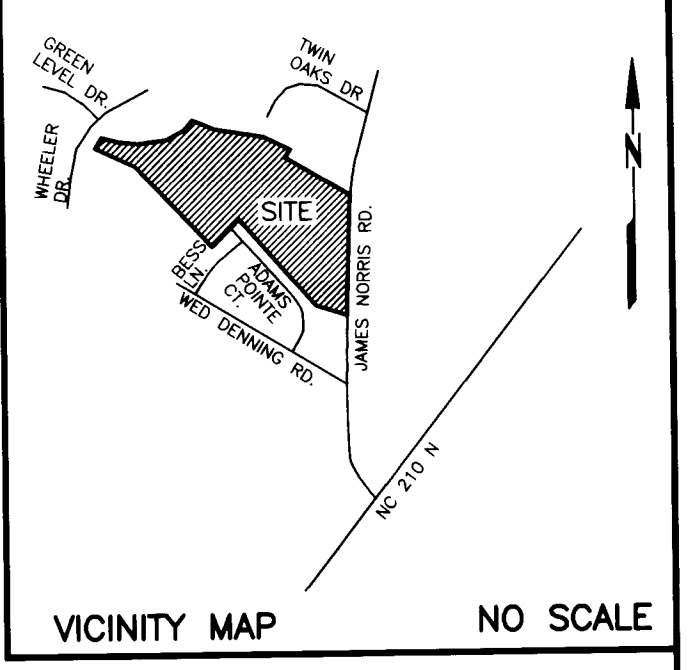


CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS:
NORTH CAROLINA, HARNETT COUNTY
FILED FOR REGISTRATION ON THE 21ST DAY OF May 2023
AT 10:28 (A/P) AND RECORDED IN MAP BOOK 248-249
REGISTER OF DEEDS OF HARNETT COUNTY
Matthew S. Wilts 5/31/23
By: Heidi & Wesley, Property 111

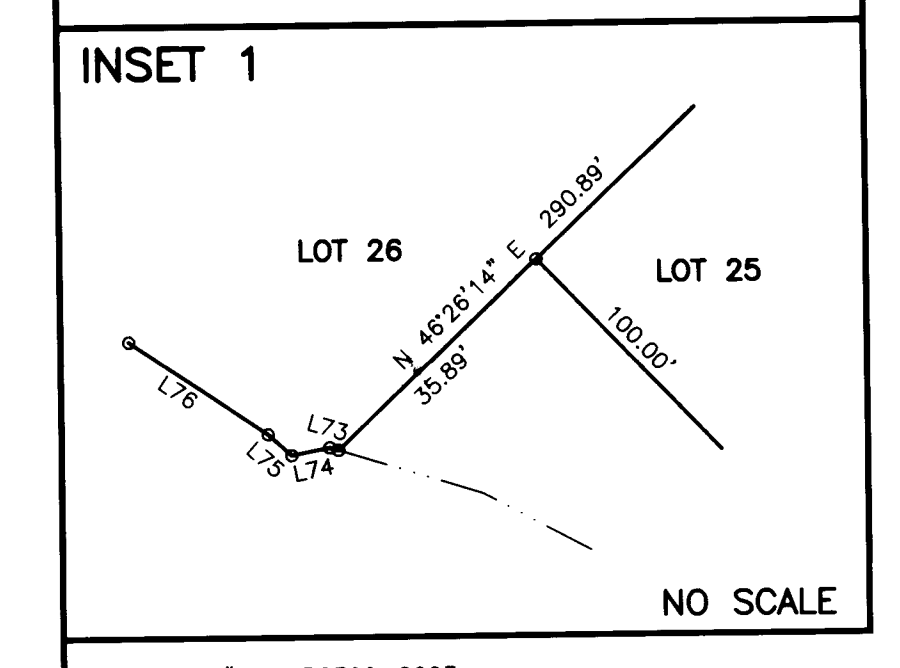
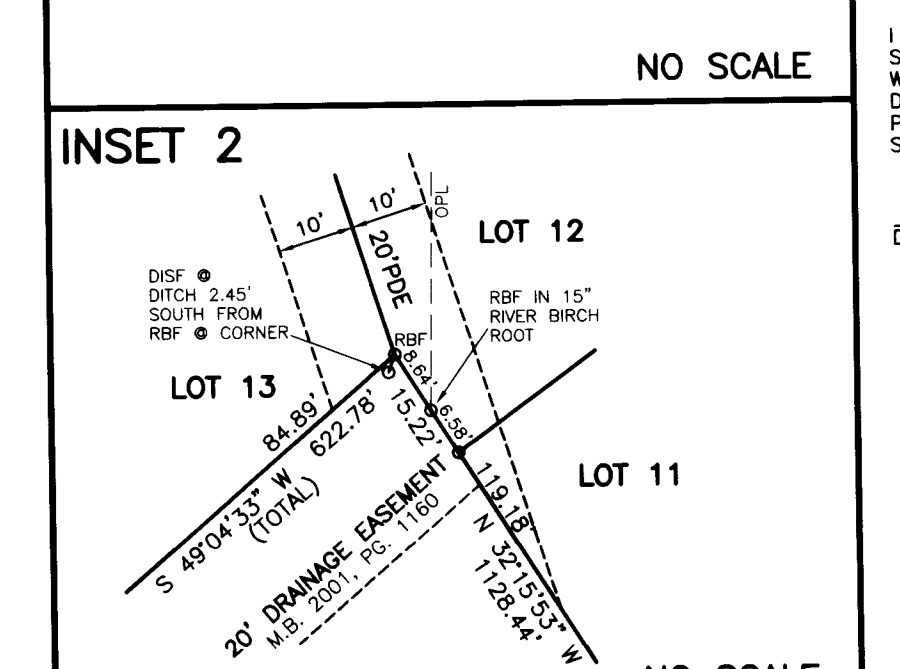
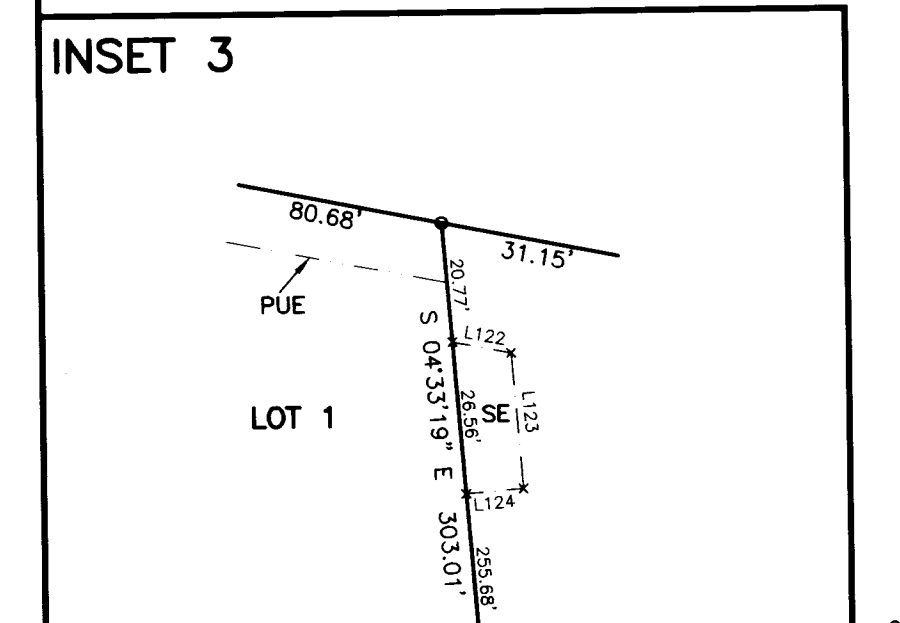
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
Stuart E. Plante III 5/4/23
PROFESSIONAL LAND SURVEYOR DATE
NORTH CAROLINA
WAKE COUNTY
STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION ON AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:18,927 ±; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 1600) ±; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF MAY 2023 A.D.
Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432



I, HEREBY CERTIFY THAT THIS DEVELOPMENT DEPICTED BELOW 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, MARSHALL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.
Warren S. Powell 5/24/23
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE
STORMWATER CERTIFICATION
I, HEREBY CERTIFY THAT THE STORMWATER CONVEYANCE FACILITIES ARE CONSTRUCTED AND INSTALLED IN GENERAL CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, AND DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA AND APPROVED STORMWATER PERMIT AND EROSION CONTROL PLAN.
Stuart E. Plante III 5/30/23
PROFESSIONAL ENGINEER 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.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF HARNETT
Michael W. Temple REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Michael W. Temple 5/31/23
REVIEW OFFICER DATE



CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY EXCEPT:
May 4, 2023
Craig Hyman OWNER

CERTIFICATE OF IMPROVEMENTS MAINTENANCE
I, HEREBY CERTIFY THAT I ASSUME ALL RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER IMPROVEMENTS IN THE HONEYCUTT HILLS SUBDIVISION SYSTEM, IF THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THE RECORDED PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE PERMITS UNTIL THE DISTRICT ENGINEER MAKES A RECOMMENDATION AND FORMALLY NOTICES THE SUBMISSION ADMINISTRATOR.
Craig Hyman 5/4/23
OWNER DATE

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 DRB GROUP NORTH CAROLINA, LLC AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE SUCH 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 RECORDED PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE PERMITS UNTIL THE DISTRICT ENGINEER MAKES A RECOMMENDATION AND FORMALLY NOTICES THE SUBMISSION ADMINISTRATOR.
Craig Hyman 5/4/23
OWNER DATE

OWNER:
DRB GROUP NORTH CAROLINA, LLC
2099 GAITHER RD., SUITE 600
ROCKVILLE, MD 20850
CONTACT: BEN ARENO
P: 919-717-0794

REVISIONS	SUBDIVISION MAP FOR	ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687	
	HONEYCUTT HILLS	970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
TOWNSHIP: BLACK RIVER	COUNTY: HARNETT	SURVEY DATE: 5-04-23	SURVEYED BY: KS
STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: KW
ZONE: RA-30	P.I.N.: 0663-51-8897 AND 0663-61-9209	CHECKED & CLOSURE BY: SEP	FILE: HHILLSUBS1 SHEET 1 OF 2

LEGEND
IPF-IRON PIPE FOUND
RFB-REBAR FOUND
CSF-COTTON SPOKE FOUND
DIPF-DISTURBED IRON PIPE FOUND
BIFP-BENT IRON PIPE FOUND
AIF-ANGLE IRON FOUND
DCMF-DISTURBED CONCRETE MONUMENT FOUND
SIFP-SQUARE IRON BAR FOUND
BIFP-IRON PIPE FOUND IN CONCRETE
DISF-DISTURBED IRON STAKE FOUND
X-CALCULATED POINT
AC-ABOVE GROUND
OPL-OLD PROPERTY LINE
PUE-PUBLIC UTILITY EASEMENT
FE-SIGN EASEMENT
CRK-CENTERLINE CREEK
OLD-CENTERLINE DITCH
WFF-WOOD FENCE
WF-WIRE FENCE
WFF-WOOD FENCE
CMP-CORRUGATED METAL PIPE
HOPE-HIDE PIPE
DIP-DISTURBED IRON PIPE
R/W-RIGHT OF WAY
WV-WATER VALVE
BOV-BLOW OFF VALVE
WM-WATER METER
FH-FIRE HYDRANT
WL-WATER LINE
CW-CUT WIRE
LP-LIGHT POLE
OHP-OVERHEAD POWER LINES
OPHP-OVERHEAD POWER AND PHONE LINES
PMK-PROPOSED MAIL KIOSK
C-CONCRETE
P-POWER POLE
PGB-POWER BEGINNING
GD-GRAVEL DRIVE
W-WETLANDS

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS.
2. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
3. PROPERTY IS IN ZONE RA-30, NOT IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 3720062004 PANEL 0862, MAP REVISED 10/3/08
4. 30' HARNETT COUNTY STREAM BUFFERS, CENTERLINE OF INTERIOR STREAMS AND DRAINAGES TAKEN FROM PLANS BY BGE, INC. ENTITLED "HONEYCUTT HILLS" AND DATED JUNE 29, 2022.
5. REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. PROPERTIES ARE WITHIN 1 MILE OF VOLUNTARY AGRICULTURE DISTRICT
7. PROPERTIES ARE IN THE NC WATER SUPPLY "WATERSHED"-CAPE FEAR RIVER- (LILLINGTON) CLASS-WS-IV
8. ALL FIRE HYDRANTS SHALL CONFORM TO THE UNIFIED DEVELOPMENT ORDINANCE
9. ALL STREET LIGHTS SHALL CONFORM TO THE UNIFIED DEVELOPMENT ORDINANCE
10. STREETScape BUFFERS, MAIL KIOSKS, SIGNS AND SIGN EASEMENTS, PUBLIC DRAINAGE EASEMENTS, ETC. SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. A FOUNDATION SURVEY IS REQUIRED ON ALL LOTS.
12. THE CENTERLINE OF CREEK OR DITCH IS THE PROPERTY LINE.

NOTE:
ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

SCALE IN FEET
0 100 200 300

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: Lee R. Hines Jr. 5/19/2023
DISTRICT ENGINEER DATE
ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
3. SIGHT TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.
4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IF DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

NCDOT SIGHT TRIANGLE NOTE:
10' x 70' SIGHT TRIANGLES LOCATED AT ALL STREET INTERSECTIONS.

SEE SHEET 2 FOR PUBLIC UTILITY EASEMENT METES AND BOUNDS, UTILITY LOCATIONS, LINE AND CURVE TABLES, POSSIBLE ENCROACHMENTS, EXISTING UTILITY LOCATIONS AND ADJOINER FENCE LOCATIONS.

HONEYCUTT HILLS
SITE DATA TABLE
CASE FILE # - SUB2302-0003
ZONING - RA-30
WATER SHED DISTRICT - IV
LAND USE CLASSIFICATION - LOW DENSITY RESIDENTIAL
PROPOSED USE - RESIDENTIAL - SINGLE FAMILY
NOTE: PORTION OF THIS PROJECT LIES WITHIN 1 MILE OF A VOLUNTARY AGRICULTURE DISTRICT.
NUMBER OF SINGLE FAMILY LOTS - 48
NUMBER OF OPEN SPACE LOTS - 3
AVERAGE LOT SIZE - 28,197 S.F.
MINIMUM LOT SIZE - 25,000 S.F.
MINIMUM LOT WIDTH - 100'
OPEN SPACE REQUIRED - 4.74 AC. (10% OF NET SITE AREA)
OPEN SPACE PROVIDED - 11.63 AC. (24% OF NET SITE AREA)
IMPERVIOUS AREA DEVELOPED - 5.64 AC. (12% OF TOTAL SITE AREA)
LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS
RA-30 SETBACKS
FRONT - 35'
SIDE - 10'
CORNER SIDE - 20'
REAR - 25'
31.071 ACRES (AREA IN LOTS)
11.628 ACRES (AREA IN OPEN SPACE)
+ 5.297 ACRES (AREA IN R/W)
47.996 ACRES (TOTAL AREA)

REFERENCES:
1. DRB GROUP NORTH CAROLINA, LLC TRACT ONE AND TRACT TWO D.B. 4166, PG. 200
2. DRB GROUP NORTH CAROLINA, LLC TRACT ONE AND TRACT TWO D.B. 4166, PG. 200
3. BOUNDARY LINE AGREEMENT D.B. 1447, PG. 996
4. ROAD MAINTENANCE AGREEMENT FOR ADAMS POINTE SUBDIVISION D.B. 1679, PG. 700
5. SURVEY BY THOMAS LESTER STANCO, DATED 9/29/1977.
6. MAP BY ROBINSON & PLANTE, P.C. ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHICAL SURVEY SHELLSTAR, LLC AND WILSON TRACTS" DATED 11-03-2021.

JAMES NORRIS ROAD
WALLACE STREET
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3

