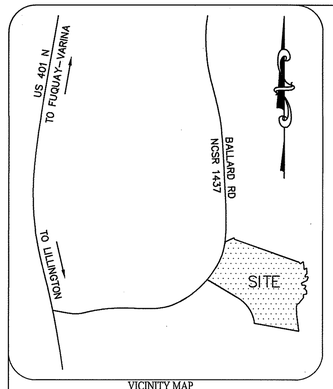


VICINITY MAP
(NOT TO SCALE)

LEGEND

- O EXISTING IRON PIPE
- ● SET POINT
- Δ CALCULATED POINT

NOTE 'A'
SURVEYED ON 04/26/2024

NOTE 'B'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED

NOTE 'C'
ALL AREAS COMPUTED BY COORDINATE METHOD

NOTE 'D'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

NOTE 'E'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY

NOTE 'F'
EACH LOT WILL BE SERVED BY HARNETT COUNTY PUBLIC WATER AND PUBLIC SEWER

NOTE 'G'
NO GEODETIC MONUMENTS FOUND WITHIN 2,000 FEET.

NOTE 'H'
WETLANDS SHOWN HEREON DELINEATED BY OTHERS AND FIELD VERIFIED BY SURVEYOR

NOTE 'I'
SEE SHEET 4 OF 4 FOR ALL EASEMENT INFORMATION.

NOTE 'J'
THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE WITHIN ALL DRAINAGE EASEMENTS.

NOTE 'K'
ALL FIRE HYDRANTS WILL MEET THE UNIFIED DEVELOPMENT ORDINANCE REGULATION OF ONE HYDRANT EVERY 500 FEET.

NOTE 'L'
ALL STREET LIGHTS WILL MEET THE UNIFIED DEVELOPMENT ORDINANCE REGULATION OF ONE STREET LIGHT EVERY 300 FEET.

NOTE 'M'
A FOUNDATION AND SETBACK SURVEY WILL BE REQUIRED ON EACH LOT.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON __X___ IS ___ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720064200J

EFFECTIVE DATE: 10/3/2006

6/18/2024
DATE SURVEYOR

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, A.D. 2024

SIGNATURE
MICHAEL S. STOKES L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

SURVEYOR CERTIFICATION

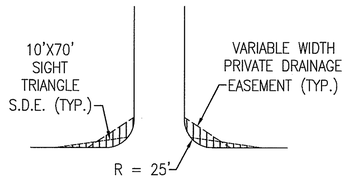
I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

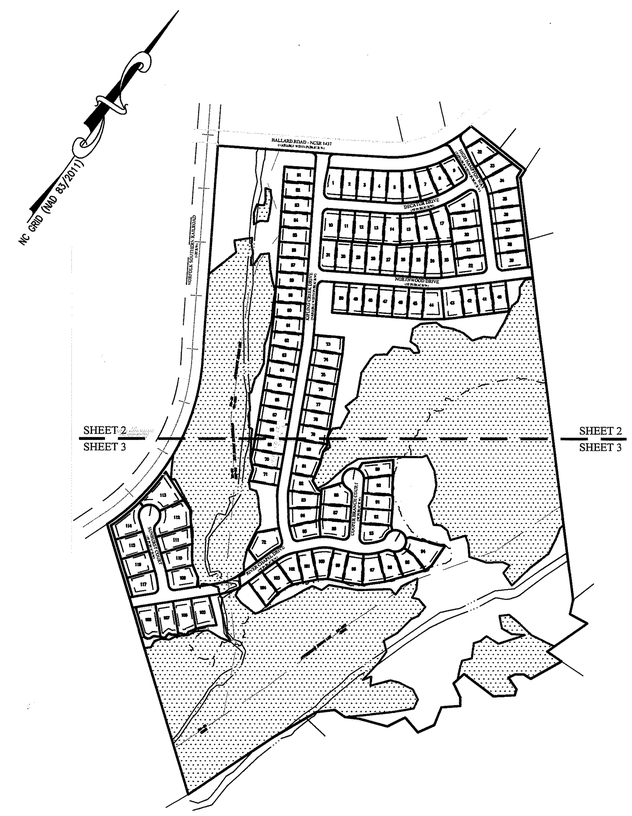
DEVELOPMENT REVIEW CERTIFICATION

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, N.C., SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

7/8/24
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE



TYPICAL INTERSECTION DETAIL



Instrument #:2024011789
Recorded: 07/08/2024 02:59:20 PM
Fee Amt: $126.00 Page 1 of 6

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **2024** PG **325 - 330 (6)**

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 THE 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 HERON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT: N/A

JUNE 21, 2024
DATE

0806520029
TAX PARCEL I.D. NUMBER

GARDEN STREET COMMUNITIES SOUTHEAST, LLC
OWNER

WILLIAM BRYAN ADAMS, MANAGER

STORMWATER CERTIFICATION

I CERTIFY THAT THE STORMWATER MANAGEMENT FACILITIES ARE CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA, AND THE APPROVED STORMWATER PERMIT AND EROSION CONTROL PLAN.

STORMWATER ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

7-8-24 Sheila K Bennett
DATE REVIEW OFFICER

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 GARDEN STREET COMMUNITIES SOUTHEAST, LLC 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.

, MANAGER 6/21/24
SIGNATURE 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 PRESERVE AT KIPLING CREEK UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR OTHER APPROPRIATE PUBLIC OR PRIVATE ENTITIES.

GARDEN STREET COMMUNITIES SOUTHEAST, LLC
, MANAGER 6/21/24
SIGNATURE DATE

LOT AREA TABLE

Lot	Sq. Feet	Acres	Lot	Sq. Feet	Acres	Lot	Sq. Feet	Acres
1	10,951	0.25	40	10,010	0.23	79	10,008	0.23
2	10,018	0.23	41	10,010	0.23	80	10,005	0.23
3	10,079	0.23	42	10,010	0.23	81	10,085	0.23
4	10,148	0.23	43	13,173	0.30	82	10,050	0.23
5	10,531	0.24	44	13,146	0.30	83	10,885	0.25
6	10,758	0.25	45	10,010	0.23	84	10,577	0.24
7	10,582	0.24	46	10,010	0.23	85	10,027	0.23
8	10,035	0.23	47	10,010	0.23	86	11,277	0.26
9	10,125	0.23	48	10,010	0.23	87	10,010	0.23
10	11,306	0.26	49	10,010	0.23	88	12,452	0.29
11	10,010	0.23	50	10,010	0.23	89	10,435	0.24
12	10,010	0.23	51	10,010	0.23	90	11,110	0.26
13	10,010	0.23	52	10,010	0.23	91	10,090	0.23
14	10,852	0.25	53	10,010	0.23	92	10,010	0.23
15	11,275	0.26	54	10,010	0.23	93	10,876	0.25
16	11,832	0.27	55	10,010	0.23	94	15,105	0.35
17	11,906	0.27	56	10,010	0.23	95	10,448	0.24
18	11,600	0.27	57	10,010	0.23	96	10,772	0.25
19	10,010	0.23	58	10,010	0.23	97	12,299	0.28
20	10,010	0.23	59	10,010	0.23	98	11,576	0.27
21	10,010	0.23	60	10,010	0.23	99	10,010	0.23
22	11,306	0.26	61	10,196	0.23	100	10,971	0.25
23	11,094	0.25	62	10,452	0.24	101	10,010	0.23
24	11,101	0.25	63	10,118	0.23	102	10,847	0.25
25	11,080	0.25	64	10,010	0.23	103	10,214	0.23
26	10,367	0.24	65	10,010	0.23	104	10,697	0.25
27	10,010	0.23	66	10,010	0.23	105	12,624	0.27
28	10,010	0.23	67	10,010	0.23	106	12,995	0.28
29	10,010	0.23	68	10,010	0.23	107	12,820	0.27
30	10,010	0.23	69	10,010	0.23	108	12,575	0.28
31	10,591	0.24	70	10,038	0.23	109	13,013	0.28
32	10,742	0.25	71	10,248	0.21	110	12,549	0.29
33	10,740	0.25	72	14,561	0.33	111	12,813	0.29
34	14,810	0.34	73	10,568	0.24	112	18,784	0.43
35	11,069	0.25	74	10,111	0.23	113	17,790	0.41
36	10,010	0.23	75	10,010	0.23	114	13,804	0.32
37	10,010	0.23	76	10,010	0.23	115	12,907	0.30
38	10,010	0.23	77	10,010	0.23	116	12,586	0.29
39	11,306	0.26	78	10,010	0.23	117	12,667	0.29

LINE DATA TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 58°34'58" E	78.87'	L72	N 67°07'47" W	16.90'	L143	S 42°40'34" E	70.00'
L2	N 16°44'08" E	9.05'	L73	S 67°07'39" E	41.46'	L144	S 42°40'34" E	84.56'
L3	S 02°04'32" E	45.18'	L74	S 67°07'39" E	100.54'	L145	S 42°40'34" E	47.34'
L4	S 42°40'34" E	50.00'	L75	S 22°52'13" W	54.37'	L146	S 02°04'32" E	37.01'
L5	S 22°17'52" E	67.95'	L76	S 22°52'13" W	9.47'	L147	S 86°58'47" E	51.08'
L6	N 82°28'34" E	92.34'	L77	N 31°25'02" W	41.50'	L148	S 86°58'47" E	83.17'
L7	N 88°40'59" E	81.18'	L78	N 24°30'20" W	77.06'	L149	S 86°58'47" E	103.28'
L8	S 87°26'10" W	38.61'	L79	N 24°30'20" W	22.66'	L150	N 22°52'13" E	87.54'
L9	S 53°07'48" W	43.18'	L80	N 31°25'02" W	17.51'	L151	N 28°13'20" E	79.72'
L10	S 27°57'03" W	31.94'	L81	S 22°52'13" W	57.73'	L152	N 32°14'43" E	17.78'
L11	S 69°40'37" E	66.31'	L82	N 47°19'26" E	118.00'	L153	N 37°12'00" E	44.72'
L12	S 18°26'06" E	29.13'	L83	N 47°19'26" E	38.83'	L154	N 42°10'07" E	59.36'
L13	S 51°17'36" W	98.91'	L84	N 47°20'29" W	25.70'	L155	N 47°47'57" E	58.57'
L14	S 13°10'59" W	65.64'	L85	N 47°20'29" W	24.93'	L156	N 53°37'00" E	63.28'
L15	S 61°27'36" E	74.71'	L86	N 18°17'19" W	55.28'	L157	N 57°55'27" E	26.95'
L16	S 33°55'47" E	38.16'	L87	N 43°12'55" E	104.65'	L158	N 57°45'34" E	43.06'
L17	S 50°24'21" W	87.79'	L88	N 08°40'38" W	86.16'	L159	N 57°45'34" E	70.01'
L18	S 13°17'44" E	89.28'	L89	N 71°41'15" W	71.12'	L160	N 57°45'34" E	33.67'
L19	S 30°47'03" W	83.74'	L90	S 56°32'39" E	64.02'	L161	N 58°34'58" E	36.33'
L20	N 76°12'02" W	89.84'	L91	S 56°32'39" E	5.99'	L162	N 58°34'58" E	70.73'
L21	S 28°29'26" W	92.16'	L92	S 38°08'32" E	40.57'	L163	N 70°55'04" W	28.04'
L22	S 69°18'29" W	137.98'	L93	S 33°32'35" E	52.01'	L164	S 72°51'25" E	84.79'
L23	S 61°09'28" W	65.15'	L94	S 39°09'22" E	81.10'	L165	S 87°52'57" E	61.19'
L24	N 89°52'09" W	57.75'	L95	S 39°09'22" E	76.85'	L166	N 64°07'45" E	109.40'
L25	S 47°46'40" W	85.04'	L96	S 68°09'59" E	55.77'	L167	S 59°19'32" E	49.78'
L26	N 52°14'00" W	50.46'	L97	N 20°50'56" E	32.52'	L168	S 42°40'34" E	70.00'
L27	N 20°50'56" E	43.28'	L98	S 39°48'13" W	58.06'	L169	S 42°40'34" E	55.18'
L28	N 31°24'40" W	10.00'	L99	S 51°35'20" W	39.31'	L170	N 42°40'34" W	14.82'
L29	S 37°06'55" E	101.37'	L100	S 05°21'41" W	82.09'	L171	N 42°40'34" W	70.00'
L30	S 50°52'16" E	40.26'	L101	S 22°12'16" W	54.88'	L172	N 42°40'34" W	80.00'
L31	S 18°18'45" W	106.61'	L102	S 28°25'38" W	25.64'	L173	S 50°18'07" W	62.00'
L32	S 45°30'40" W	107.86'	L103	S 43°17'18" W	48.28'	L174	S 50°18'07" W	54.77'
L33	S 45°30'40" W	104.83'	L104	S 43°17'18" W	70.00'	L175	S 50°18'07" W	35.89'
L34	N 44°29'20" W	34.40'	L105	S 50°10'38" W	46.73'	L176	S 50°18'07" W	34.85'
L35	N 52°14'00" W	56.05'	L106	S 66°29'00" W	70.00'	L177	S 50°18'07" W	54.14'
L36	N 52°14'00" W	79.00'	L107	S 63°06'53" W	93.66'	L178	S 50°18'07" W	16.60'
L37	N 52°14'00" W	25.14'	L108	S 46°41'34" W	108.38'	L179	S 58°34'56" W	65.00'
L38	S 52°14'00" E	61.57'	L109	S 38°59'28" W	87.77'	L180	S 58°35'22" W	5.00'
L39	S 52°14'00" E	95.00'	L110	S 38°02'03" W	107.14'	L181	S 58°34'56" W	65.00'
L40	S 52°14'00" E	82.37'	L111	S 18°59'00" W	34.62'	L182	S 58°35'22" W	5.00'
L41	S 44°29'20" E	34.40'	L112	S 00°59'20" E	110.63'	L183	S 58°34'56" W	65.00'
L42	S 45°30'40" W	100.13'	L113	N 40°20'26" E	22.71'	L184	S 58°35'22" W	5.00'
L43	S 45°30'40" W	15.14'	L114	S 50°30'36" E	24.49'	L185	S 58°34'56" W	65.00'
L44	N 18°18'45" E	16.11'	L115	S 31°18'57" E	70.00'	L186	S 58°34'56" W	5.00'
L45	N 18°18'45" E	80.00'	L116	S 31°18'57" E	49.33'	L187	S 58°34'56" W	75.00'
L46	N 18°18'45" E	80.00'	L117	S 46°16'37" E	22.43'	L188	N 33°56'43" E	3.27'
L47	N 18°18'45" E	8.30'	L118	S 33°49'47" E	93.96'	L189	S 33°56'43" W	3.27'
L48	N 43°17'18" E	10.25'	L119	S 33°49'47" E	70.62'	L190	N 22°08'48" W	46.19'
L49	N 43°17'18" E	70.00'	L120	N 06°33'17" W	35.32'	L191	S 30°08'53" E	41.00'
L50	N 43°17'18" E	20.59'	L121	N 37°00'08" E	103.89'	L192	N 83°50'45" E	18.08'
L51	N 66°29'00" E	1.51'	L122	N 39°35'42" W	78.00'	L193	N 41°53'01" E	10.32'
L52	N 66°29'00" E	70.00'	L123	N 31°18'57" W	5.27'	L194	N 23°21'55" E	21.37'
L53	N 66°29'00" E	27.54'	L124	N 31°18'57" W	54.81'	L195	N 60°22'26" E	25.46'
L54	N 31°18'57" W	66.89'	L125	N 31°18'57" W	15.19'	L196	N 69°57'22" E	6.79'
L55	N 31°18'57" W	70.00'	L126	N 31°18'57" W	44.97'	L197	N 69°57'22" E	16.68'
L56	N 31°18'57" W	71.00'	L127	N 31°18'57" W	11.31'	L198	N 35°10'37" E	8.51'
L57	N 31°18'57" W	61.22'	L128	N 31°18'57" W	13.72'	L199	N 05°41'27" W	11.53'
L58	S 31°18'57" E	48.11'	L129	S 87°23'15" E	24.30'	L200	N 13°24'31" E	11.89'
L59	S 31°18'57" E	70.00'	L130	S 65°33'56" E	43.36'	L201	N 78°14'12" E	16.47'
L60	S 31°18'57" E	61.78'	L131	S 13°18'35" E	19.65'	L202	N 42°13'35" E	10.60'
L61	S 66°29'00" W	32.35'	L132	S 13°18'35" E	68.89'	L203	N 65°33'05" E	13.59'
L62	S 43°17'18" W	73.08'	L133	S 19°47'28" E	17.86'	L204	N 12°09'47" E	5.91'
L63	N 50°52'16" W	38.14'	L134	S 19°47'28" E	38.89'	L205	N 12°09'47" E	6.78'
L64	N 37°06'55" W	48.71'	L135	S 02°25'14" E	31.15'	L206	N 60°01'39" E	9.74'
L65	N 37°06'55" W	52.66'	L136	S 31°16'58" E	8.04'	L207	N 84°10'43" E	11.16'
L66	S 47°19'26" W	15.00'	L137	S 31°16'58" E	33.15'	L208	N 26°43'22" E	4.45'
L67	S 47°19'26" W	118.00'	L138	S 18°05'09" E	30.27'	L209	N 84°08'33" E	9.77'
L68	N 67°07'47" W	56.89'	L139	S 30°20'49" E	79.71'	L210	N 00°20'16" W	17.79'
L69	N 67°07'47" W	22.73'	L140	S 42°40'34" E	80.00'	L211	N 31°29'20" E	38.01'
L70	N 60°17'13" W	74.94'	L141	S 42°40'34" E	70.00'	L212	N 18°18'45" E	77.79'
L71	N 60°17'13" W	25.78'	L142	S 42°40'34" E	70.00'			

CURVE DATA TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 47°14'37" E	223.54'	535.29'	225.20'	C31	N 57°13'44" E	23.72'	30.00'	24.38'	C61	N 56°19'13" W	69.78'	255.00'	70.00'
C2	N 30°03'33" E	61.76'	629.61'	61.79'	C32	N 71°23'21" E	15.86'	50.00'	15.92'	C62	N 65°39'25" W	13.11'	255.00'	13.11'
C3	N 22°20'36" E	107.66'	629.61'	107.79'	C33	N 32°11'29" E	50.11'	50.00'	52.49'	C63	N 24°53'22" W	33.61'	25.00'	36.86'
C4	N 15°30'12" E	42.53'	629.61'	42.54'	C34	N 23°46'16" W	43.66'	50.00'	45.18'	C64	N 70°05'44" E	33.96'	25.00'	37.33'
C5	N 07°32'23" W	873.08'	1008.46'	902.94'	C35	S 84°54'55" W	71.23'	50.00'	79.28'	C65	S 22°07'47" E	35.36'	25.00'	39.27'
C6	S 76°25'02" E	35.36'	25.00'	39.27'	C36	S 13°26'02" W	43.93'	50.00'	45.48'	C66	S 27°19'22" W	73.75'	475.00'	73.82'
C7	S 30°51'24" E	19.08'	975.00'	19.08'	C37	S 10°39'41" W	23.72'	30.00'	24.38'	C67	S 36°55'27" W	85.26'	475.00'	85.37'
C8	S 28°05'00" E	75.28'	975.00'	75.30'	C38	S 44°48'12" W	77.23'	205.00'	77.70'	C68	S 47°13'18" W	85.26'	475.00'	85.37'
C9	S 31°29'35" E	49.96'	255.00'	50.04'	C39	N 77°49'38" W	36.28'	25.00'	40.59'	C69	S 55°28'36" W	51.48'	475.00'	51.50'
C10	S 41°57'00" E	42.98'	255.00'	43.03'	C40	N 36°22'23" W	8.81'	50.00'	8.83'	C70	N 76°25'02" W	35.36'	25.00'	39.27'
C11	S 48°49'41" E	18.18'	255.00'	18.19'	C41	N 68°59'33" W	46.27'	50.00'	48.11'	C71	N 13°34'58" W	35.36'	25.00'	39.27'
C12	S 11°13'23" E	31.90'	25.00'	34.60'	C42	S 43°29'28" W	20.35'	50.00'	20.50'	C72	S 13°34'58" W	35.36'	25.00'	39.27'
C13	S 23°22'08" W	44.95'	255.00'	45.01'	C43	S 74°34'21" E	36.77'	50.00'	37.65'	C73	S 56°16'40" W	42.23'	525.00'	42.24'
C14	S 31°54'43" W	96.40'	205.00'	97.31'	C44	S 63°43'53" E	39.67'	37.00'	41.87'	C74	S 50°09'12" W	69.95'	525.00'	70.00'
C15	N 89°29'20" W	35.36'	25.00'	39.27'	C45	S 17°35'01" W	37.68'	25.00'	42.67'	C75	S 42°30'50" W	69.95'	525.00'	70.00'
C16	N 46°31'47" W	33.83'	475.00'	33.84'	C46	S 58°26'39" W	71.32'	255.00'	71.56'	C76	S 34°41'04" W	73.42'	525.00'	73.48'
C17	N 50°24'07" W	30.36'	475.00'	30.37'	C47	S 86°12'31" W	34.05'	25.00'	37.45'	C77	S 26°46'21" W	71.45'	525.00'	71.51'
C18	N 19°49'04" W	39.67'	37.00'	41.87'	C48	N 49°05'49" W	12.70'	205.00'	12.70'	C78	S 75°21'28" W	39.66'	25.00'	45.80'
C19	N 23°51'17" W	59.42'	50.00'	63.62'	C49	N 42°13'08" W	36.47'	205.00'	36.52'	C79	N 47°24'55" W	33.87'	205.00'	33.91'
C20	S 69°23'14" W	76.95'	50.00'	87.80'	C50	N 32°57'49" W	29.68'	205.00'	29.71'	C80	S 46°50'48" W	31.65'	255.00'	31.67'
C21	S 16°34'32" E	58.29'	50.00'	62.23'	C51	N 27°20'30" W	10.52'	205.00'	10.52'	C81	N 02°19'26" E	35.36'	25.00'	39.27'
C22	S 51°24'33" E	12.22'	425.00'	12.22'	C52	N 26°09'09" W	10.08'	1025.00'	10.08'	C82	N 48°56'48" E	32.57'	575.00'	32.57'
C23	S 47°32'14" E	45.20'	425.00'	45.22'	C53	N 28°23'26" W	69.99'	1025.00'	70.00'	C83	N 54°28'47" E	78.42'	575.00'	78.48'
C24	S 00°30'40" W	35.36'	25.00'	39.27'	C54	N 30°52'55" W	19.15'	1025.00'	19.15'	C84	N 58°29'10" E	1.94'	575.00'	1.94'
C25	N 31°54'43" E	119.92'	255.00'	121.05'	C55	N 13°34'58" E	35.36'	25.00'	39.27'	C85	S 76°25'02" E	35.36'	25.00'	39.27'
C26	N 30°48'02" E	88.66'	205.00'	89.36'	C56	N 58°24'08" E	3.94'	625.00'	3.94'	C86	N 58°26'09" E	3.94'	768.00'	3.94'
C27	N 54°53'09" E	82.42'	205.00'	82.99'	C57	N 54°33'06" E	80.01'	625.00'	80.07'	C87	N 54°25'03" E	103.71'	768.00'	103.79'
C28	N 61°42'49" E	42.41'	255.00'	42.46'	C58	N 49°06'10" E	38.80'	625.00'	38.81'	C88	N 48°56'06" E	43.19'	768.00'	43.19'
C29	N 49°04'47" E	69.78'	255.00'	70.00'	C59	N 87°40'34" W	35.36'	25.00'	39.27'	C89	N 05°00'22" E	185.21'	1023.46'	185.46'
C30	N 37°34'49" E	32.34'	255.00'	32.36'	C60	N 45°33'58" W	25.71'	255.00'	25.72'	C90	N 14°09'51" E	141.60'	1023.46'	141.71'

SITE DATA
OWNER:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC
FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC
100 WEST GARDEN STREET
PENSACOLA, FL 32502
SITE ADDRESS:
BALLARD ROAD
FUQUAY-VARINA, NC 27526
PID # 080652 0029
PIN # 0652-50-9919
DB 3840 PG 884
ZONING: RA-20M & RA-30
TRACT AREA: 106.90 AC
MAX IMPERVIOUS: 5,000 SF/LOT

SETBACKS: RA-30 / RA-20M

MINIMUM FRONT:	25' / 20'
MINIMUM SIDE YARD:	10' / 5'
MINIMUM STREET SIDE:	20' / 15'
MINIMUM REAR YARD:	20' / 15'
LOTS:	117
AREA IN LOTS:	29.33 AC
AREA IN OPEN SPACE:	70.00 AC
AREA IN STREET R/W:	7.57 AC
AREA TOTAL:	106.90 AC

OPEN SPACE AREAS
#1 - 683,310 SF / 15.74 AC
#2 - 37,399 SF / 0.86 AC
#3 - 16,548 SF / 0.38 AC
#4 - 2,311,635 SF / 53.14 AC
TOTAL = 3,048,892 SF / 70.00 AC

REFERENCES
DB 4098 PG 342
DB 4077 PG 854
DB 3963 PG 731
DB 3840 PG 884
DB 3567 PG 958
DB 3468 PG 218
DB 2394 PG 351
DB 2345 PG 73
DB 1338 PG 528
PB 2020 PG 240

STOKES SURVEYING & MAPPING, PLLC
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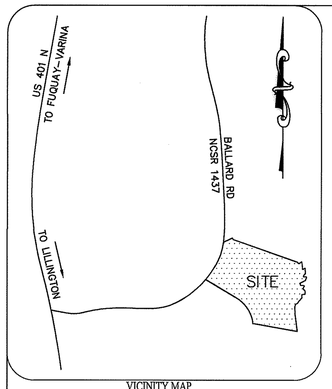
FINAL SUBDIVISION PLAT OF:

The Preserve at Kipling Creek

Prepared for:
Garden Street Communities Southeast, LLC

SHEET 1 OF 6		
SCALE: NTS		
REVISION:		
DRAWN BY: ARP	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK	PIN: 0652-50-9919
FIELD BY: HF JH		PID: 080652 0029
CADD FILE: 23176	ZONED: RA-20M & RA-30	DATE: 6-18-2024

SUB2403-0002 SUB2209-0023

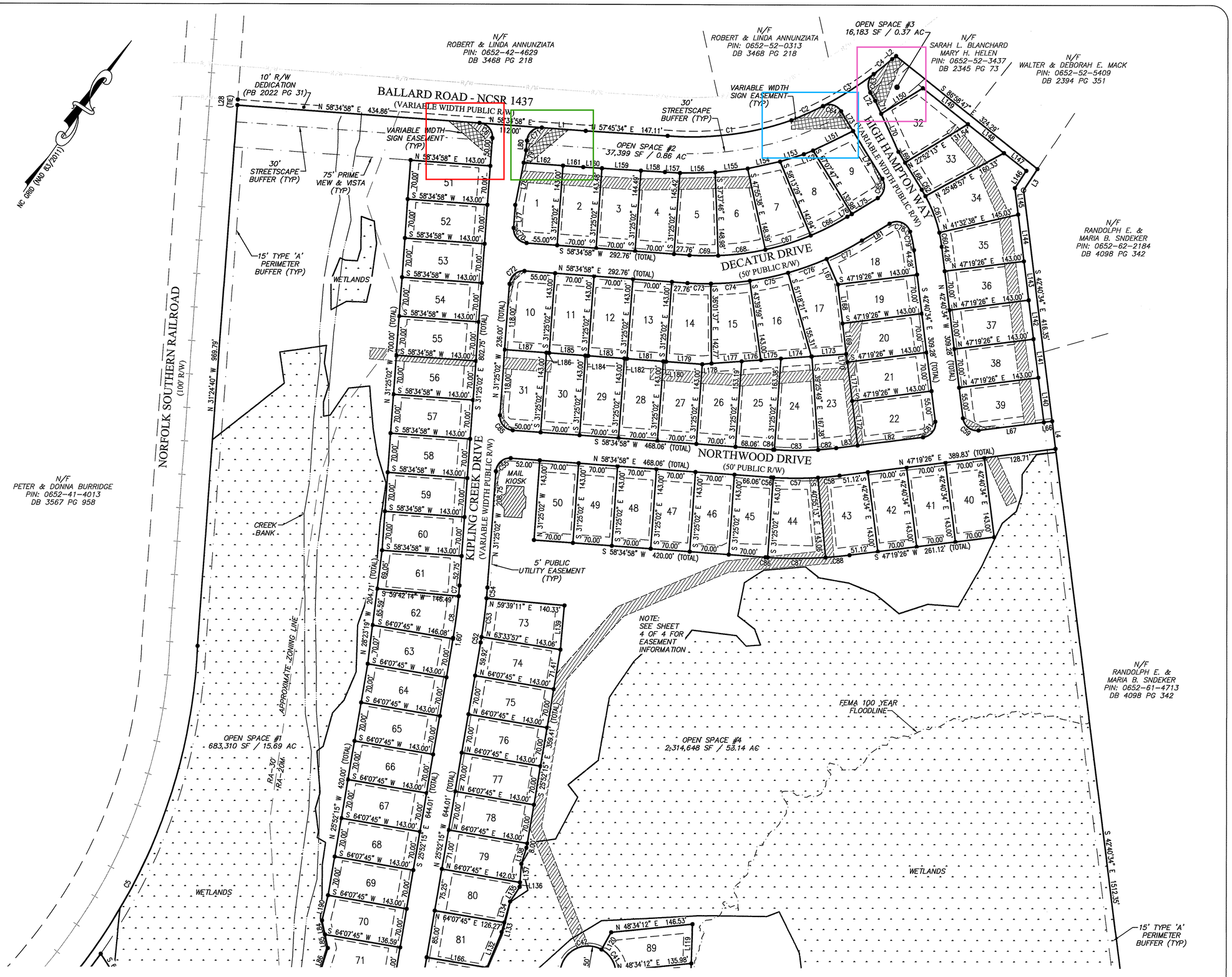


VICINITY MAP
(NOT TO SCALE)

NC GRID (NAD 83/2011)

LEGEND

- ○ EXISTING IRON PIPE
- ● SET POINT
- △ CALCULATED POINT



I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, A.D. 2024.

SIGNATURE

MICHAEL S. STOKES L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

120 0 60 120 240
SCALE: 1" = 120'

STOKES SURVEYING & MAPPING, PLLC
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Raleigh, NC 27610
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www.stokes-surveying.com

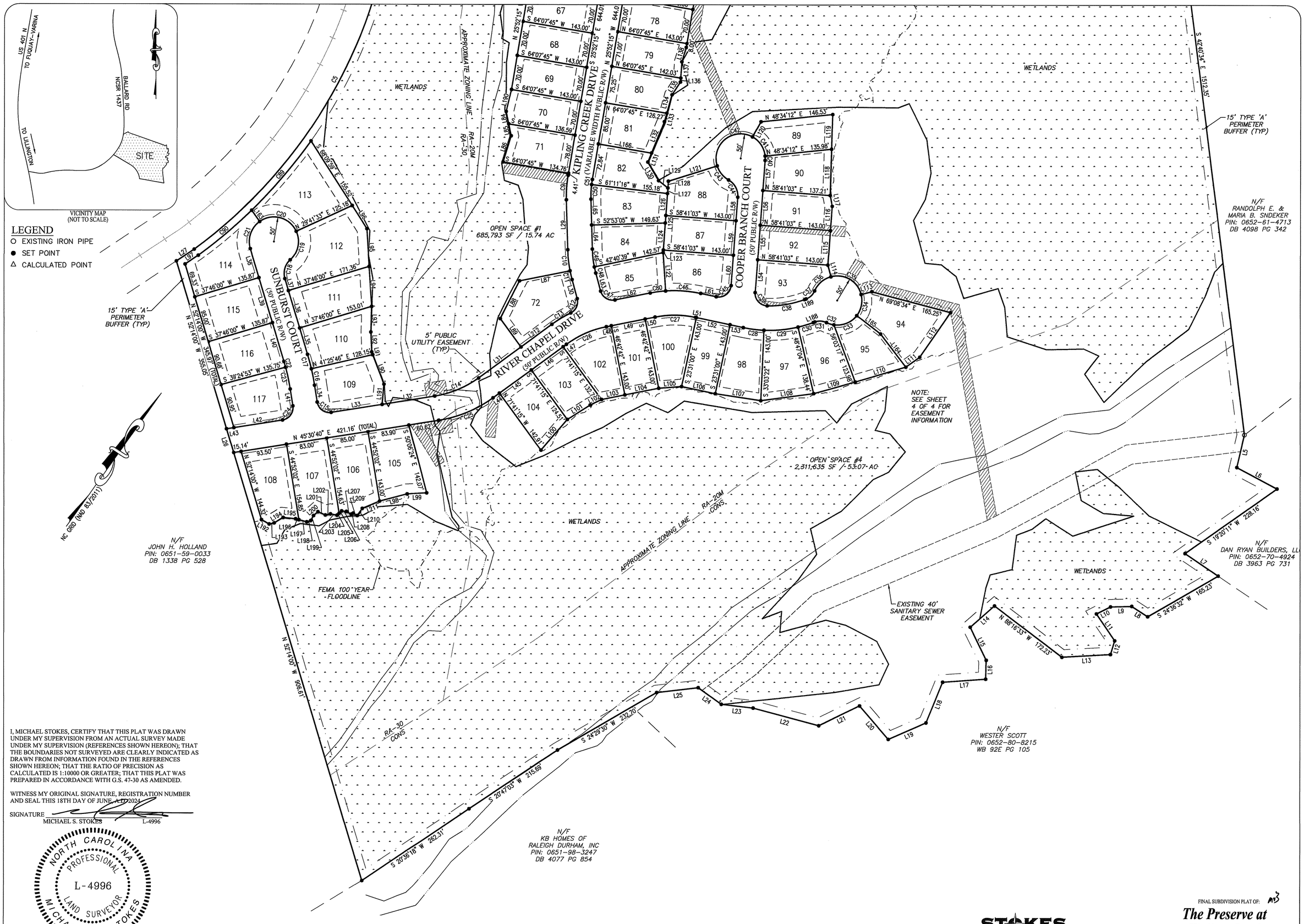
SHEET 2 OF 6		
SCALE: 1"=120'		
REVISION:		
DRAWN BY: ARP	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK	PIN: 0652-50-9919
FIELD BY: HF JH		PID: 080652 0029
CADD FILE: 23176	ZONED: RA-20M & RA-30	DATE: 6-18-2024

FINAL SUBDIVISION PLAT OF:

The Preserve at Kipling Creek

Prepared for:
Garden Street Communities Southeast, LLC

SUB2403-0002 SUB2209-0023



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WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, A.D. 2024.

SIGNATURE _____

MICHAEL S. STOKES L-4996

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SHEET 3 OF 6		
SCALE: 1"=120'		
REVISION:		
DRAWN BY: ARP	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK	PIN: 0652-50-9919
FIELD BY: HF JH		PID: 080652 0029
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FINAL SUBDIVISION PLAT OF:

The Preserve at Kipling Creek

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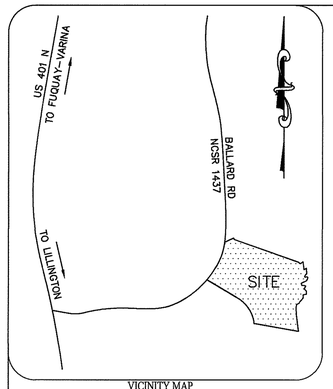
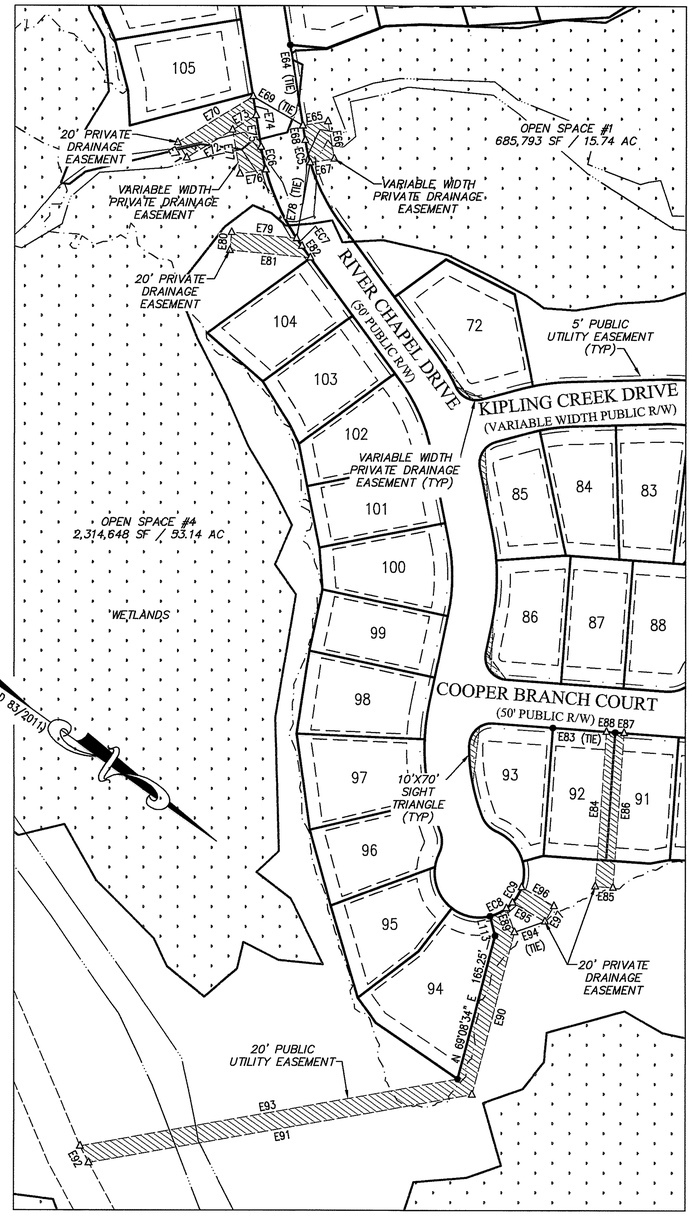
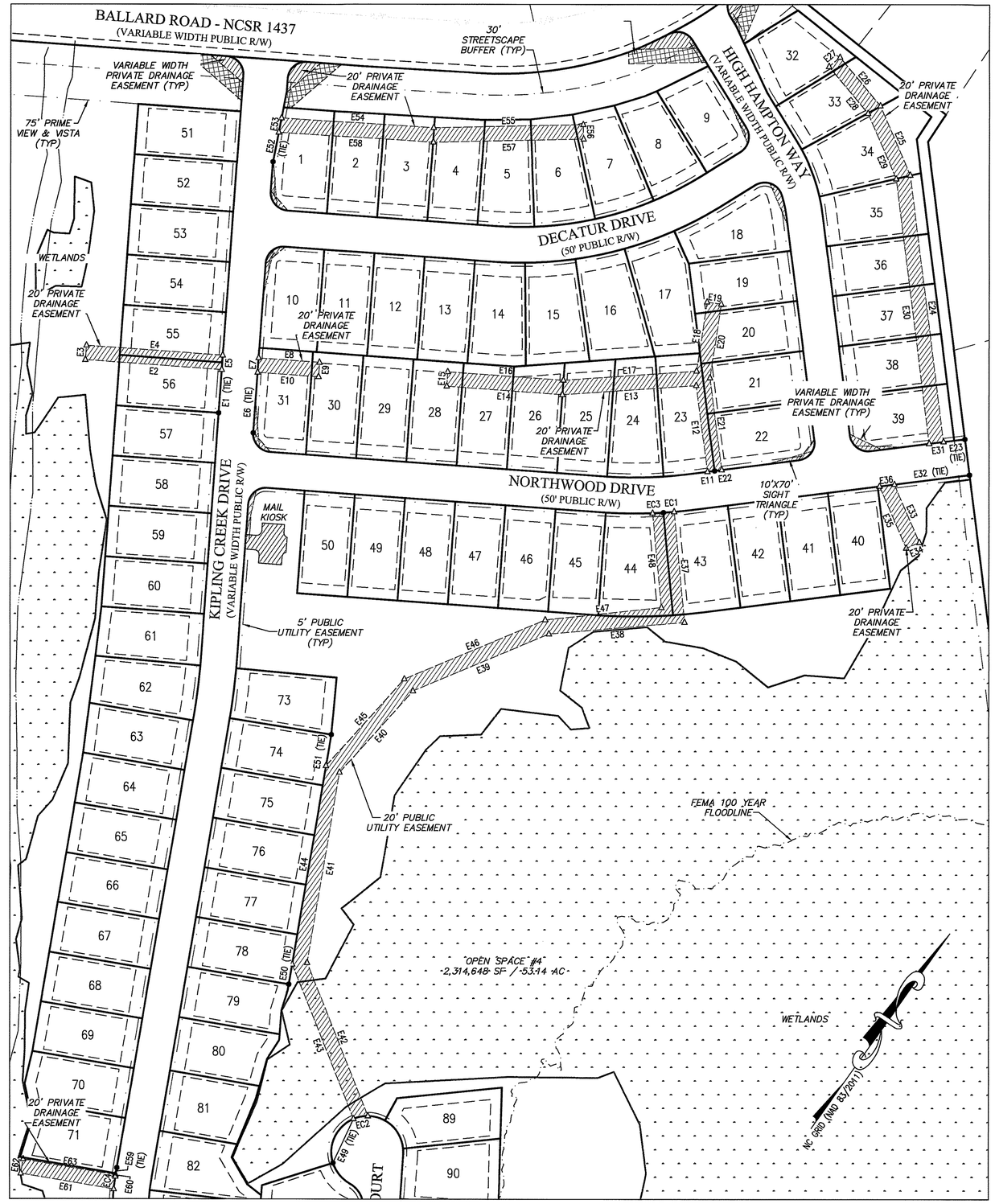


VICINITY MAP
(NOT TO SCALE)

LEGEND

- O EXISTING IRON PIPE
- ● SET POINT
- △ CALCULATED POINT





EASEMENT CURVE DATA TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
EC1	N 50°11'50" E	14.93'	625.00'	14.93'
EC2	S 43°29'28" W	20.35'	50.00'	20.50'
EC3	N 51°34'20" E	15.06'	625.00'	15.06'
EC4	S 27°50'55" E	17.60'	255.00'	17.60'
EC5	S 41°53'26" W	25.89'	205.00'	25.91'
EC6	N 42°36'11" E	25.87'	255.00'	25.88'
EC7	S 19°31'03" W	10.72'	255.00'	10.73'
EC8	N 61°20'16" W	20.24'	50.00'	20.38'
EC9	S 84°44'01" W	20.00'	50.00'	20.14'

EASEMENT LINE DATA TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N 31°25'02" W	60.00'	E34	S 31°00'31" W	20.00'	E67	S 44°29'20" E	27.24'
E2	S 58°34'58" W	190.03'	E35	N 58°59'29" W	94.04'	E68	S 45°30'40" W	16.48'
E3	N 31°25'02" W	20.00'	E36	N 47°19'26" E	20.84'	E69	S 05°07'51" E	64.67'
E4	N 58°34'58" E	190.03'	E37	S 40°56'46" E	154.35'	E70	S 67°02'28" E	98.79'
E5	S 31°25'02" E	20.00'	E38	S 49°33'38" W	189.32'	E71	N 24°06'16" E	20.00'
E6	N 31°25'02" W	84.00'	E39	S 31°40'37" W	204.86'	E72	N 67°06'29" W	60.07'
E7	N 31°25'02" W	20.00'	E40	S 06°36'46" W	152.15'	E73	N 67°06'29" W	30.87'
E8	N 58°34'49" W	85.00'	E41	S 25°52'15" E	268.01'	E74	S 45°30'40" W	21.54'
E9	S 31°25'08" E	20.00'	E42	S 57°10'50" E	229.19'	E75	N 45°30'40" E	35.94'
E10	S 58°34'49" W	85.00'	E43	N 57°10'50" W	231.03'	E76	S 44°29'20" E	29.15'
E11	S 47°19'26" W	10.00'	E44	N 25°52'15" W	279.44'	E77	S 44°45'46" W	49.92'
E12	N 42°56'34" W	120.56'	E45	N 06°36'46" E	162.18'	E78	N 64°39'08" E	85.82'
E13	S 50°32'05" W	186.35'	E46	N 31°38'57" E	212.58'	E79	S 30°11'02" E	72.94'
E14	S 58°39'44" W	161.38'	E47	N 48°22'08" E	162.39'	E80	N 59°48'58" E	20.00'
E15	N 31°24'30" W	20.00'	E48	N 40°56'30" W	131.69'	E81	N 30°11'02" W	90.33'
E16	N 58°35'30" E	161.37'	E49	N 10°37'30" W	67.40'	E82	S 18°18'45" W	15.78'
E17	N 50°32'05" E	185.46'	E50	N 25°52'15" W	28.05'	E83	N 31°18'57" W	60.00'
E18	N 27°00'40" W	97.01'	E51	S 25°52'15" E	43.91'	E84	N 58°41'03" E	173.00'
E19	N 62°59'20" E	20.00'	E52	N 24°30'20" W	41.87'	E85	N 31°18'57" W	20.00'
E20	S 27°00'40" E	103.51'	E53	N 24°30'20" W	20.16'	E86	S 58°41'03" W	173.00'
E21	S 42°40'36" E	128.76'	E54	N 58°12'11" E	212.04'	E87	S 31°18'57" E	10.00'
E22	S 47°19'26" W	10.00'	E55	N 53°15'56" E	208.10'	E88	S 31°18'57" E	10.00'
E23	S 47°19'26" W	30.00'	E56	S 36°44'04" E	20.00'	E89	N 35°45'26" E	28.25'
E24	N 42°40'34" W	373.47'	E57	S 53°15'56" W	208.97'	E90	N 69°08'34" E	187.51'
E25	N 59°03'02" W	104.89'	E58	S 58°12'11" W	215.46'	E91	S 45°35'24" E	434.95'
E26	N 75°09'51" W	87.72'	E59	S 25°52'15" E	10.00'	E92	S 26°53'55" W	20.97'
E27	S 14°50'09" W	20.00'	E60	S 25°52'15" E	2.41'	E93	N 45°35'24" W	428.45'
E28	S 75°09'51" E	84.89'	E61	S 64°07'45" W	130.95'	E94	N 54°42'44" W	36.16'
E29	S 59°03'02" E	99.18'	E62	N 25°52'15" W	20.00'	E95	S 05°15'59" E	42.12'
E30	S 42°40'34" E	370.59'	E63	N 64°07'45" E	130.35'	E96	N 05°15'59" W	42.12'
E31	N 47°19'26" E	20.00'	E64	N 45°30'40" E	91.39'	E97	N 84°44'01" E	20.00'
E32	S 47°19'26" W	105.22'	E65	N 45°14'14" W	28.32'			
E33	S 58°59'29" E	88.18'	E66	N 44°45'46" E	42.69'			

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, A.D. 2024.

SIGNATURE

MICHAEL S. STOKES L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

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120 0 60 120 240

SCALE: 1" = 120'

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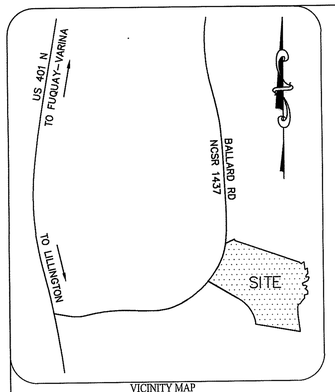
SHEET 4 OF 6		
SCALE: 1"=120'		
REVISION:		
DRAWN BY: ARP	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK	PIN: 0652-50-9919
FIELD BY: HF JH		PID: 080652 0029
CADD FILE: 23176	ZONED: RA-20M & RA-30	DATE: 6-18-2024

FINAL SUBDIVISION PLAT OF: m13

The Preserve at Kipling Creek

Prepared for:
Garden Street Communities Southeast, LLC

SUB2403-0002 SUB2209-0023



VICINITY MAP
(NOT TO SCALE)

NC GRID (NAD 83/2011)

LEGEND

○	EXISTING IRON PIPE
●	SET POINT
△	CALCULATED POINT
	SANITARY SEWER MANHOLE
	SEWER CLEANOUT
LP	LIGHT POLE
WV	WATER VALVE
	WATER METER
	FIRE HYDRANT
— SS —	SEWER LINE
— W —	WATER LINE

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SHEET 5 OF 6	
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REVISION:	
DRAWN BY: ARP	COUNTY: HARNETT — STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK — PIN: 0652-50-9919
FIELD BY: HF JH	PID: 080652 0029
CADD FILE: 23176	ZONED: RA-20M & RA-30 — DATE: 6-18-2024

FINAL SUBDIVISION PLAT OF:

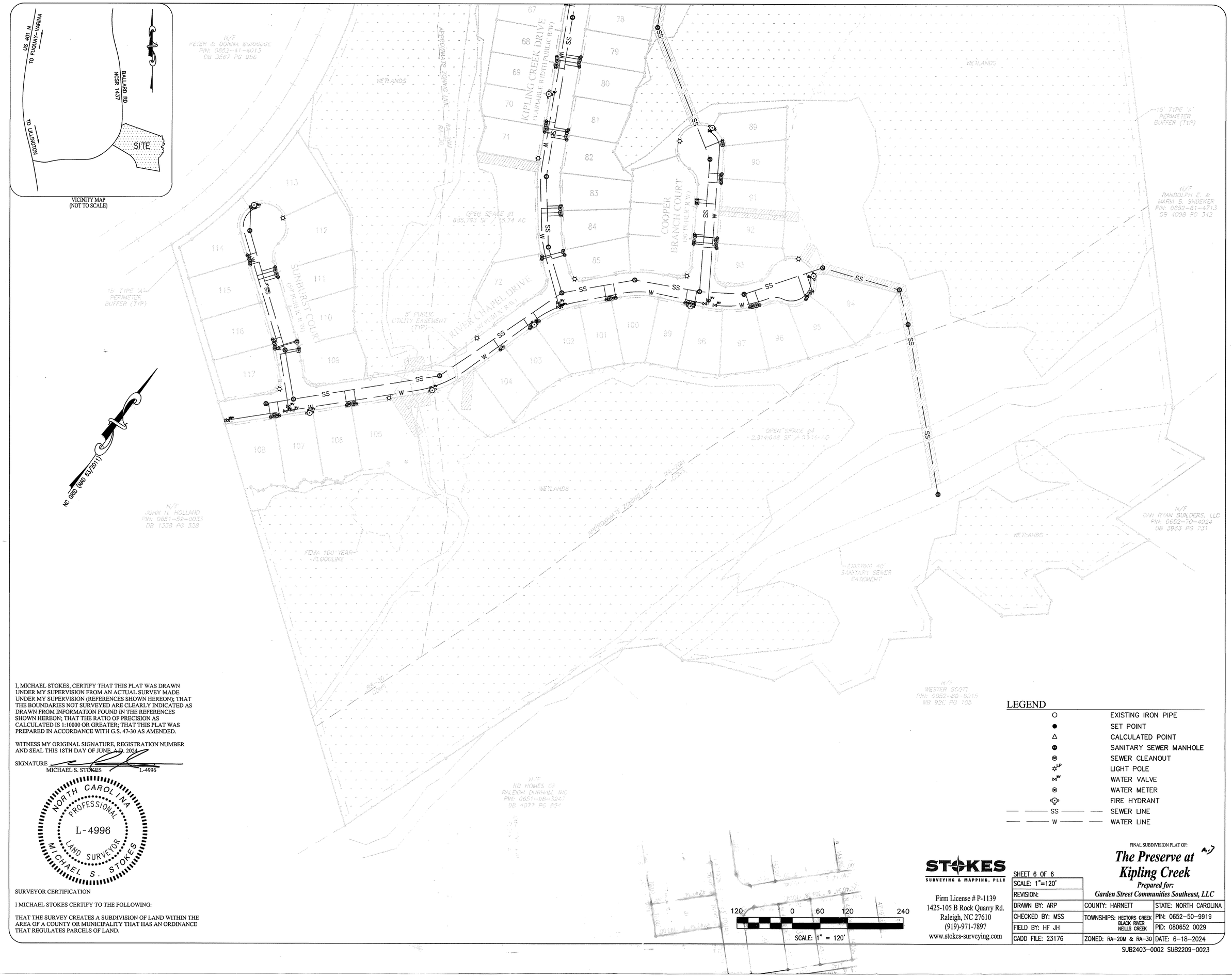
The Preserve at Kipling Creek

Prepared for:

Garden Street Communities Southeast, LLC

SUB2403-0002 SUB2209-0023

VICINITY MAP
(NOT TO SCALE)



I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, A.D. 2024

SIGNATURE _____
MICHAEL S. STOKES L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

LEGEND

○	EXISTING IRON PIPE
●	SET POINT
△	CALCULATED POINT
	SANITARY SEWER MANHOLE
	SEWER CLEANOUT
LP	LIGHT POLE
WV	WATER VALVE
	WATER METER
	FIRE HYDRANT
— SS —	SEWER LINE
— W —	WATER LINE

120 0 60 120 240
SCALE: 1" = 120'

STOKES SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

FINAL SUBDIVISION PLAT OF:

The Preserve at Kipling Creek

Prepared for:
Garden Street Communities Southeast, LLC

SHEET 6 OF 6		
SCALE: 1"=120'		
REVISION:		
DRAWN BY: ARP	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIPS: HECTORS CREEK, BLACK RIVER, NEILLS CREEK	PIN: 0652-50-9919
FIELD BY: HF JH		PID: 080652 0029
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