	20.41
C46	75.68	50.00	N29°41'16"E	68.66
C47	41.15	50.00	N37°15'03"W	40.00
C48	41.15	50.00	N84°24'26"W	40.00
C49	41.15	50.00	S48°26'11"W	40.00
C50	42.05	50.00	S00°45'48"W	40.82
C51	21.03	25.00	S00°45'48"W	20.41
C52	49.68	205.00	N31°48'04"E	49.56
C53	38.07	25.00	N82°21'53"E	34.49
C54	140.80	725.00	N59°34'41"W	140.58
C55	39.27	25.00	S20°08'30"E	35.36



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. KE72023-00201 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# 3720060600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. THE PROJECT SITE IS WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
9. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
10. TOTAL BUILDING LOTS: 43
11. 1.00 LOTS PER ACRE.
12. THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
13. THE HOA WILL MAINTAIN ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF THE RIGHT OF WAY.
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. TOWNSHIP: NEILL'S CREEK
18. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
WALDEN COURT	225 FT
BAINBRIDGE COURT	308 FT
BUNKER HILL PLACE	478 FT
WINTER HILL COURT	618 FT
BONAIR AVENUE	2,327 FT
TOTAL	3,954 FT

19. LAND USE CLASSIFICATION – AGRICULTURE AND RURAL RESIDENTIAL
20. HOA WILL MAINTAIN THE PROJECT SIGN, MAIL KIOSK, OPEN SPACE AND THE STREETSCAPE BUFFER ON THE COMMON AREA. LOT OWNERS WILL MAINTAIN STREETSCAPE BUFFER LOCATED ON LOTS.
21. PROJECT SIGN SHALL BE INSTALLED AT LEAST 20' FROM ANY STREET ROW. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
22. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 8,700 SF.
23. THE PROPERTY IS LOCATED WITHIN 1 MILE OF A VOLUNTARY AGRICULTURE DISTRICT.
24. PRELIMINARY PLAT CROSS REFERENCE SUB2311-0015.

NORTH CAROLINA PROFESSIONAL SEAL L4571 LAND SURVEYOR SEAN R. SEEVER
07.15.25

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 8 DAY OF JULY, 2025.

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 7/22/25
DEVELOPMENT REVIEW CHAIRMAN DATE

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.

7-22-25
DATE

Cambridge Reserve Developers LLC
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, LLC 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.

Cambridge Reserve Developers LLC
7-22-25
DATE OWNER'S 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 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.

Cambridge Reserve Developers LLC
7-22-25
DATE OWNER'S SIGNATURE

PHASE 2 AREA: (BY COORDINATE COMPUTATION) 1,877,511 SF (43.10 AC)

OPEN SPACE ACREAGE –9.76 AC

ZONING: RA-30 PIN: 0681-46-2299.000

35' FRONT
20' CORNER SIDE PID: 110670 0120
10' SIDE
25' REAR

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: Lee E. Hines Jr. PE
DISTRICT ENGINEER
7-18-2025
DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee E. Hines Jr. PE
DISTRICT ENGINEER
DATE 7-18-2025

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 2nd DAY OF JULY AT 12:51 (AM/PM) AND DULY RECORDED IN MAP BOOK 2025 AT PAGE 447
Matthew S. Willis
REGISTER OF DEEDS OF HARNETT COUNTY

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

REVIEW OFFICER
DATE: 7/22/25

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
07.15.25

REVISIONS

PROJECT NAME

CAMBRIDGE RESERVE SUBDIVISION PHASE 2

SUB2505-006

PIN 0681-46-2299.000
PID 110670 0120
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

JULY 15, 2025

SHEET NUMBER

1 OF 1