



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	S87°22'18"E	35.35
C2	106.34	325.00	S77°00'09"W	105.35
C3	39.27	25.00	N41°22'34"E	35.35
C4	39.27	25.00	N48°37'26"W	35.35
C5	39.27	25.00	S41°22'34"W	35.35
C6	39.27	25.00	N48°37'26"W	35.35
C7	89.98	275.00	S77°00'09"W	89.98
C8	39.27	25.00	S22°37'45"W	35.35
C9	39.27	25.00	S48°37'26"E	35.35
C10	39.27	25.00	S41°22'34"W	35.35
C11	39.27	25.00	N48°37'26"W	35.35
C12	39.27	25.00	N41°22'34"E	35.35



REVISIONS

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
05/17/2022 at 02:15:11 PM
Bk2022 Pg226-227 (2)
Fee Amt: \$42.00

INSTRUMENT H 2022100686
VICTORIA RODRIGUEZ



PROJECT NAME

**SCHABERT
CROSSING
SUBDIVISION**

PIN 0596-94-5428.000
PID 060596 0132
NC 82
DUKE TOWNSHIP
TOWN OF ERWIN
HARNETT COUNTY
NORTH CAROLINA

CLIENT

**STOUT LAND
DEVELOPMENT,
LLC**

1786 Metromedical Drive
Fayetteville, North Carolina 28304
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1750

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED _____

MAY 12, 2022

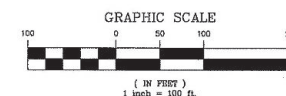
SHEET NUMBER

■

C

2

**SEE SHEET 2 FOR
NOTES AND SIGNATURES**



\\Ben Stauf Construction\1750-Schalbert Crossing\1750-Schalbert Crossing\1750-SUBDIVISION MAP.dwg • SUBDIVISION MAP SHEET ONE • 5/16/2022 9:28:40 AM

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 _____ DATE _____
DEVELOPMENT REVIEW CHAIRMAN

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 SCHABERT CROSSING SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

5-16-22 _____
DATE OWNER

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99987295
LOCALIZATION POINT N: 564,359,557 E: 2,098,952,893
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.
- LINE 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 HEREON. 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 HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720059600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
- THE WETLANDS DELINEATION WAS PROVIDED BY:
SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC.
P.O. BOX 6321
FAYETTEVILLE, NORTH CAROLINA 28311
PHONE: 910-822-4540
FAX: 910-822-4540
DATED DECEMBER 8, 2020
- THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
- TOTAL LOTS: 35
- 0.85 LOTS PER ACRE.
- OPEN SPACE IS TO BE MAINTAINED BY THE HOA.
- THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDO. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
- FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDO.
- SUBDIVISION INTERIOR ROADS ARE 20' IN WIDTH.
- THERE SHALL BE NO LAND DISTURBANCE WITHIN ANY DESIGNATED WETLANDS AREAS ON-SITE.
- MINIMUM LOT WIDTH = 100'
- THE MAXIMUM IMPERVIOUS AREA PER LOT IS 7,358 SF.
- THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
- INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING BUFFER THAT IS LOCATED ON THE LOT.
- MAIL KIOSK TO BE MAINTAINED BY THE HOA.
- 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
BETTY ANN STREET 653 FT
MARY ROBERTSON STREET 735 FT
JAMES ALLEN LANE 665 FT
MARY RAYMOND LANE 670 FT
TOTAL 2,723 FT

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 16 DAY OF MAY, 2022.

PROFESSIONAL LAND SURVEYOR - L-4571

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 TOWN OF ERWIN, NC. I, SEAN R. SEEVER, AS THE SURVEYOR, 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.

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.

5-16-22 _____
DATE OWNER'S SIGNATURE

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.

5-16-22 _____
DATE OWNER'S SIGNATURE

Sampson _____ COUNTY, NORTH CAROLINA
I, Notary Public, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
Ben Strait
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 16 DAY OF MAY, 2022.
Notary Public
MY COMMISSION EXPIRES 4/30/25

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 17 DAY OF MAY AT 2:55 PM AND DULY RECORDED IN MAP BOOK PAGE 227
Matthew S. W. Ellis

REGISTER OF DEEDS OF HARNETT COUNTY
Deputy Signer

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-21 FOGG 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 JANUARY 11, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

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

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 CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sheila K. Bennett
REVIEW OFFICER
DATE: 5-17-22

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee E. Hines Jr. P.E. &
DISTRICT ENGINEER
DATE 5-16-22

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

By: Lee E. Hines Jr. P.E. &
DISTRICT ENGINEER
DATE 5-16-22

LEGEND:

- ⊙ EIP-EXISTING IRON PIPE
- ⊙ EIR-EXISTING IRON ROD
- ⊙ ERB-EXISTING REBAR
- ⊙ SRB-SET REBAR
- ⊙ SPK-SET PK NAIL
- ⊙ COMPUTED POINT
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- _____ PROPERTY LINE
- _____ ADJACENT PROPERTY LINE
- _____ RIGHT-OF-WAY
- _____ SETBACK LINE
- _____ STORM DRAINAGE
- _____ WATER LINE
- _____ OVERHEAD UTILITY
- _____ WETLANDS
- _____ PERMANENT EASEMENT
- _____ TREE LINE
- _____ PROPOSED EASEMENT

- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ HARDWOOD TREE
- ⊙ GRAVEL
- ⊙ ASPHALT
- ⊙ WETLANDS

AREA: (BY COORDINATE COMPUTATION)
1,331,680 SF (30.57 AC)

EDN: 0596-94-5428.000

EDD: 060596 0132

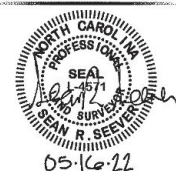
TOWNSHIP: DUKE

ZONING: RD (RURAL DISTRICT)

40' FRONT
12' SIDE
40' REAR

SOURCE OF TITLE
DB 4060, PG 443
HARNETT COUNTY
REGISTER OF DEEDS

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 127, Fayetteville, NC 28306
Office: (910) 426-6777 Fax: (910) 426-6777 License Number: 1-C-2334
www.4dsitesolutions.com



REVISIONS

PROJECT NAME

**SCHABERT
CROSSING
SUBDIVISION**

PIN 0596-94-5428.000
PID 060596 0132
NC 82
DUKE TOWNSHIP
TOWN OF ERWIN
HARNETT COUNTY
NORTH CAROLINA

CLIENT

**STOUT LAND
DEVELOPMENT,
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1786 Metromedical Drive
Fayetteville, North Carolina 28304
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1750

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

MAY 12, 2022

SHEET NUMBER

2

OF

2

