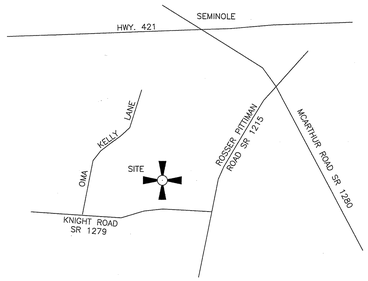


VICINITY MAP

Instrument # 202401414
Recorded: 08/13/2024 02:27:36 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **2024** PG **381 - 381 (1)**

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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED. I FURTHER CERTIFY THAT I HAVE NOT BEEN INVOLVED AS AN OWNER, LEASER, OPTION HOLDER OR HAD ANY LEGAL OR EQUITABLE INTEREST IN ANY PROPERTY ADJACENT TO OR LOCATED DIRECTLY ACROSS A STREET, EASEMENT, ROAD OR RIGHT-OF-WAY FROM THE PROPERTY SHOWN AND DESCRIBED.

Brandon P. Harrington — OWNER — 8-13-2024 DATE

Christopher Harrington — OWNER — 8-13-2024 DATE

STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS DIVISION OF PROPERTY IS EXEMPT FROM THE HARNETT COUNTY SUBDIVISION REGULATIONS.

8/13/24 DATE — PLANNING DIRECTOR

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE 13th DAY OF August 2024 AT 2:27 P.M.
RECORDED IN PLAT CABINET 2024 PAGE 381 SLIDE
Matthew S. Willis by: Judi B. Wester Deputy III
MATTHEW S. WILLIS, REGISTER OF DEEDS

STATE OF NORTH CAROLINA COUNTY OF HARNETT

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

8-13-24 DATE — Sheila K Bennett REVIEW OFFICER

*I, MITCHELL W. COLE, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: - AA
(2) Positional accuracy: - 95% = Less than or equal to 0.03'US feet (0.10m) Horizontal and 0.03'US feet (0.010m) vertical for each observation.
(3) Type of GPS field procedure: - Real-time Kinematic
(4) Dates of survey - August 18 th, 2021
(5) Datum/Epoch - NAD 83/2011
(6) Published/Fixed-control use: - Network GPS Rover (VRS)
(7) Geoid model: - 12B CONUS
(8) Combined grid factor(s): - 0.9998646
(9) Units: - US Survey Feet
(10) All distances on this survey are horizontal ground distances.

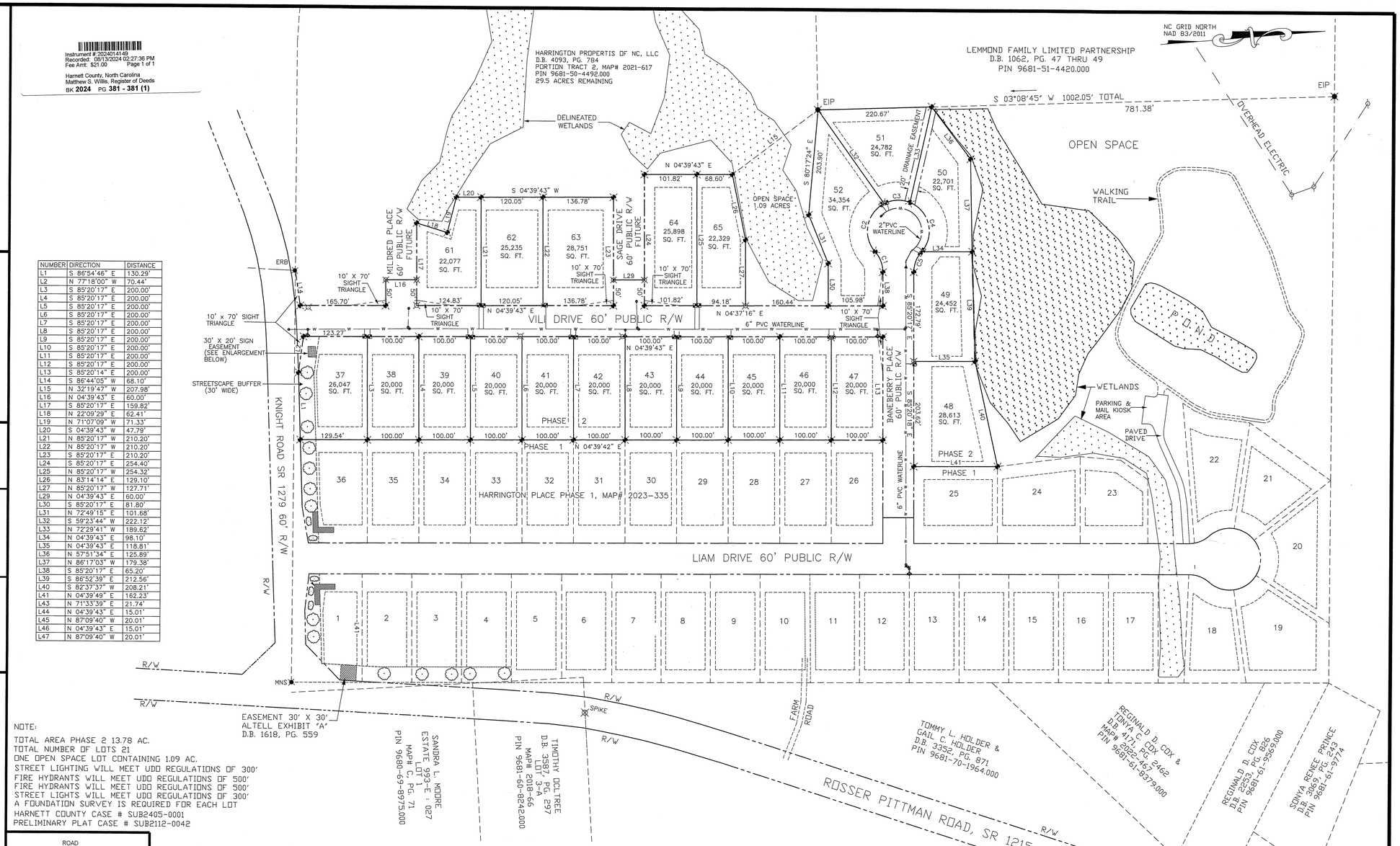
I, MITCHELL W. COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4093 PAGE 784) THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM DEEDS AS INDICATED ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6 TH DAY OF JUNE, A.D., 2024.

I, MITCHELL W. COLE FURTHER CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCEL OF LAND.

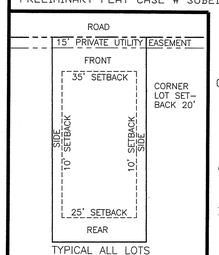
NORTH CAROLINA PROFESSIONAL SEAL L-2856 LAND SURVEYOR MITCHELL W. COLE — SEAL OR STAMP

Mitchell W. Cole — PROFESSIONAL LAND SURVEYOR, REGISTRATION NUMBER L-2856

NUMBER	DIRECTION	DISTANCE
L1	S 86°54'46" E	130.29'
L2	N 77°18'00" W	70.44'
L3	S 85°20'17" E	200.00'
L4	S 85°20'17" E	200.00'
L5	S 85°20'17" E	200.00'
L6	S 85°20'17" E	200.00'
L7	S 85°20'17" E	200.00'
L8	S 85°20'17" E	200.00'
L9	S 85°20'17" E	200.00'
L10	S 85°20'17" E	200.00'
L11	S 85°20'17" E	200.00'
L12	S 85°20'17" E	200.00'
L13	S 85°20'14" E	200.00'
L14	S 86°44'05" W	68.10'
L15	N 32°19'47" W	207.98'
L16	N 04°39'43" E	60.00'
L17	S 85°20'17" E	159.82'
L18	N 22°09'29" E	62.41'
L19	N 71°07'09" W	71.33'
L20	S 04°39'43" W	47.79'
L21	N 85°20'17" W	210.20'
L22	N 85°20'17" W	210.20'
L23	S 85°20'17" E	210.20'
L24	S 85°20'17" E	254.40'
L25	N 85°20'17" W	254.32'
L26	N 83°14'14" E	129.10'
L27	N 85°20'17" W	127.71'
L29	N 04°39'43" E	60.00'
L30	S 85°20'17" E	81.80'
L31	N 72°49'15" E	101.68'
L32	S 59°23'44" W	222.12'
L33	N 72°29'41" W	189.62'
L34	N 04°39'43" E	98.10'
L35	N 04°39'43" E	118.81'
L36	N 57°51'34" E	125.89'
L37	N 86°17'03" W	179.38'
L38	S 85°20'17" E	65.20'
L39	S 86°52'39" E	212.56'
L40	S 82°37'37" W	208.21'
L41	N 04°39'49" E	162.23'
L43	N 71°33'39" E	21.74'
L44	N 04°39'43" E	15.01'
L45	N 87°09'40" W	20.01'
L46	N 04°39'43" E	15.01'
L47	N 87°09'40" W	20.01'



NOTE:
TOTAL AREA PHASE 2 13.78 AC.
TOTAL NUMBER OF LOTS 21
ONE OPEN SPACE LOT CONTAINING 1.09 AC.
STREET LIGHTING WILL MEET UDO REGULATIONS OF 300'
FIRE HYDRANTS WILL MEET UDO REGULATIONS OF 500'
FIRE HYDRANTS WILL MEET UDO REGULATIONS OF 500'
STREET LIGHTS WILL MEET UDO REGULATIONS OF 300'
A FOUNDATION SURVEY IS REQUIRED FOR EACH LOT
HARNETT COUNTY CASE # SUB2405-0001
PRELIMINARY PLAT CASE # SUB2112-0042



TYPICAL ALL LOTS (N.T.S.)

~~DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED DISTRICT ENGINEER DATE~~

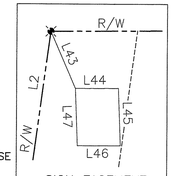
~~ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS BY: DISTRICT ENGINEER DATE~~

"ONLY NC DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY."

"ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESOINSIBILITY 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."

UTILITIES LEGEND
- GATE VALVE
- REDUCER
- FIRE HYDRANT & GATE VALVE
- WATER METER
- BLOW-OFF ASSEMBLY
- STREET LIGHT

LEGEND
- EASEMENT
- RIGHT OF WAY
- EIP EXSTING IRON PIPE
- ESI EXISTING SOLID IRON
- MN MAG NAIL
- CALCULATED POINT
- ERB EXSTING REBAR
- EIPNL EXSTING IRON PIPE NAIL AT BASE
- #5 REBAR SET AT ALL LOT CORNERS



SIGN EASEMENT (N.T.S.)

NUMBER	C1	C2	C3	C4	C5
CHORD DIRECTION	S 73°57'26" W	S 74°44'48" E	S 02°00'30" W	S 81°25'01" W	S 64°38'00" E
RADIUS	60.00	60.00	60.00	60.00	60.00
ARC LENGTH	43.36	108.91	51.84	114.47	43.36
CHORD LENGTH	42.43	94.56	50.25	97.88	42.43

100 0 100 200 300
Scale: 1" = 100'

NOTE :
1- BEING THE DIVISION OF THE HARRINGTON PROPERTIES OF NC LLC DESCRIBED IN DEED BOOK 4093, PAGE 784 AND SHOWN IN PLAT CABINET 2021, SLIDE 617, HARNETT COUNTY REGISTRY.
2- THIS PROPERTY IS ZONED RA-20, MINIMUM BUILDING SETBACKS ARE FRONT 35 FEET, REAR 25 FEET & SIDE 10 FEET.
3- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE MAIL KISOK AREA, OPEN SPACE AREA, WALKING TRAIL, PARKING, STREETSCAPE, BUFFER & MONUMENT SIGN.
4- THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" MAP # 371096800J, EFFECTIVE DATE 10-03-2006

DATE : JUNE 6, 2024
REVISIONS : AUGUST 12, 2024

EXEMPT SURVEY:

HARRINGTON PLACE PHASE 2

OWNER AND DEVELOPER: HARRINGTON PROPERTIES OF NC, LLC
brandon@harringtonpropertiesofnc.com
ADDRESS: 2659 SAN LEE DRIVE, SANFORD, NORTH CAROLINA 27330
SURVEY: UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

MITCHELL W. COLE, P.L.S.
PROFESSIONAL LAND SURVEYOR
483 WILMER ROAD
SANFORD, NORTH CAROLINA 27332
PHONE (919) 258-9340