

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 OWNERS OF THE LANDS ADJACENT TO THE SAME. 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 NC DEPARTMENT OF TRANSPORTATION ACCEPT MAINTENANCE RESPONSIBILITY FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE TIME THE COUNTY HAS ISSUED BUILDING PERMITS FOR 75% OF THE LOTS SHOWN ON THE RECORDED PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE BUILDING PERMITS UNTIL THE DISTRICT ENGINEER MAKES SUCH RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

WE HEREBY CERTIFY WE ARE THE OWNERS OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH 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 HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

DATE 2025.
0528-10-7539.000 TAX PARCEL I.D. NUMBER

OWNER

OWNER

I HEREBY CERTIFY THAT THE DEVELOPMENT 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 MARSHALL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

STORM WATER CERTIFICATION

I CERTIFY THAT THE STORM WATER 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 STORM WATER PERMIT AND EROSION CONTROL PLAN.

DATE

CERTIFICATE OF IMPROVEMENTS MAINTENANCE

I HEREBY CERTIFY THAT I ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UP KEEP OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN HOMES AT REEDY BRANCH PHASE ONE UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR OTHER APPROPRIATE PUBLIC OR PRIVATE ENTITIES.

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

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

DATE REVIEW OFFICER

NORTH CAROLINA, HARNETT COUNTY

PRESENTED FOR REGISTRATION ON THE DAY

OF 2025 AT M.

RECORDED IN PLAT CABINET SLIDE

MATTHEW S. WILLIS, REGISTER OF DEEDS

1. 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

(3) Type of GPS field procedure: Real-time Kinematic

(4) Dates of survey: APRIL 10 th, 2025

(5) Datum/Epoch: NAD 83/2011

(6) Published/Fixed-control user: Network GPS Rover (VRS)

(7) Geoid model: 128 CONUS

(8) Combined grid factor(s): 0.99987911

(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 4177, PAGE 1818) 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 10 TH DAY OF APRIL, A.D., 2025

I, MITCHELL W. COLE, FURTHER 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
REGISTRATION NUMBER L-2856

SEAL OR STAMP

1 OF 2

Scale: 1" = 100'

NOTE:

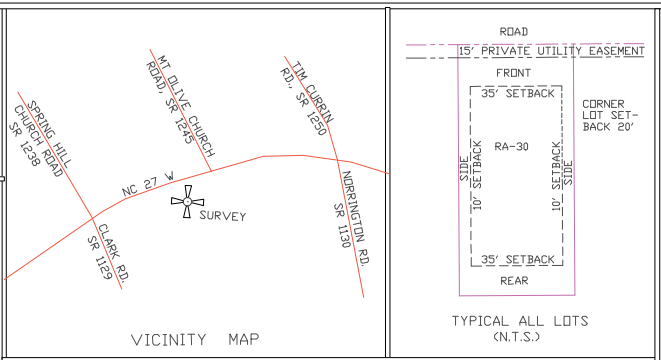
1- BEING THE DIVISION OF THE HARRINGTON PROPERTIES OF NC LLC DESCRIBED IN DEED BOOK 4177, PAGE 1818 AND SHOWN IN PLAT CABINET 2013, SLIDE 384, HARNETT COUNTY REGISTRY.

2- THIS PROPERTY IS ZONED RA-30, MINIMUM BUILDING SETBACKS ARE FRONT 35 FEET, REAR 25 FEET & SIDE 10 FEET.

3- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE MAIL KIOSK AREA, OPEN SPACE AREA, WALKING TRAIL, PARKING, STREETSCAPE BUFFER & MONUMENT SIGN.

4- THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE 'X' MAP # 3720052800J & 3720052600J EFFECTIVE DATE 10-03-2006

5- HARNETT COUNTY PIN 0528-10-7539.000.



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

MT. OLIVE CHURCH
RD. SR 1245 60' R/W

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 RESPONSIBILITY OF THE
PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASE-
MENTS AND ANY DRAINAGE STRUCTURES THEREIN SO
AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE
SYSTEM AND INSURE POSITIVE DRAINAGE.

NOTE: THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING:

1- SUBDIVISION DEED RESTRICTIONS & PROTECTIVE
CONVENANCES.

2- STATE STORMWATER MANAGEMENT PERMIT
SW6220604.

NOTE:

TOTAL AREA PHASE 1, 17.6 ACRES

TOTAL NUMBER OF LOTS 25

STREET LIGHTING WILL MEET UDD REGULATIONS OF 300'

FIRE HYDRANTS WILL MEET UDD REGULATIONS OF 500'

STREET LIGHTS WILL MEET UDD REGULATIONS OF 300'

A FOUNDATION SURVEY IS REQUIRED FOR EACH LOT

HARNETT COUNTY CASE # SUB2503-0008

SMITH FARMS DRIVE 1330 L.F.

REEDY BRANCH LANE 280 L.F.

TOTAL AREA IN OPEN SPACE 13,188 SQ. FT.

SEE SHEET 2 FOR PROPOSED RELOCATED
POWERLINE ACROSS LOT 1 & LOTS 63 THRU
67.

LEGEND

--- EASEMENT

R/W RIGHT OF WAY

EIP EXISTING IRON PIPE

ESI EXISTING SOLID IRON

MN MAG NAIL

⊗ CALCULATED POINT

ERB EXISTING REBAR

EIPNL EXISTING IRON PIPE NAIL AT BASE

1/2" REBAR SET AT ALL LOT
CORNERS

ERBNL EXISTING REBAR NAIL AT BASE

LELAND & MELISSA JOHNSON
D.B. 3410, PG. 314
MAP# 2018-49, LOT 1
PIN 0528-01-9380.000

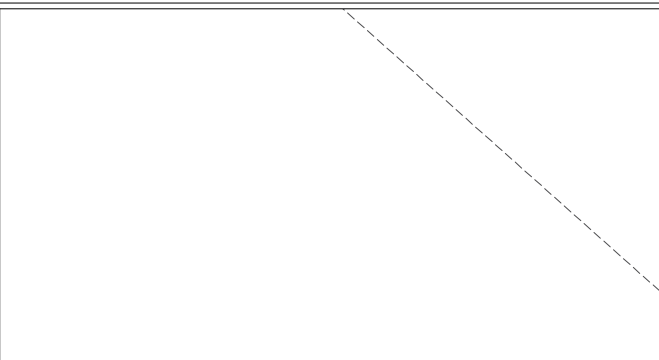
LELAND & MELISSA JOHNSON
D.B. 3410, PG. 314
MAP# 2018-49, LOT 2
PIN 0528-01-9380.000

LEONARD MCCOMAS
D.B. 3966, PG. 769
MAP# 2007-216
PIN 0528-11-2502.000

THOMAS KENDALL SPENCE JR.
DB. 927, PG.512
PIN 0528-12-8348.000

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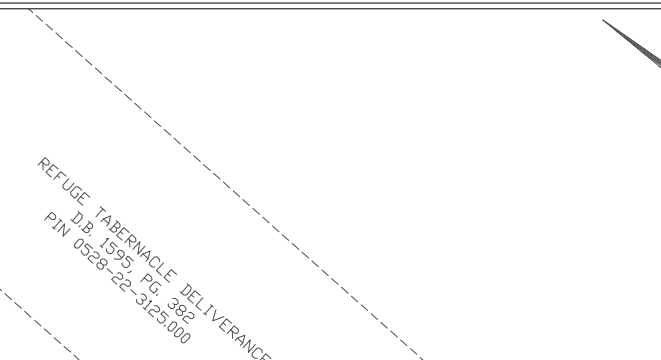
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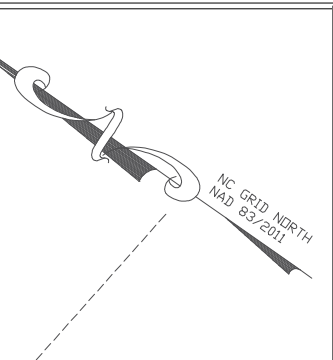
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