

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-2-23	INITIAL SET

**PROJECT NAME**

**FAIRGROUND FARMS SUBDIVISION & RIGHT-OF-WAY DEDICATION**  
SUB2307-0003

**PIN: 1518-55-7140.000 FAIRGROUND ROAD AVERASBORO TOWNSHIP NEAR THE CITY OF DUNN HARNETT COUNTY NORTH CAROLINA**

**CLIENT**

**AGS LAND, LLC**

1786 Metromedical Drive  
Fayetteville, North Carolina 28304  
Phone: (910) 779-0019

**PROJECT INFORMATION**

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1862

**DRAWING SCALE**

HORIZONTAL: 1"=50'

**DATE SURVEYED**

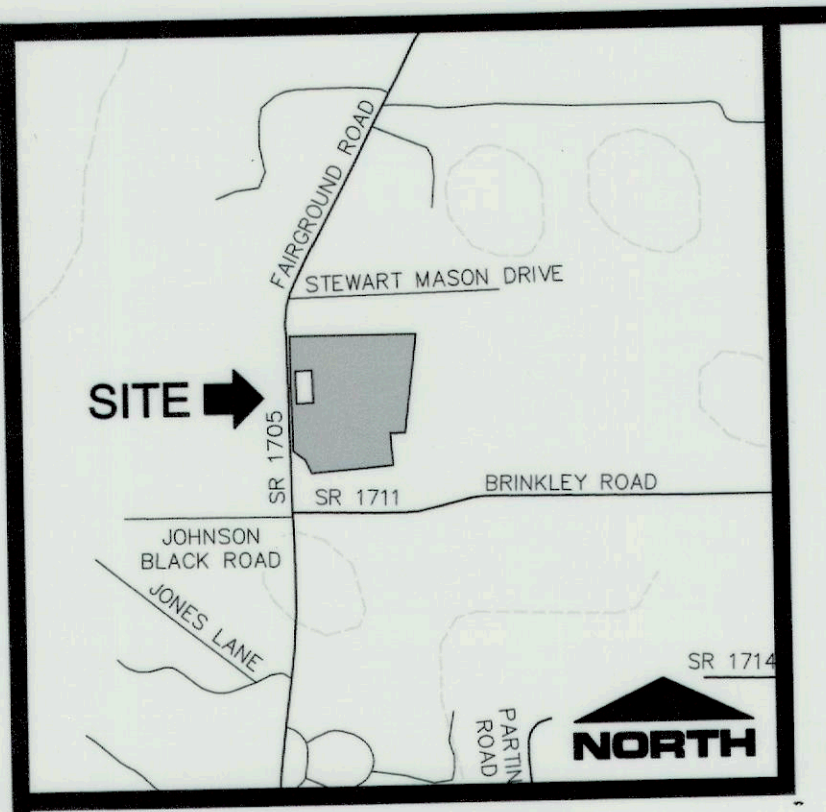
JUNE 20, 2023

**SHEET NUMBER**

1 OF 1

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.02	25.00	S45°16'15"E	35.18
C2	40.10	255.00	S85°28'48"E	40.06
C3	94.19	255.00	S70°23'38"E	93.65
C4	40.48	205.00	S65°28'09"E	40.41
C5	67.48	205.00	S80°33'19"E	67.17
C6	21.03	25.00	N65°55'14"E	20.41
C7	68.23	50.00	N80°55'14"E	63.06
C8	52.36	50.00	S29°59'05"E	50.00
C9	52.36	50.00	S30°05'59"E	50.00
C10	68.23	50.00	N80°53'24"W	63.06
C11	21.03	25.00	N65°53'24"W	20.41
C12	45.10	255.00	S70°44'59"W	45.04
C13	43.69	25.00	S50°04'56"W	38.34
C14	41.15	50.00	S23°35'36"W	40.00
C15	41.15	50.00	S70°44'59"W	40.00
C16	41.15	50.00	N62°05'38"W	40.00
C17	49.87	50.00	N09°56'25"W	47.83
C18	45.30	50.00	N44°35'23"E	43.77
C19	30.77	25.00	N35°16'47"E	28.87
C20	27.46	25.00	N31°26'48"W	26.10
C21	96.88	205.00	N76°26'48"W	95.98
C22	39.65	25.00	S44°34'36"W	35.62



**VICINITY MAP NOT TO SCALE**

AREA: (BY COORDINATE COMPUTATION)  
TOTAL AREA 563,535 SF (12.94 AC)  
TOTAL BUILDABLE AREA 541,799 SF (12.44 AC)  
OPEN SPACE:  
OPEN SPACE REQUIRED: 0%  
OPEN SPACE PROVIDED: 146,982 SF (3.37 AC)  
PROPOSED IMPERVIOUS AREA: 24%  
IMPERVIOUS AREA PER LOT 7,427 SF  
LOT COUNT: 15  
TOTAL: 15  
LOT AREAS:  
AVERAGE LOT SIZE - 22,965 SF  
MINIMUM LOT SIZE - 20,000 SF  
MINIMUM LOT WIDTH - 50 FT

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT  
I, James Wood REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE: 11-2-23  
I, Matthew S. Willis REGISTER OF DEEDS OF HARNETT COUNTY

PIN: 1518-55-7140.000  
EID: 021518 0016 04  
ZONING: RA-20M  
35' FRONT  
20' CORNER SIDE  
10' SIDE  
25' REAR  
SOURCE OF TITLE  
DB 4134, PG 546  
HARNETT COUNTY REGISTER OF DEEDS

- NOTES:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - COMBINED SCALE FACTOR: 0.99987429
  - LOCALIZATION POINT N: 585284.691 E: 2115324.766 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
  - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
  - POINTS NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
  - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
  - THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
  - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720151800 OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
  - WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY UTILITIES.
  - THE PROJECT SITE IS NOT WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
  - TOTAL RESIDENTIAL LOTS: 15, 1 OPEN SPACE LOT
  - 0.83 LOTS PER ACRE
  - THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY
  - INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
  - THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY ORD. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
  - FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDD.
  - SUBDIVISION ROADS ARE 20' IN WIDTH.
  - THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL KIOSKS.
  - TOWNSHIP: AVERASBORO
  - THE LINEAR FEET OF ROADS IS AS FOLLOWS:  
ALDERMAN COURT 540.0 FT  
MARLEY WAY 247.5 FT  
TOTAL 787.5 FT
  - LAND USE CLASSIFICATION: LOW DENSITY RESIDENTIAL
  - HOA WILL MAINTAIN THE PROJECT SIGN, MAIL KIOSK AREA, AND THE STREETScape BUFFER ON THE COMMON BUFFER LOCATED ON LOTS.
  - PROJECT SIGN SHALL BE INSTALLED AT LEAST 20' FROM ANY STREET ROW. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

- LEGEND:**
- ECX - EXISTING COTTON SPINDLE
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EPK - EXISTING PK NAIL
  - ERB - EXISTING REBAR
  - SPK - SET PK NAIL
  - SRB - SET REBAR
  - CP - COMPUTED POINT
  - N/F - NOW OR FORMERLY
  - R/W - RIGHT OF WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - TIE LINE
  - RIGHT-OF-WAY
  - SETBACK
  - STORM DRAINAGE
  - OVERHEAD UTILITY
  - WETLANDS LINE
  - VINYL SPLIT RAIL FENCE
  - TREE LINE
  - 30' VEGETATED BUFFER
  - SIGN
  - MAILBOX
  - UTILITY POLE
  - GUY WIRE
  - FIRE HYDRANT
  - ASPHALT
  - SURFACE WATER

**ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY**

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.

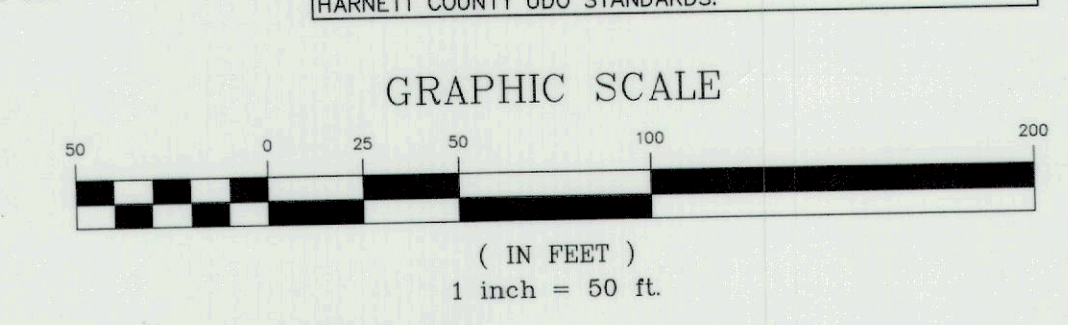
**ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.**



DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED Lee R. Hines DISTRICT ENGINEER  
DATE 11-01-23

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
APPROVED Lee R. Hines DISTRICT ENGINEER  
DATE 11-01-23

Note: Parcels 1,14,13 be served Internally, not off of SR1705.



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 TO ESTABLISH MINIMUM 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.  
DATE 10/19/23  
OWNER'S SIGNATURE Ben Stout

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 THE HOA 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 PLAN 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 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.

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 Matthew S. Willis DEVELOPMENT REVIEW CHAIRMAN  
DATE 11/2/23  
OWNER'S SIGNATURE Ben Stout  
DATE 10/19/23  
OWNER

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 FAIRGROUND FARMS SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDDOT.  
DATE 10/19/23  
OWNER

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 4134, PAGE 246 OR OTHER REFERENCE SOURCE) AND THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR OTHER REFERENCE SOURCE. THE PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 12 DAY OF OCTOBER, 2023.  
PROFESSIONAL LAND SURVEYOR - L-4571