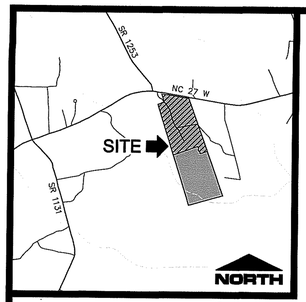


VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

Shelah Bennett
REVIEW OFFICER

DATE: 4-28-25

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.

4/28/25 DATE

Frank Floyd
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, 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, LEASER, 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.

4/28/25 DATE

OWNER'S SIGNATURE

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: Lee R. Hines Jr. P.E
DISTRICT ENGINEER

4-28-2025
DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee R. Hines Jr. P.E
DISTRICT ENGINEER

DATE 4-28-2025

PHASE 1 AREA: (BY COORDINATE COMPUTATION)
2,056,952 SF (47.22 AC)

OPEN SPACE PROVIDED:
356,269 SF (8.18 AC)

PIN: 0538-88-6399.000

PID: 100539 0007

ZONING: RA-20R

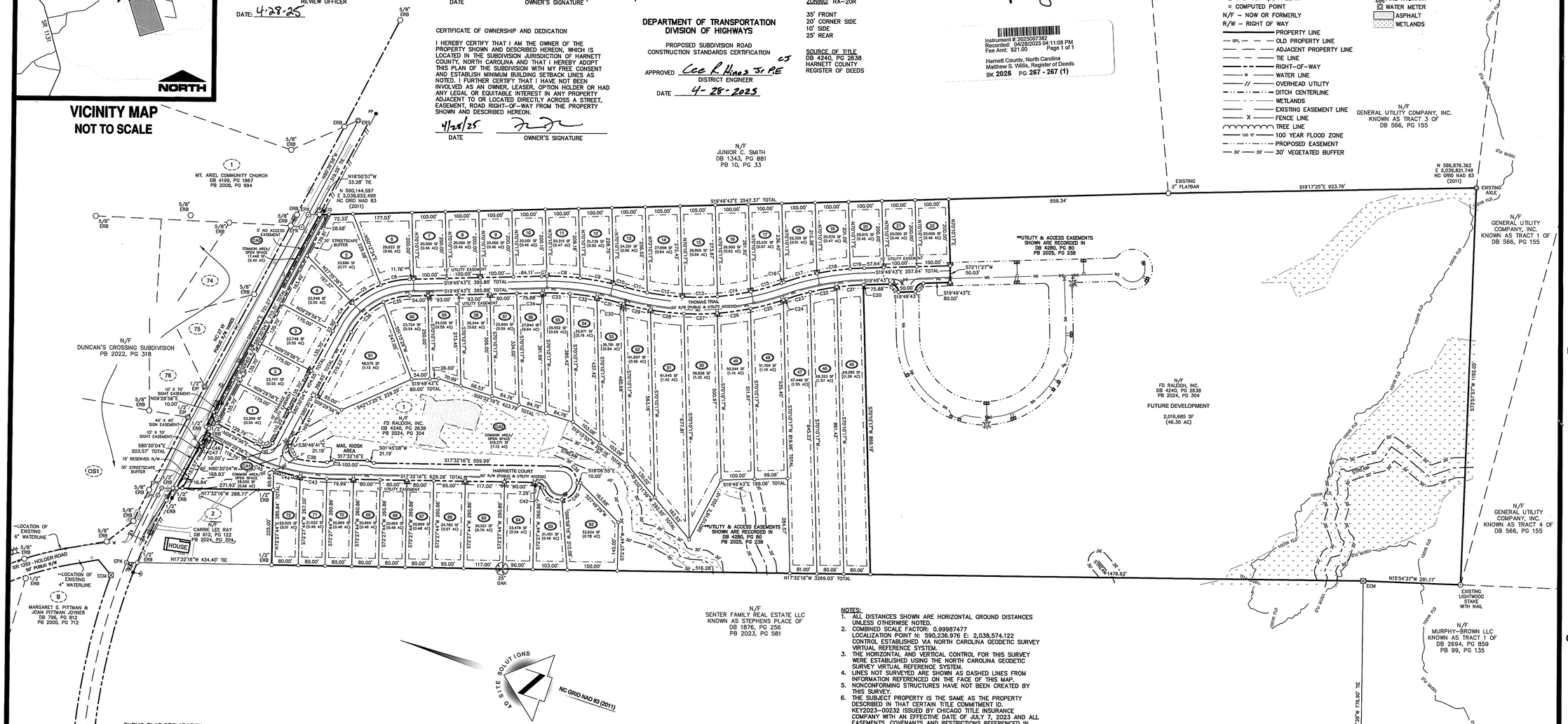
35' FRONT
20' CORNER SIDE
10' SIDE
25' REAR

SOURCE OF TITLE
DB 4240, PG 2638
HARNETT COUNTY
REGISTER OF DEEDS

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 28TH DAY OF APRIL AT 4:11 (AM/PM) AND DULY RECORDED IN MAP BOOK 2025 AT PAGE 267
Matthew S. Willis
By: Victoria G. Rodriguez
REGISTER OF DEEDS OF HARNETT COUNTY
Deputy III

Instrument # 2025007362
Recorded: 04/28/2025 04:11:08 PM
Page 1 of 1
Fee Amt: $21.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2025 PG 267 - 267 (1)

LEGEND:
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
EPK – EXISTING PK NAIL
ERB – EXISTING REBAR
ERS – EXISTING RAILROAD SPIKE
SPK – SET PK NAIL
SRB – SET 1/2" REBAR
COMPUTED POINT
N/F – NOW OR FORMERLY
R/W – RIGHT OF WAY
PROPERTY LINE
OFL – OLD PROPERTY LINE
ADJACENT PROPERTY LINE
TIE LINE
RIGHT-OF-WAY
W – WATER LINE
OVERHEAD UTILITY
DITCH CENTERLINE
WETLANDS
EXISTING EASEMENT LINE
X – FENCE LINE
TREE LINE
100 YR – 100 YEAR FLOOD ZONE
PROPOSED EASEMENT
30' – 30' VEGETATED BUFFER
SIGN
TRANSFORMER
LIGHT POLE
PP – UTILITY POLE
G – GUY WIRE
TELEPHONE PEDESTAL
WATER VALVE
FIRE HYDRANT
WM – WATER METER
ASPHALT
WETLANDS



NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987477
LOCALIZATION POINT N: 590,236.976 E: 2,038,574.122
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. KEY2023-00232 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 7, 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. A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" ACCORDING TO MAP# 3720052800J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. A PORTION OF THIS PROPERTY IS LOCATED IN THE WS-IV-P CAPE FEAR RIVER WATERSHED. MAXIMUM IMPERVIOUS AREA IS 24%.
9. LAND USE CLASSIFICATION: AGRICULTURAL AND ENVIRONMENTALLY SENSITIVE
10. THIS DEVELOPMENT IN WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
11. PHASE 1 BUILDING LOTS: 50
12. 0.94 LOTS PER ACRE.
13. OPEN SPACE – 7.78 AC
14. THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
15. INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
16. THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDO. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
17. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDO.
18. SUBDIVISION ROADS ARE 20' IN WIDTH.
19. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL KIOSKS.
20. TOWNSHIP: UPPER LITTLE RIVER
21. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
HARRIETTE COURT	1145 FT
THOMAS TRAIL	2329 FT
TOTAL	3474 FT

22. 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.
23. PROJECT SIGN SHALL BE INSTALLED AT LEAST 20' FROM ANY STREET ROW. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
24. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 9,800 SF PER DEED BOOK 4280, AND PAGE 1111 - 1117.
25. THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 4280, AND PAGE 1111 - 1117.
26. PRELIMINARY PLAT CROSS REFERENCE SUB2310-0023.

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 FD RALEIGH, INC. 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 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 DEVELOPMENT REVIEW CHAIRMAN DATE 4/28/25

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 LEANDER LEE PRESERVE SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

4/28/25. DATE

OWNER

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	S54°29'56"W	35.36
C2	21.34	475.00	S08°12'42"W	21.34
C3	38.15	25.00	S36°47'18"E	34.55
C4	80.53	255.00	S71°27'13"E	80.20
C5	100.65	255.00	S51°05'54"E	100.00
C6	88.84	255.00	S29°48'34"E	88.39
C7	15.89	825.00	S19°16'37"E	15.89
C8	100.38	825.00	S15°14'22"E	100.32
C9	102.16	825.00	S08°12'22"E	102.09
C10	35.17	825.00	S03°26'15"E	35.17
C11	68.64	775.00	S04°45'13"E	68.62
C12	106.28	775.00	S11°13'10"E	106.20
C13	105.09	775.00	S19°01'58"E	105.01
C14	100.78	775.00	S26°38'35"E	100.71
C15	95.67	775.00	S33°54'17"E	95.60
C16	7.61	825.00	S37°10'36"E	7.61
C17	102.91	825.00	S33°20'19"E	102.85

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C18	100.70	825.00	S26°16'06"E	100.63
C19	42.38	825.00	S21°18'00"E	42.37
C20	4.12	775.00	N19°58'51"W	4.12
C21	80.17	775.00	N23°05'48"W	80.13
C22	81.09	775.00	N29°03'27"W	81.05
C23	72.86	775.00	N34°44'52"W	72.83
C24	11.06	825.00	N37°03'25"W	11.06
C25	101.86	825.00	N33°08'09"W	101.79
C26	100.67	825.00	N26°06'11"W	100.60
C27	100.07	825.00	N19°07'58"W	100.01
C28	100.97	825.00	N12°09'07"W	100.90
C29	82.50	825.00	N05°46'51"W	82.47
C29	39.27	25.00	N64°49'43"W	35.36
C30	10.08	825.00	N02°33'58"W	10.08
C31	72.86	775.00	N04°54'33"W	72.83
C32	81.09	775.00	N10°35'59"W	81.05
C33	80.17	775.00	N16°33'37"W	80.13

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C34	4.12	775.00	N19°40'34"W	4.12
C35	82.27	205.00	N31°19'31"W	81.72
C36	134.81	205.00	N61°39'42"W	132.40
C37	46.03	25.00	S46°45'06"W	39.80
C38	95.69	475.00	S11°46'00"E	95.53
C39	78.04	50.00	S27°10'24"W	70.35
C40	74.27	50.00	N65°33'49"W	67.63
C41	66.33	50.00	N14°59'22"E	61.57
C42	30.77	25.00	N17°43'35"E	28.87
C42	39.27	25.00	N25°10'17"E	35.36
C43	80.32	525.00	N13°09'19"W	80.24
C44	82.27	525.00	N04°16'59"W	82.19
C45	85.15	525.00	N04°51'10"E	85.05
C46	10.29	25.00	N02°17'25"W	10.22
C47	28.98	25.00	N47°17'25"W	27.39

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 24 DAY OF APRIL, 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

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
04-24-25

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

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
04-24-25

REVISIONS

PROJECT NAME

LEANDER LEE PRESERVE SUBDIVISION PHASE 1

SUB2502-0012

PIN: 0538-88-6399.000
4155 NC 27 W
PORTION OF UPPER LITTLE RIVER TOWNSHIP & LILLINGTON TOWNSHIP
HARNETT COUNTY
NORTH CAROLINA

CLIENT

FD RALEIGH, INC.

341 Kilmayne Drive - Suite 201
Cary, North Carolina 27512
Phone: (704) 608-3085

PROJECT INFORMATION

SURVEYED BY:	CALEB
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	2006

DRAWING SCALE

HORIZONTAL: 1"=150'

DATE SURVEYED

APRIL 22, 2025

SHEET NUMBER

1

OF 1

I:\Triangle Land Planning\2006 Leander Lee Preserve\CIVIL 3D\DWG\MAP\2006 SUBDIVISION MAP PH 1.dwg • SUBDIVISION MAP PHASE 1 • 4.24.2025 6:40:47 AM