

N.C. GRID NORTH, NAD 83 (2011)
NCGRS-RTK-NETWORK, GEOID 12B
NOVEMBER 21, 2018 - SPECTRA 80

NORTH CAROLINA - HARNETT COUNTY

FILED DATE 12-02-2021 TIME 2:11 PM
MAP NUMBER 2021 567-571

REGISTER OF DEEDS
MATTHEW S. WILLIS
BY: Matthew S. Willis
Kayla B. Cole - Dep
-ASST. DEPUTY REGISTER OF DEEDS

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 DEC 02 02:11:05 PM
BK: 2021 PG: 567-571
FEE: \$105.00
INSTRUMENT # 2021028376
KCORE



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Cec R. Hince, JR PE 4
DISTRICT ENGINEER
11-15-2021
DATE

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page SEE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 28 day of Oct. 2021.

SIGNATURE James W. Mauldin

Licensed Number L-3247



- I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated here:
- a. That this plot is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. That this plot is of a survey of an existing parcel or parcels of land.
- d. That this plot is of a survey of another category, such as the reclassification of existing parcels, a court-order survey or other exception to the definition of subdivision.
- e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247

REFERENCES:
D.B.3772, PG.536
M.B.2017, PG.44
OTHER REFERENCES AS SHOWN

- NOTES:
- (A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - (B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
 - (C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
 - (D.) THIS PROPERTY LIES WITHIN THE WS-IV WATERSHED DISTRICT AND LOT COVERAGE WILL BE LIMITED TO 5,300 SQUARE FEET OF IMPERVIOUS.
 - (E.) THIS DEVELOPMENT LIES WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
 - (F.) ALL LANDSCAPE BUFFERS, MAILBOX KIOSK, STREET TREES & SIDEWALK MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PURFOY PLACE HOMEOWNERS ASSOCIATION.
 - (G.) STREET LIGHTS AND FIRE HYDRANTS WILL COMPLY WITH THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE. (ARTICLE VII SECTION 6.2 & 7.3)
 - (H.) ALL WATER LINES, SEWER LINES AND MAIL BOX KIOSK INFORMATION IS REFERENCED FROM THE RECORD DRAWINGS BY CAROLINA LAND DEVELOPMENT GROUP INC.
 - (I.) THIS PROJECT WAS DEVELOPED USING THE COMPATIBILITY DESIGN CONCEPT AND 30% OPEN SPACE WAS REQUIRED.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

- LEGEND
- Existing Iron Pipe (Control Point)
 - Iron Stake Set (unless otherwise noted)
 - Existing Concrete Monument (Control Point)
 - Concrete Monument Set
 - X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates
Zone: RA-40 Pin#: 0664-38-0507.000
LAND USE CLASSIFICATION - MEDIUM DENSITY RESIDENTIAL

RECORDED HARNETT COUNTY MAP NUMBER 2021 PAGE 567

SHEET 1 OF 5



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 DEVELOPMENT BY THE NUMBERS, 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 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.
Development by The Numbers, Inc. by J.W. Mauldin 11/1/21
OWNER DATE

I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-911 ADDRESSING ENVIRONMENTAL HEALTH, FIRE MARSHAL PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.
John Chalk 11-30-21
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
Shilak Bennett REVIEW OFFICER OF HARNETT COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Shilak Bennett 12-2-2021
REVIEW OFFICER DATE

SIDEWALKS AND STREET TREES ARE TO MAINTAINED BY THE PURFOY PLACE HOME OWNERS ASSOCIATION. SIDEWALK OR STREET TREE INSTALLATIONS THAT ARE DAMAGED AND/OR REMOVED BY HARNETT COUNTY/DEPARTMENT OF PUBLIC UTILITIES/HARNETT REGIONAL WATER OR ITS REPRESENTATIVES, AGENTS, OR CONTRACTORS AS A RESULT OF REPAIR/MAINTENANCE OF THE PUBLIC WATER AND/OR SEWER LINE WILL BE REPLACED BY THE PURFOY PLACE HOME OWNERS ASSOCIATION.

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W
REAR: 20'
SIDE: 10'
CORNER LOT SIDE: 10'

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 SUBDIVISION WITH MY FREE CONSENT, ESTABLISHING 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 SANITARY SEWER AND WATER LINES TO THE COUNTY OF HARNETT.
Development by The Numbers, Inc. by J.W. Mauldin 11/1/21
OWNER DATE

CERTIFICATE OF IMPROVEMENTS & MAINTENANCE
I (WE) CERTIFY THAT I (WE) ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN THE PURFOY PLACE SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.
Development by The Numbers, Inc. by J.W. Mauldin 11/1/21
OWNER DATE

STORMWATER CERTIFICATE
I (WE) 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.
Shilak Bennett 11/8/21
ENGINEER DATE

GROSS AREA: 33.510 ACRES
TOTAL NUMBER OF LOTS: 45
AREA IN OPEN SPACE: 10.586 ACRES
LAMBERT LANE: 2,960 LINEAR FEET +/-

OWNER:
DEVELOPMENT BY THE NUMBERS, INC.
1001 PROCURE STREET, SUITE 101
FUQUAY-VARINA, N.C. 27526

SUBDIVISION MAP FOR: PURFOY PLACE SUBDIVISION

HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 60' MARCH 15, 2021
REVISED: JUNE 2, 2021 (COUNTY COMMENTS)

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929

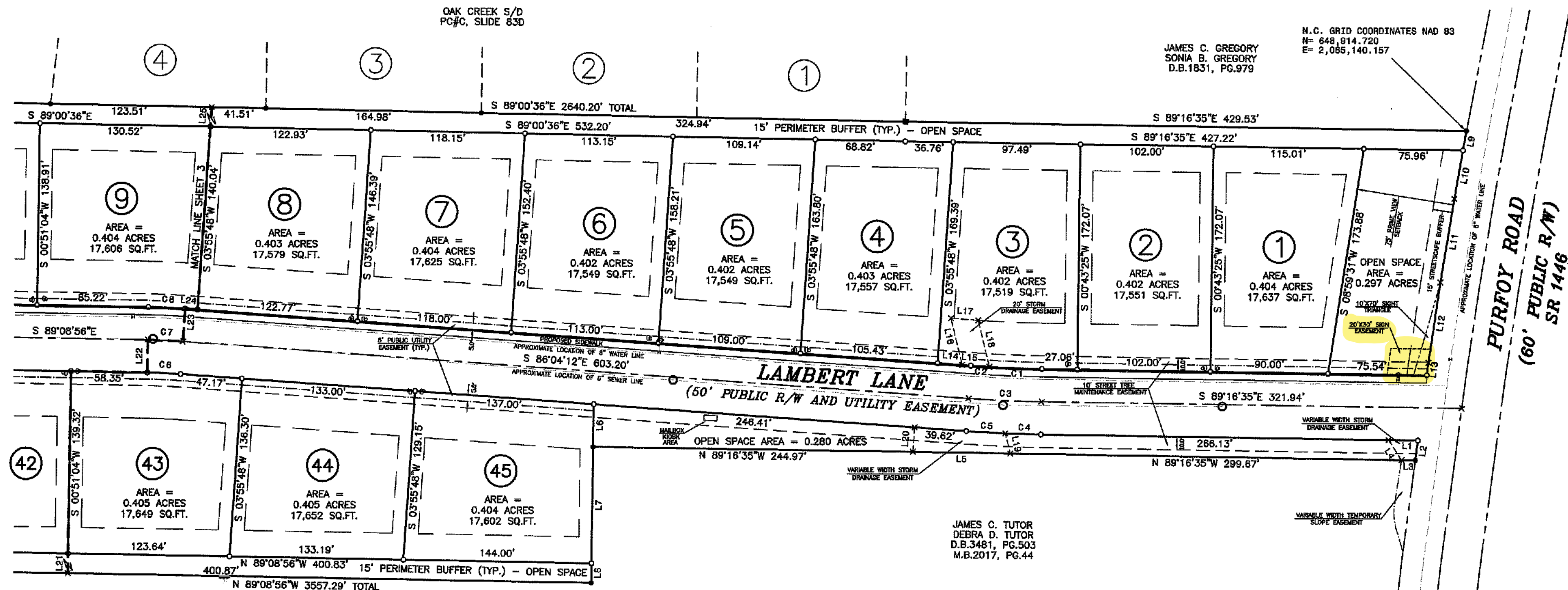


James W. Mauldin
10/29/21

Course	Bearing	Distance
L1	S 89°16'35" E	22.39'
L2	S 07°12'46" W	15.10'
L3	N 88°16'35" W	10.51'
L4	N 33°25'55" W	18.13'
L5	N 88°16'35" W	74.59'
L6	S 00°43'25" W	32.80'
L7	S 00°43'25" W	89.00'
L8	S 00°43'25" W	15.00'
L9	S 09°46'31" W	15.19'
L10	S 10°02'59" W	37.62'
L11	S 08°23'37" W	64.80'
L12	S 08°32'49" W	61.85'
L13	S 07°30'50" W	9.68'
L14	S 86°04'12" E	18.80'
L15	S 86°04'12" E	8.61'
L16	N 13°38'18" W	36.71'
L17	S 86°05'16" E	20.98'
L18	S 13°38'18" E	36.61'
L19	S 13°38'18" E	15.88'
L20	N 03°55'48" E	18.85'
L21	N 00°51'04" E	15.00'
L22	N 00°51'04" E	25.00'
L23	N 03°55'48" E	25.00'
L24	S 86°04'12" E	9.59'
L25	N 03°55'48" E	15.02'

Curve	Radius	Length	Chord	Chord Bear.
C1	975.00'	40.23'	40.22'	N 88°05'40" W
C2	975.00'	14.34'	14.34'	N 86°29'29" W
C3	1000.00'	55.96'	55.96'	N 87°40'24" W
C4	1025.00'	27.30'	27.30'	N 88°30'49" W
C5	1025.00'	30.07'	30.06'	N 86°54'37" W
C6	475.00'	25.52'	25.52'	S 87°36'34" E
C7	500.00'	26.87'	26.87'	S 87°36'34" E
C8	525.00'	28.21'	28.21'	S 87°36'34" E

N.C. GRID COORDINATES NAD 83
N = 848,914.720
E = 2,085,140.157
NOVEMBER 21, 2018 - SPECTRA 80



JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W
REAR: 20'
SIDE: 10'
CORNER LOT SIDE: 10'

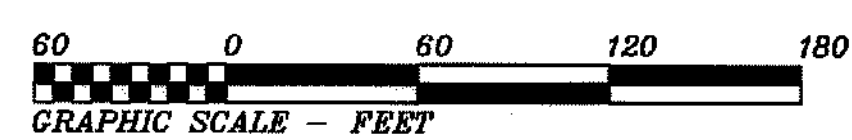
JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

- LEGEND
- Existing Iron Pipe (Control Point)
 - Iron Stake Set (unless otherwise noted)
 - Existing Concrete Monument (Control Point)
 - Concrete Monument Set
 - x Computed Point Only
 - WATER METER
 - ◆ FIRE HYDRANT
 - SEWER CLEAN OUT
 - * WATER VALVE
 - SANITARY SEWER MANHOLE
 - WATER LINE
 - SEWER LINE

All measurements shown are horizontal ground measurements unless otherwise noted. Area computed by coordinates.

Zone: RA-40 Pin#: 0664-38-0507.000
LAND USE CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL

SHEET 2 OF 5

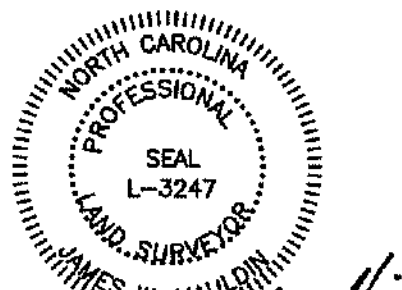


OWNER:
DEVELOPMENT BY THE NUMBERS, INC.
1001 PROCURE STREET, SUITE 101
FUQUAY-VARINA, N.C. 27526

**SUBDIVISION MAP FOR:
PURFOY PLACE SUBDIVISION**

HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 60' MARCH 15, 2021
REVISED: JUNE 2, 2021 (COUNTY COMMENTS)

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P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929


 JAMES W. MAULDIN
 10/28/21

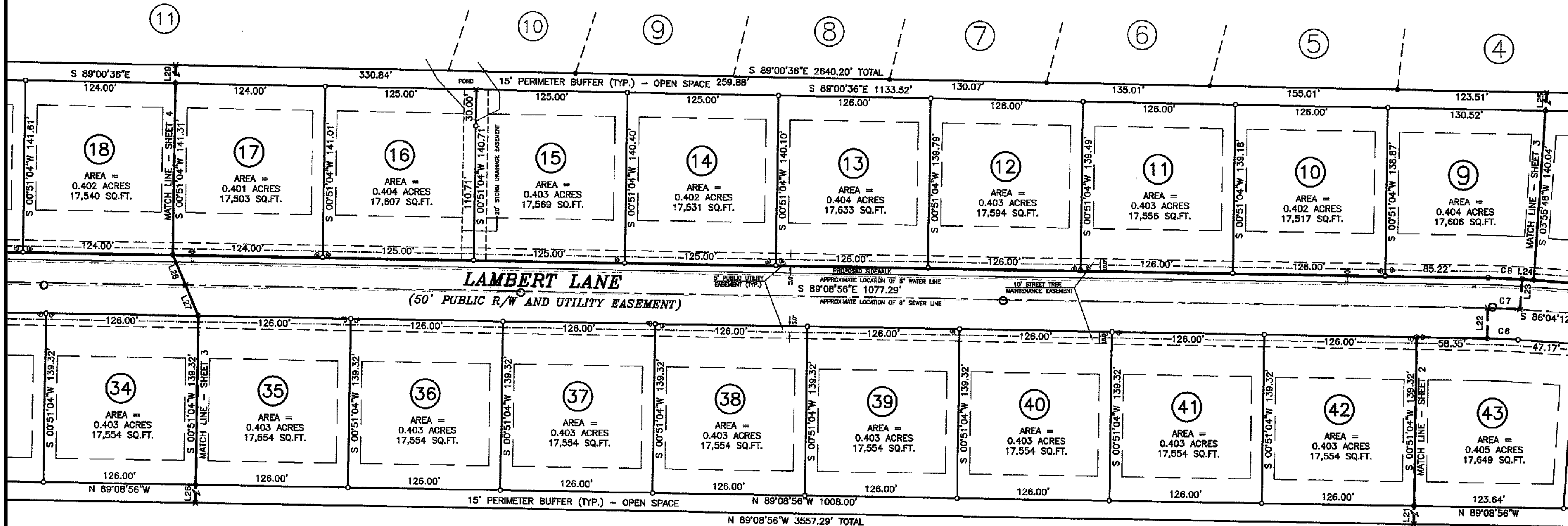
Curve	Radius	Length	Chord	Chord Bear.
C6	475.00'	25.52'	25.52'	S 87°36'34" E
C7	500.00'	26.87'	26.87'	S 87°36'34" E
C8	525.00'	28.21'	28.21'	S 87°36'34" E

Course	Bearing	Distance
L21	N 00°51'04" E	15.00'
L22	N 00°51'04" E	25.00'
L23	N 03°55'48" E	25.00'
L24	S 86°04'12" E	9.59'
L25	N 03°55'48" E	15.02'
L26	N 00°51'04" E	15.00'
L27	N 22°46'42" W	27.29'
L28	N 22°46'42" W	27.29'
L29	N 00°51'04" E	15.00'

N.C. GRID NORTH, NAD 83 (GEOID)
 NAD83-NAD83-NETWORK GEOID 128
 NOVEMBER 21, 2018 - SPECTRA 80

OAK CREEK S/D
PC#C, SLIDE 83D

OAK CREEK S/D
PC#C, SLIDE 83D



HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

OWNER:
DEVELOPMENT BY THE NUMBERS, INC.
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PURFOY PLACE SUBDIVISION**

HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 60' MARCH 15, 2021
REVISED: JUNE 2, 2021 (COUNTY COMMENTS)

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SHEET 3 OF 5



Zone: RA-40 Pin#: 0664-38-0507.000
LAND USE CLASSIFICATION - MEDIUM DENSITY RESIDENTIAL
RECORDED HARNETT COUNTY MAP NUMBER **2021** PAGE **569**



James W. Mauldin
10/28/21

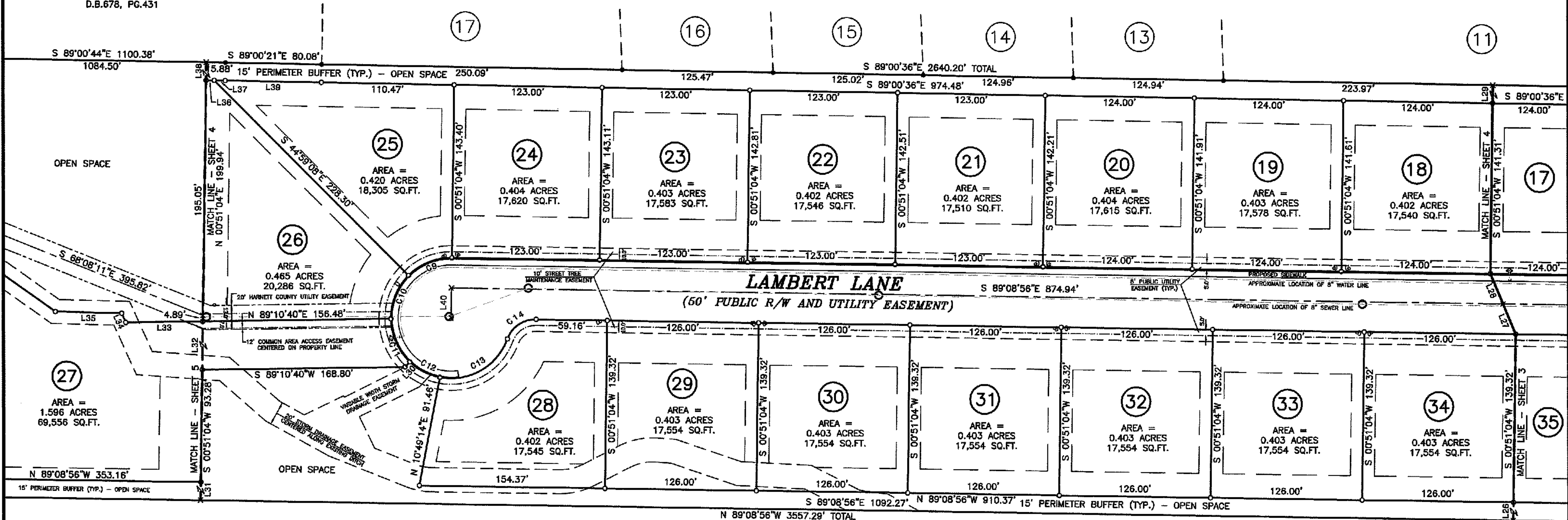
Course	Bearing	Distance
L26	N 00°51'04" E	15.00'
L27	N 22°46'42" W	27.29'
L28	N 22°46'42" W	27.29'
L29	N 00°51'04" E	15.00'
L30	S 43°20'28" W	5.76'
L31	N 00°51'04" E	15.00'
L32	N 00°51'04" E	40.02'
L33	S 89°10'40" W	64.05'
L34	N 24°22'34" W	8.35'
L35	N 88°27'53" W	55.20'
L36	S 89°00'44" E	6.75'
L37	S 89°00'44" E	9.09'
L38	N 00°51'04" E	15.00'
L39	N 89°00'21" W	80.07'
L40	N 00°51'04" E	25.00'

Curve	Radius	Length	Chord	Chord Bear.
C9	50.00'	40.00'	38.94'	S 87°55'58" W
C10	50.00'	40.00'	38.94'	S 22°05'46" W
C11	50.00'	40.00'	38.94'	S 23°44'26" E
C12	50.00'	28.38'	28.00'	S 62°55'09" E
C13	50.00'	70.25'	64.61'	N 60°34'17" E
C14	25.00'	30.77'	28.87'	N 55°35'12" E



BOBBY L. PRINCE
LYNDA PRINCE
D.B.678, PG.431

OAK CREEK S/D
PC#C, SLIDE 83D



JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

**HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS**

FRONT: 35' FROM R/W
REAR: 20'
SIDE: 10'
CORNER LOT SIDE: 10'

- LEGEND**
- Existing Iron Pipe (Control Point)
 - Iron Stake Set (unless otherwise noted)
 - Existing Concrete Monument (Control Point)
 - Concrete Monument Set
 - X Computed Point Only
 - WATER METER
 - ◆ FIRE HYDRANT
 - SEWER CLEAN OUT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - WATER LINE
 - SEWER LINE

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Zone: RA-40 Plat: 0864-38-0607.000
LAND USE CLASSIFICATION - MEDIUM DENSITY RESIDENTIAL

SHEET 4 OF 5

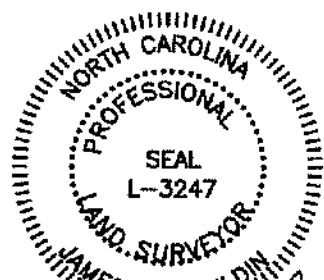


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PURFOY PLACE SUBDIVISION**

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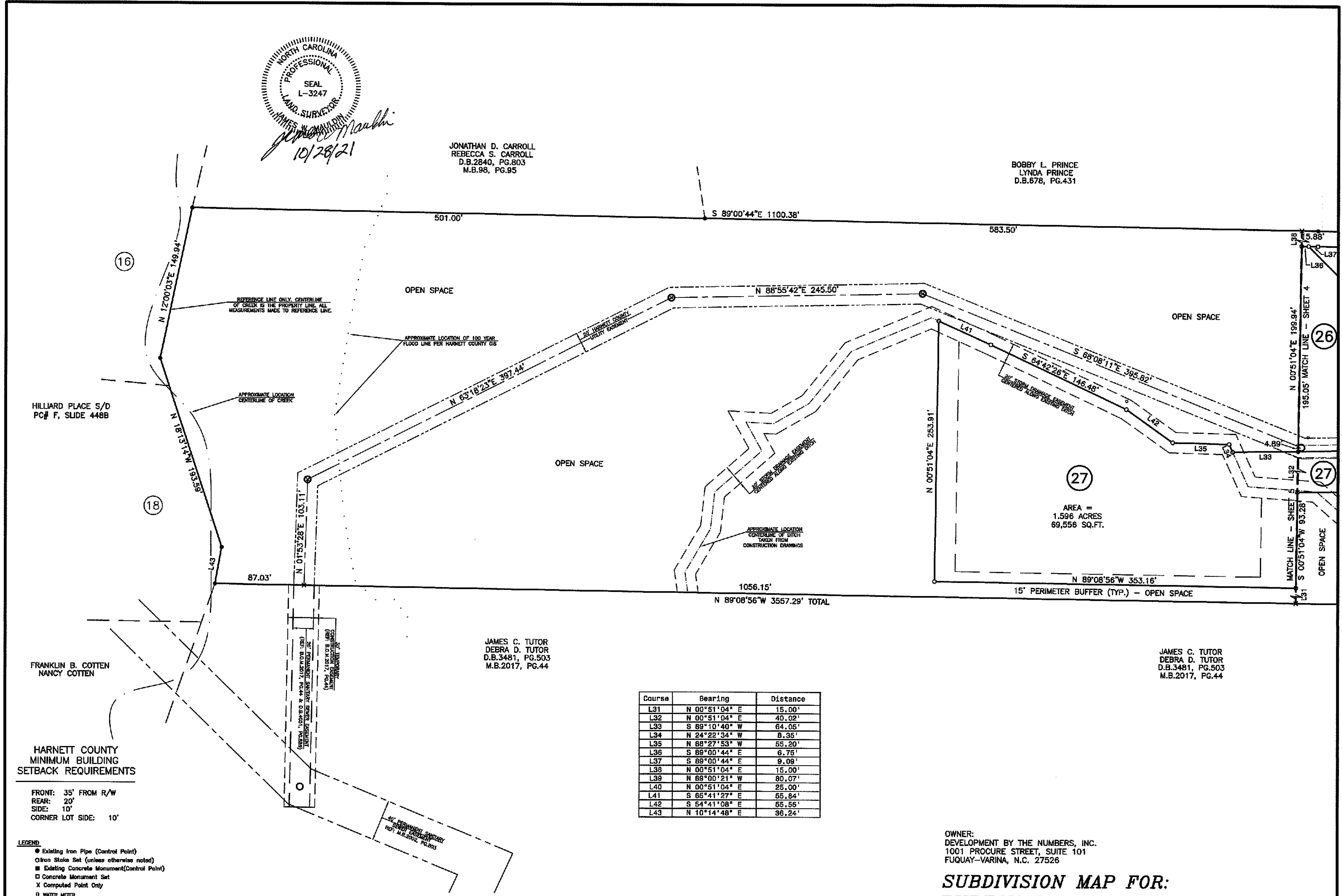
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(919) 552-9326 C-929



James C. Tutor
10/28/21

JONATHAN D. CARROLL
REBECCA S. CARROLL
D.B.2840, PG.803
M.B.98, PG.95

BOBBY L. PRINCE
LYNDA PRINCE
D.B.678, PG.431



AREA =
1.596 ACRES
69,556 SQ.FT.

HILLIARD PLACE S/D
PC# F, SLIDE 448B

FRANKLIN B. COTTEN
NANCY COTTEN

JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

JAMES C. TUTOR
DEBRA D. TUTOR
D.B.3481, PG.503
M.B.2017, PG.44

HARNETT COUNTY
MINIMUM BUILDING
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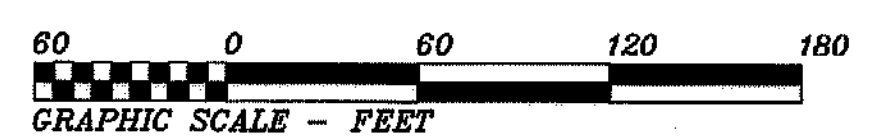
Course	Bearing	Distance
L31	N 00°51'04" E	15.00'
L32	N 00°51'04" E	40.02'
L33	S 89°10'40" W	64.05'
L34	N 24°22'34" W	8.36'
L35	N 88°27'53" W	55.20'
L36	S 89°00'44" E	6.76'
L37	S 89°00'44" E	9.08'
L38	N 00°51'04" E	15.00'
L39	N 88°00'21" W	80.07'
L40	N 00°51'04" E	25.00'
L41	S 65°41'27" E	55.84'
L42	S 54°41'08" E	55.55'
L43	N 10°14'48" E	36.24'

- LEGEND**
- Existing Iron Pipe (Control Point)
 - Iron Stake Set (unless otherwise noted)
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 - WATER METER
 - ◇ FIRE HYDRANT
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 - SEWER LINE

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Zone: RA-40 Pin#: 0664-38-0507.000

SHEET 5 OF 5



OWNER:
DEVELOPMENT BY THE NUMBERS, INC.
1001 PROCURE STREET, SUITE 101
FUQUAY-VARINA, N.C. 27526

**SUBDIVISION MAP FOR:
PURFOY PLACE SUBDIVISION**

HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 60' MARCH 15, 2021
REVISED: JUNE 2, 2021 (COUNTY COMMENTS)

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