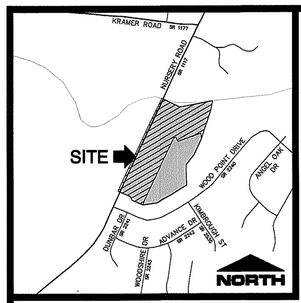


VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

Sheila K Barnett
REVIEW OFFICER

DATE: 12.4.24

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 4TH DAY OF DEC 2024 AT 2:31 (PM/PM) AND DULY RECORDED IN MAP BOOK 2024 AT PAGE 593

Matthew S. Willis
BY: Victoria Gregory-Diaz
REGISTER OF DEEDS OF HARNETT COUNTY
Deputy III

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.

12-2-2024
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 WAS OBSERVED TO BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

12-2-2024
DATE

OWNER'S SIGNATURE

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
DEVELOPMENT REVIEW CHAIRMAN

DATE 12/4/24

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 CREEKSIDE OAKS SOUTH SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

12-2-2024
DATE

Patrick Rayno
OWNER

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 Developer. 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.

Instrument # 2024021548
Recorded: 12/04/2024 03:21:26 PM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2024 PG 593 - 593 (1)

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

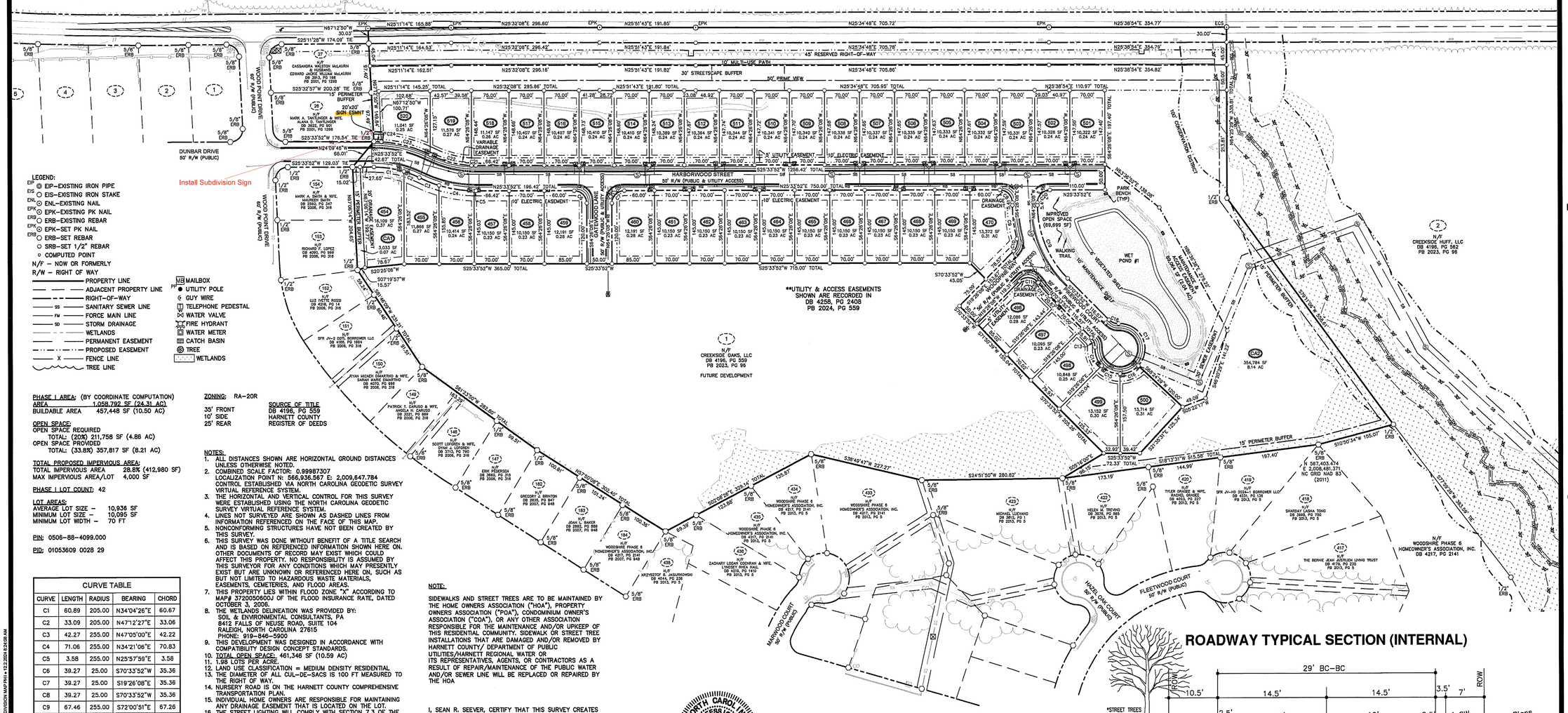
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee R Hood Jr. P.E.
DISTRICT ENGINEER

DATE 12-4-2024

4D SITE SOLUTIONS

NC GRID NAD 83 (2011)



LEGEND:

- EIP – EXISTING IRON PIPE
- EIS – EXISTING IRON STAKE
- ENL – EXISTING NAIL
- EPK – EXISTING PK NAIL
- ERB – EXISTING REBAR
- EPK – SET PK NAIL
- ERB – SET REBAR
- SRB – SET 1/2" REBAR
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- SANITARY SEWER LINE
- FORCE MAIN LINE
- STORM DRAINAGE
- WETLANDS
- PERMANENT EASEMENT
- PROPOSED EASEMENT
- FENCE LINE
- TREE LINE
- MB MAILBOX
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CATCH BASIN
- TREE
- WETLANDS

PHASE I AREA: (BY COORDINATE COMPUTATION)
AREA 1,058,792 SF (24.31 AC)
BUILDABLE AREA 457,448 SF (10.50 AC)

OPEN SPACE:
OPEN SPACE REQUIRED
TOTAL: (20%) 211,758 SF (4.86 AC)
OPEN SPACE PROVIDED
TOTAL: (33.8%) 357,817 SF (8.21 AC)

TOTAL PROPOSED IMPERVIOUS AREA:
TOTAL IMPERVIOUS AREA 28.8% (412,980 SF)
MAX IMPERVIOUS AREA/LOT 4,000 SF

PHASE I LOT COUNT: 42

LOT AREAS:
AVERAGE LOT SIZE – 10,936 SF
MINIMUM LOT SIZE – 10,095 SF
MINIMUM LOT WIDTH – 70 FT

PIN: 0506-88-4099.000

PID: 01053609 0028 29

ZONING: RA-20R

35' FRONT	SOURCE OF TITLE
10' SIDE	DB 4196, PG 559
25' REAR	HARNETT COUNTY
	REGISTER OF DEEDS

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987307
LOCALIZATION POINT N: 566,936.567 E: 2,009,647.784
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. 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.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720050600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. THE WETLANDS DELINEATION WAS PROVIDED BY:
SOIL & ENVIRONMENTAL CONSULTANTS, PA
8412 FALLS OF NEUSE ROAD, SUITE 104
RALEIGH, NORTH CAROLINA 27615
PHONE: 919-846-5900
9. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
10. TOTAL OPEN SPACE: 461,346 SF (10.59 AC)
11. 1.98 LOTS PER ACRE.
12. LAND USE CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL
13. THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
14. NURSERY ROAD IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
15. INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
16. THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDO. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
17. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDO.
18. SUBDIVISION INTERIOR ROADS ARE 29' IN WIDTH (BACK OF CURB TO BACK OF CURB).
19. A CERTIFIED FOUNDATION SURVEY OR SETBACK VERIFICATION SURVEY IS REQUIRED TO BE SUBMITTED AT THE COMPLETION OF FOUNDATION CONSTRUCTION.
20. THERE SHALL BE NO LAND DISTURBANCE WITHIN ANY DESIGNATED WETLANDS AREAS ON-SITE.
21. A 10' MULTI-USE PATH SHALL BE INSTALLED ALONG NURSERY ROAD AS SHOWN ON THE PLAN.
22. THE STREETSCAPE BUFFER AND ANY OTHER REQUIRED BUFFER SHALL NOT BE REMOVED.
23. THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 4,000 SF PER DEED BOOK 4196, AND PAGE 1096-1100
24. THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 4196, AND PAGE 1101-1109
25. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
HARBORWOOD STREET	1,489 FT
GATEWOOD LANE	340 FT
WOODPINE WAY	1,204 FT
PINEWOOD COURT	409 FT
TOTAL	3,442 FT

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	60.89	205.00	N34°04'26"E	60.67
C2	33.09	205.00	N47°12'27"E	33.06
C3	42.27	255.00	N47°05'00"E	42.22
C4	71.06	255.00	N34°21'06"E	70.83
C5	3.58	255.00	N25°57'59"E	3.58
C6	39.27	25.00	S70°33'52"W	35.36
C7	39.27	25.00	S19°26'08"E	35.36
C8	39.27	25.00	S70°33'52"W	35.36
C9	67.46	255.00	S72°00'51"E	67.26
C10	26.25	25.00	N49°30'51"W	25.06
C11	42.79	25.00	S29°36'08"W	37.76
C12	35.94	255.00	N74°36'08"E	35.91
C13	21.03	25.00	S85°20'26"E	20.41
C14	40.17	50.00	S84°15'45"E	39.10
C15	41.15	50.00	N49°08'34"E	40.00
C16	41.15	50.00	N01°59'11"E	40.00
C17	118.71	50.00	N89°36'31"W	92.73
C18	21.03	25.00	S46°28'11"W	20.41
C19	161.01	205.00	S86°56'08"E	156.90
C20	39.27	25.00	S19°26'08"E	35.36
C21	8.58	205.00	S26°45'49"W	8.58
C22	85.40	205.00	S39°53'50"W	84.79
C23	101.84	255.00	S40°23'26"W	101.16
C24	15.07	255.00	S27°15'25"W	15.06

NOTE:

SIDEWALKS AND STREET TREES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION ("HOA"), PROPERTY OWNERS ASSOCIATION ("POA"), CONDOMINIUM OWNER'S ASSOCIATION ("COA"), OR ANY OTHER ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THIS RESIDENTIAL COMMUNITY. SIDEWALK OR STREET TREE INSTALLATIONS THAT ARE DAMAGED AND/OR REMOVED BY HARNETT COUNTY/ DEPARTMENT OF PUBLIC UTILITIES/HARNETT REGIONAL WATER OR ITS REPRESENTATIVES, AGENTS, OR CONTRACTORS AS A RESULT OF REPAIR/MAINTENANCE OF THE PUBLIC WATER AND/OR SEWER LINE WILL BE REPLACED OR REPAIRED BY THE HOA

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

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12.02.24

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 _____, 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 2 DAY OF DECEMBER, 2024.

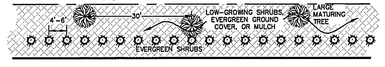
PROFESSIONAL LAND SURVEYOR – L-4571

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-2II FGCC 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 FEBRUARY 4, 2013 USING TWO TRIMBLE 5700 RECEIVERS.

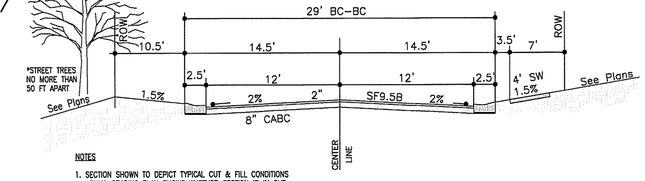
PROFESSIONAL LAND SURVEYOR – L-4571

30' STREETSCAPE BUFFER

15' TYPE A BUFFER



ROADWAY TYPICAL SECTION (INTERNAL)



NOTES

1. SECTION SHOWN TO DEPICT TYPICAL CUT & FILL CONDITIONS ONLY. GRADING PLAN SHOWS WHETHER SECTION IS IN CUT, FILL OR BOTH
2. A 4' SIDEWALK IS REQUIRED ON ONE SIDE OF EACH STREET. SEE PLANS FOR LOCATION OF SIDEWALK.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-3354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12.02.24

REVISIONS

PROJECT NAME

CREEKSIDE OAKS SOUTH SUBDIVISION PHASE ONE

SUB2407-0021

PIN: 0506-88-4099.000
NURSERY ROAD
ANDERSON CREEK TOWNSHIP
HARNETT COUNTY
NORTH CAROLINA

CLIENT

Caviness Land
Building and Development Company
Builder of Excellence
1041B Robeson Street
Fayetteville, North Carolina 28305
Phone: (910) 339-6330
Fax: (910) 964-9089

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1070

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

NOVEMBER 27, 2024

SHEET NUMBER