

**VICINITY MAP
NOT TO SCALE**

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - OVERHEAD UTILITY
 - WETLANDS
 - PERMANENT EASEMENT
 - CENTERLINE STREAM
 - TREE LINE
 - MAILBOX
 - TRANSFORMER
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - CATCH BASIN
 - SHRUB
 - ASPHALT
 - WETLANDS

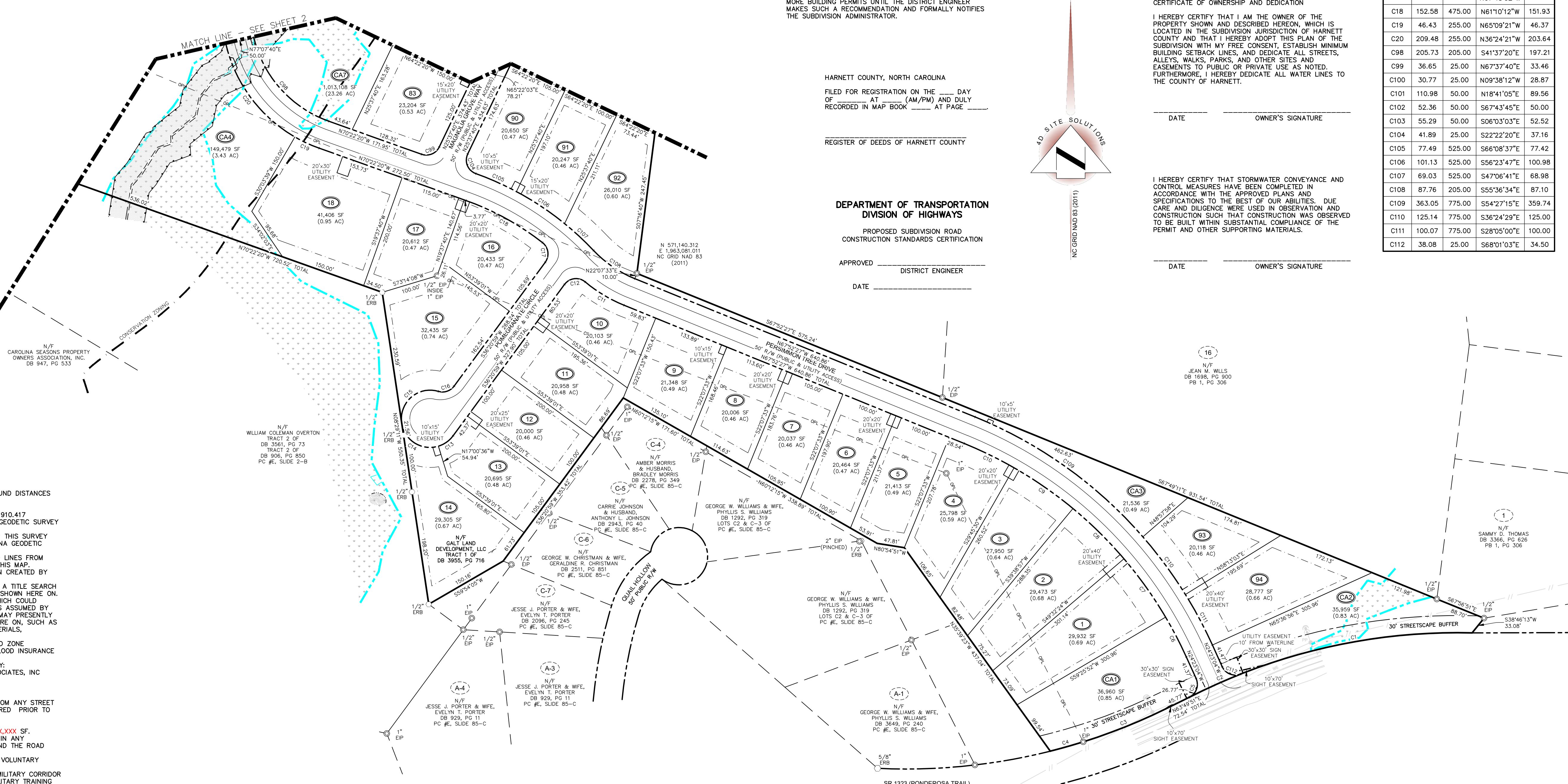
TOTAL AREA: (BY COORDINATE COMPUTATION)
4,994,889 SF (114.67 AC)

PIN: 9567-22-1421.000

ZONING: RA-20R ZONING: CONSERVATION

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

SOURCE OF TITLE
DB 3889, PG 243
DB 3955, PG 716
HARNETT COUNTY
REGISTER OF DEEDS



- NOTES:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987324
LOCALIZATION POINT N: 570,310.618 E: 1,962,910.417
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.
 - LOT LINES 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 HERE ON. 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 HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3710956600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
 - THE WETLANDS DELINEATION WAS PROVIDED BY: SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC PO BOX 9321 FAYETTEVILLE, NC 28311 PHONE: (910) 822-4540
 - ALL SIGNAGE SHALL BE A MINIMUM OF 20' FROM ANY STREET RIGHT OF WAY. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION.
 - TOTAL LOTS: 94
 - THE MAXIMUM IMPERVIOUS AREA PER LOT IS X,XXX SF.
 - THERE SHALL BE NO LAND DISTURBANCE WITHIN ANY DESIGNATED WETLANDS AREAS ON-SITE BEYOND THE ROAD CROSSINGS THAT ARE SHOWN.
 - THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURE DISTRICT.
 - THIS DEVELOPMENT IS WITHIN THE FIVE MILE MILITARY CORRIDOR OVERLAY ZONE, AND MAY BE SUBJECT TO MILITARY TRAINING ACTIVITIES.
 - TOTAL OPEN SPACE: 1,820,233 (41.79 AC)
 - THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE, MAIL KIOSK AND LANDSCAPE BUFFER.
 - STREET LIGHTS SHALL BE INSTALLED NO MORE THAN 300' APART.
 - FIRE HYDRANTS SHALL BE INSTALLED NO MORE THAN 500' APART.
 - THE NEW LOTS OF THIS DEVELOPMENT ARE ALSO SUBJECT TO THE SUBDIVISION ORDINANCES RECORDED IN DEED BOOK PAGE _____
 - ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON THE PUBLIC RIGHT OF WAY.
 - ALL DRAINAGE EASEMENTS ARE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
 - THE LINEAR FEET OF ROADS IS AS FOLLOWS:
ROAD NAME TOTAL LENGTH
PERSIMMON TREE DRIVE 3,062 FT
PEMGRANATE CIRCLE 448 FT
MAGNOLIA GROVE WAY 515 FT
MAHOGANY COURT 936 FT
ALDER DRIVE 1,964 FT
MYRTLE OAK DRIVE 1,398 FT
VIRGINIA PINE DRIVE 755 FT
LEMON TREE COURT 215 FT
TOTAL 9,293 FT

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.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
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 _____, PAGE _____ 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 13TH DAY OF NOVEMBER, 2024.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
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-III FPEC 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 NOVEMBER 13, 2020 USING TWO TRIMBLE S700 RECEIVERS.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES
PROFESSIONAL LAND SURVEYOR - L 4571

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, _____ 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: _____

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 _____ 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.

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

REGISTER OF DEEDS OF HARNETT COUNTY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____ DISTRICT ENGINEER

DATE _____

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-011 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 _____

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 MAGNOLIA HILLS SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCCOT.

DATE _____ OWNER _____

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.

DATE _____ OWNER'S SIGNATURE _____

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 WILL BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

DATE _____ OWNER'S SIGNATURE _____

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	413.13	1023.35	S79°54'52"W	410.33
C2	71.29	1023.35	S66°21'13"W	71.27
C3	155.34	1023.35	S68°10'45"W	155.19
C4	59.65	1023.35	S74°12'06"W	59.64
C5	38.49	25.00	N19°43'24"E	34.80
C6	78.26	725.00	N27°28'36"W	78.22
C7	125.16	725.00	N35°30'52"W	125.00
C8	125.16	725.00	N45°24'19"W	125.00
C9	125.16	725.00	N55°17'46"W	125.00
C10	96.58	725.00	N64°03'29"W	96.51
C11	79.14	255.00	S58°58'58"E	78.83
C12	40.82	25.00	S83°07'45"W	36.44
C13	31.97	50.00	S54°40'12"W	31.43
C14	85.98	50.00	N57°44'54"W	75.77
C15	100.68	50.00	N49°11'45"E	84.51
C16	30.77	25.00	N71°36'51"E	28.87
C17	38.54	25.00	N07°48'32"W	34.83
C18	152.58	475.00	N61°10'12"W	151.93
C19	46.43	255.00	N65°09'21"W	46.37
C20	209.48	255.00	N36°24'21"W	203.64
C98	205.73	205.00	S41°37'20"E	197.21
C99	36.65	25.00	N67°37'40"E	33.46
C100	30.77	25.00	N09°38'12"W	28.87
C101	110.98	50.00	N18°41'05"E	89.56
C102	52.36	50.00	S67°43'45"E	50.00
C103	55.29	50.00	S06°03'03"E	52.52
C104	41.89	25.00	S22°22'20"E	37.16
C105	77.49	525.00	S66°08'37"E	77.42
C106	101.13	525.00	S56°23'47"E	100.98
C107	69.03	525.00	S47°06'41"E	68.98
C108	87.76	205.00	S55°36'34"E	87.10
C109	363.05	775.00	S54°27'15"E	359.74
C110	125.14	775.00	S36°24'29"E	125.00
C111	100.07	775.00	S28°05'00"E	100.00
C112	38.08	25.00	S68°01'03"E	34.50

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

MAGNOLIA HILLS SUBDIVISION

PIN 9567-22-1421.000
PONDEROSA TRAIL
JOHNSONVILLE
TOWN OF CAMERON
HARNETT COUNTY
NORTH CAROLINA

CLIENT
GALT LAND DEVELOPMENT, LLC

206 Shoreline Drive
Raeeford, North Carolina 28376
Phone: (910) 988-8172

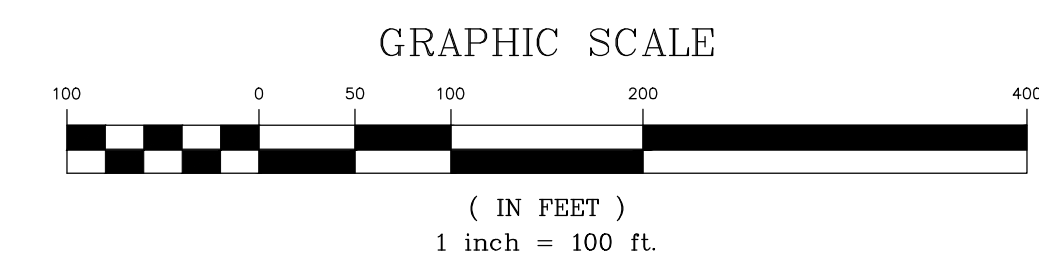
PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1631

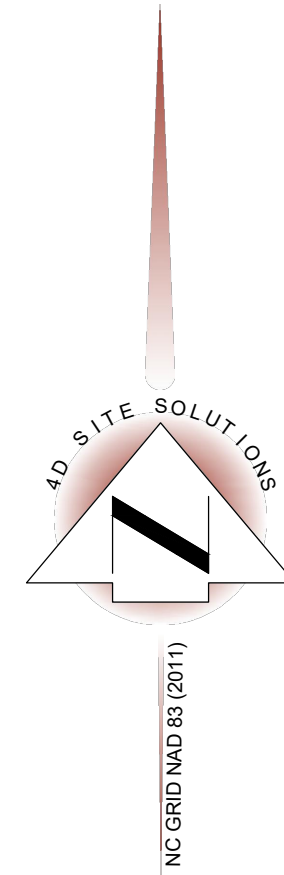
DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
NOVEMBER 13, 2020

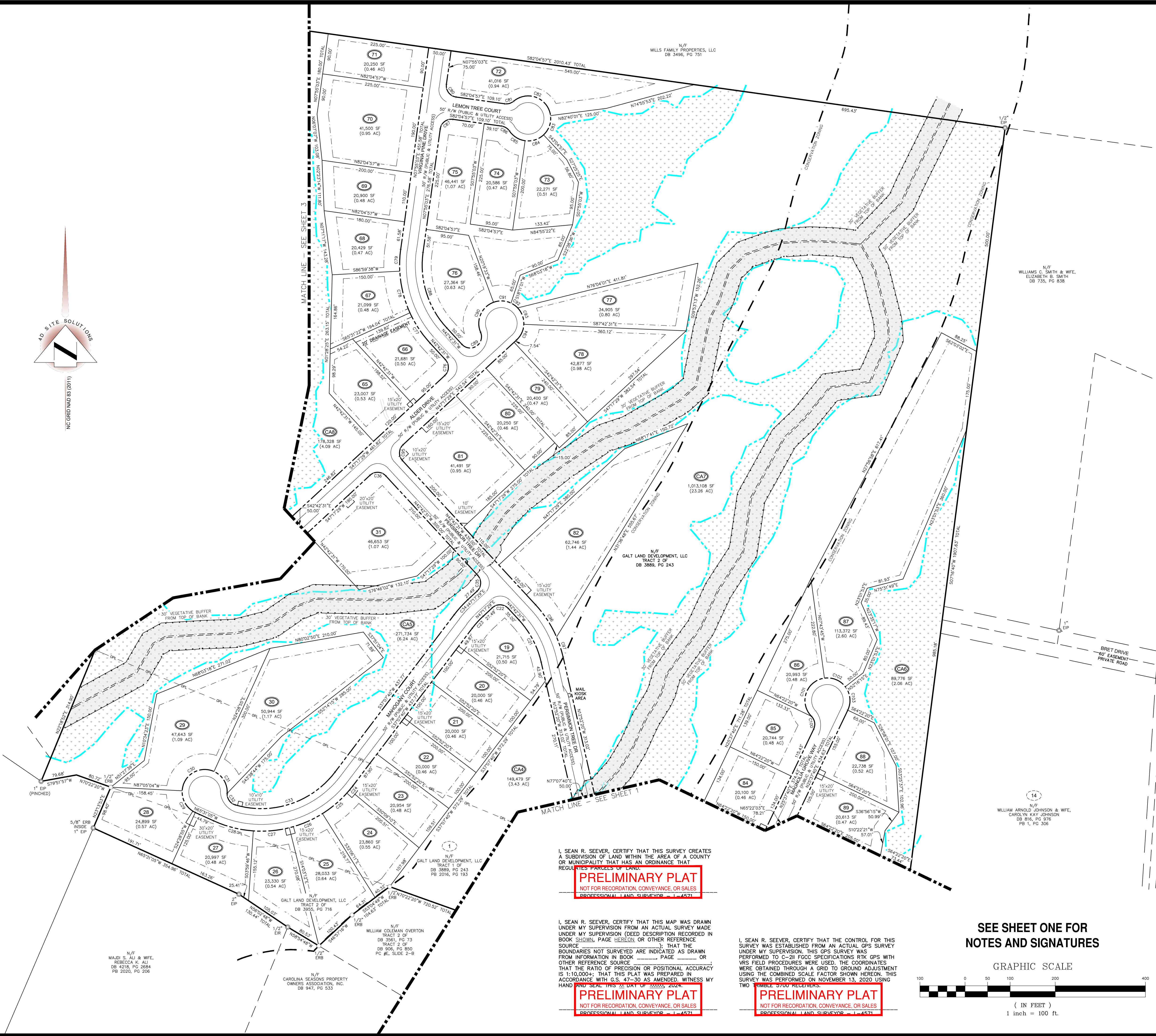
SHEET NUMBER



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C21	106.75	205.00	N27°47'26"W	105.55
C22	39.27	25.00	N87°42'31"W	35.36
C23	36.36	205.00	S42°12'34"W	36.32
C24	12.10	255.00	S38°29'15"W	12.10
C25	80.33	255.00	S48°52'19"W	80.00
C26	80.33	255.00	S66°55'18"W	80.00
C27	80.33	255.00	S84°58'17"W	80.00
C28	91.17	255.00	N75°45'39"W	90.69
C29	59.72	50.00	N31°18'05"W	56.23
C30	97.36	50.00	N58°41'55"E	82.69
C31	60.28	50.00	S30°58'44"E	56.70
C32	33.66	25.00	S35°00'48"E	31.18
C33	247.90	205.00	N71°46'14"E	233.07
C34	45.23	255.00	S42°12'34"W	45.17
C35	39.27	25.00	N02°17'29"E	35.36
C36	39.27	25.00	N87°42'31"W	35.36
C37	39.27	25.00	N02°17'29"E	35.36
C77	81.14	255.00	N33°35'34"W	80.80
C78	95.56	255.00	N13°44'30"W	95.00
C79	48.62	255.00	N02°27'20"E	48.54
C80	39.27	25.00	S37°04'57"E	35.36
C81	21.03	25.00	N73°49'22"E	20.41
C82	107.28	50.00	S68°48'09"E	87.86
C83	47.34	50.00	S19°47'32"W	45.59
C84	44.51	50.00	S72°25'03"W	43.05
C85	42.05	50.00	N57°59'16"W	40.82
C86	21.03	25.00	N57°59'16"W	20.41
C87	39.27	25.00	S52°55'03"W	35.36
C88	181.14	205.00	S17°23'44"E	175.30
C89	70.04	25.00	N57°01'37"E	49.28
C90	81.08	50.00	N23°13'06"E	72.48
C91	40.00	50.00	S87°24'27"E	38.94
C92	18.28	50.00	S54°01'02"E	18.18
C93	40.00	50.00	S20°37'37"E	38.94
C94	39.27	50.00	S24°47'29"W	38.27
C95	39.27	25.00	S02°17'29"W	35.36
C96	85.79	255.00	S33°04'15"E	85.39
C97	47.00	255.00	S18°09'09"E	46.93



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ERB - EXISTING REBAR
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 - WATER METER
 - CATCH BASIN
 - SHRUB
 - ASPHALT
 - WETLANDS



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.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 PROFESSIONAL LAND SURVEYOR - L-4571

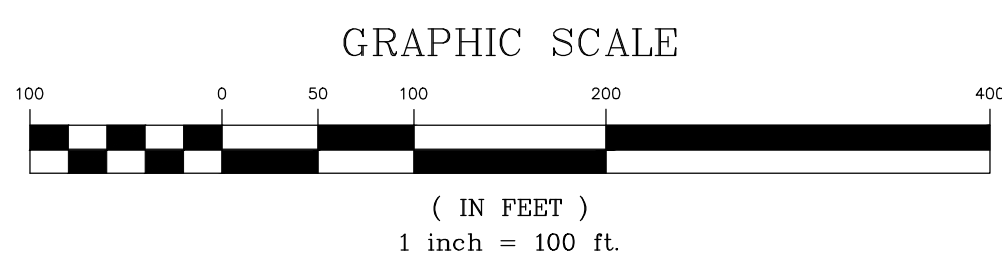
I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWING PAGE HEREON) OR OTHER REFERENCE SOURCE. THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK SHOWING PAGE OR OTHER 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 22 DAY OF NOVEMBER, 2024.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 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-201 FCCC 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 NOVEMBER 13, 2020 USING TWO TRIMBLE S700 RECEIVERS.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 PROFESSIONAL LAND SURVEYOR - L-4571

SEE SHEET ONE FOR NOTES AND SIGNATURES



REVISIONS

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

MAGNOLIA HILLS SUBDIVISION

PIN 9567-22-1421.000
 PONDEROSA TRAIL
 JOHNSONVILLE
 TOWN OF CAMERON
 HARNETT COUNTY
 NORTH CAROLINA

CLIENT

GALT LAND DEVELOPMENT, LLC

206 Shoreline Drive
 Raeford, North Carolina 28376
 Phone: (910) 988-8172

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1631

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

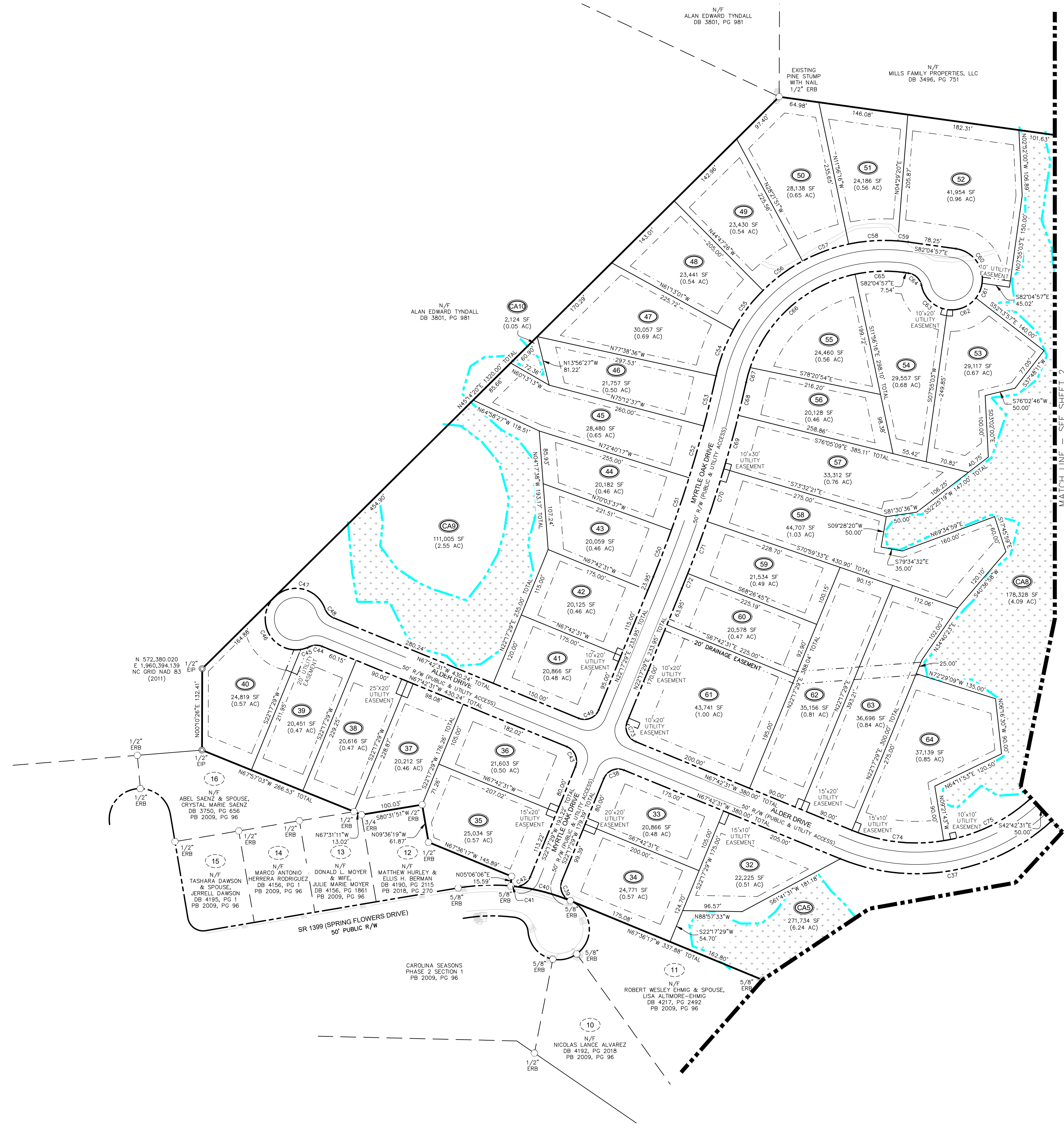
NOVEMBER 13, 2020

SHEET NUMBER

2

CURVE	LENGTH	RADIUS	BEARING	CHORD
C37	368.70	325.00	N79°47'29"E	349.24
C38	39.27	25.00	S67°17'29"W	35.36
C39	39.19	25.00	S22°37'04"E	35.30
C40	94.25	335.00	N75°35'13"W	93.94
C41	5.94	335.00	N84°09'18"W	5.94
C42	32.32	25.00	N59°19'20"E	30.11
C43	39.27	25.00	N22°42'31"W	35.36
C44	21.03	25.00	S88°11'47"W	20.41
C45	14.66	50.00	S72°29'55"W	14.60
C46	125.96	50.00	N26°55'58"W	95.20
C47	100.57	50.00	S77°08'24"E	84.45
C48	21.03	25.00	S43°36'50"E	20.41
C49	39.27	25.00	N67°17'29"E	35.36
C50	81.06	1975.00	N21°06'56"E	81.06
C51	90.01	1975.00	N18°38'03"E	90.00
C52	87.51	1975.00	N16°03'33"E	87.50
C53	83.87	1975.00	N13°34'24"E	83.87
C54	80.27	280.00	N20°34'11"E	80.00
C55	80.27	280.00	N36°59'47"E	80.00
C56	80.27	280.00	N53°25'22"E	80.00
C57	80.27	280.00	N69°50'57"E	80.00
C58	80.27	280.00	N86°16'32"E	80.00
C59	16.76	280.00	S83°47'49"E	16.75
C60	78.53	49.96	S37°04'08"E	70.69
C61	26.04	50.31	S22°47'31"W	25.75
C62	52.52	49.78	S67°50'33"W	50.11
C63	61.51	50.19	N46°49'05"W	57.74
C64	30.76	25.09	N46°49'05"W	28.87
C65	79.70	230.00	S87°59'24"W	79.31
C66	238.78	230.00	S48°19'17"W	228.20
C67	24.98	230.00	S15°28'07"W	24.97
C68	55.04	2025.00	S13°08'07"W	55.04
C69	90.01	2025.00	S15°11'51"W	90.00
C70	90.01	2025.00	S17°44'03"W	90.00
C71	90.01	2025.00	S20°16'51"W	90.00
C72	26.05	2025.00	S21°55'22"W	26.05
C73	39.27	25.00	S22°42'31"E	35.36
C74	151.92	275.00	S83°32'07"E	150.00
C75	160.05	275.00	N63°57'53"E	157.80

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
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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.

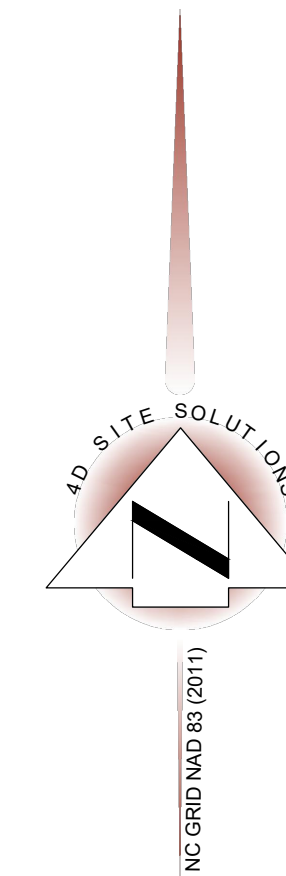
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 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 PROFESSIONAL LAND SURVEYOR - L-4571

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 SHOWN, PAGE HEREON 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 22ND DAY OF 2024.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 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-201 FCCC 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 NOVEMBER 13, 2020 USING TWO TRIMBLE S700 RECEIVERS.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 PROFESSIONAL LAND SURVEYOR - L-4571



REVISIONS

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

MAGNOLIA HILLS SUBDIVISION

PIN 9567-22-1421.000
 PONDEROSA TRAIL
 JOHNSONVILLE
 TOWN OF CAMERON
 HARNETT COUNTY
 NORTH CAROLINA

CLIENT

GALT LAND DEVELOPMENT, LLC

206 Shoreline Drive
 Raeford, North Carolina 28376
 Phone: (910) 988-8172

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1631

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

NOVEMBER 13, 2020

SHEET NUMBER

3

OF

3

SEE SHEET ONE FOR NOTES AND SIGNATURES

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.