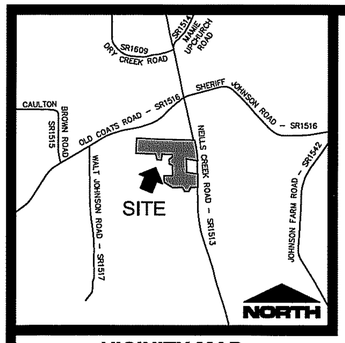
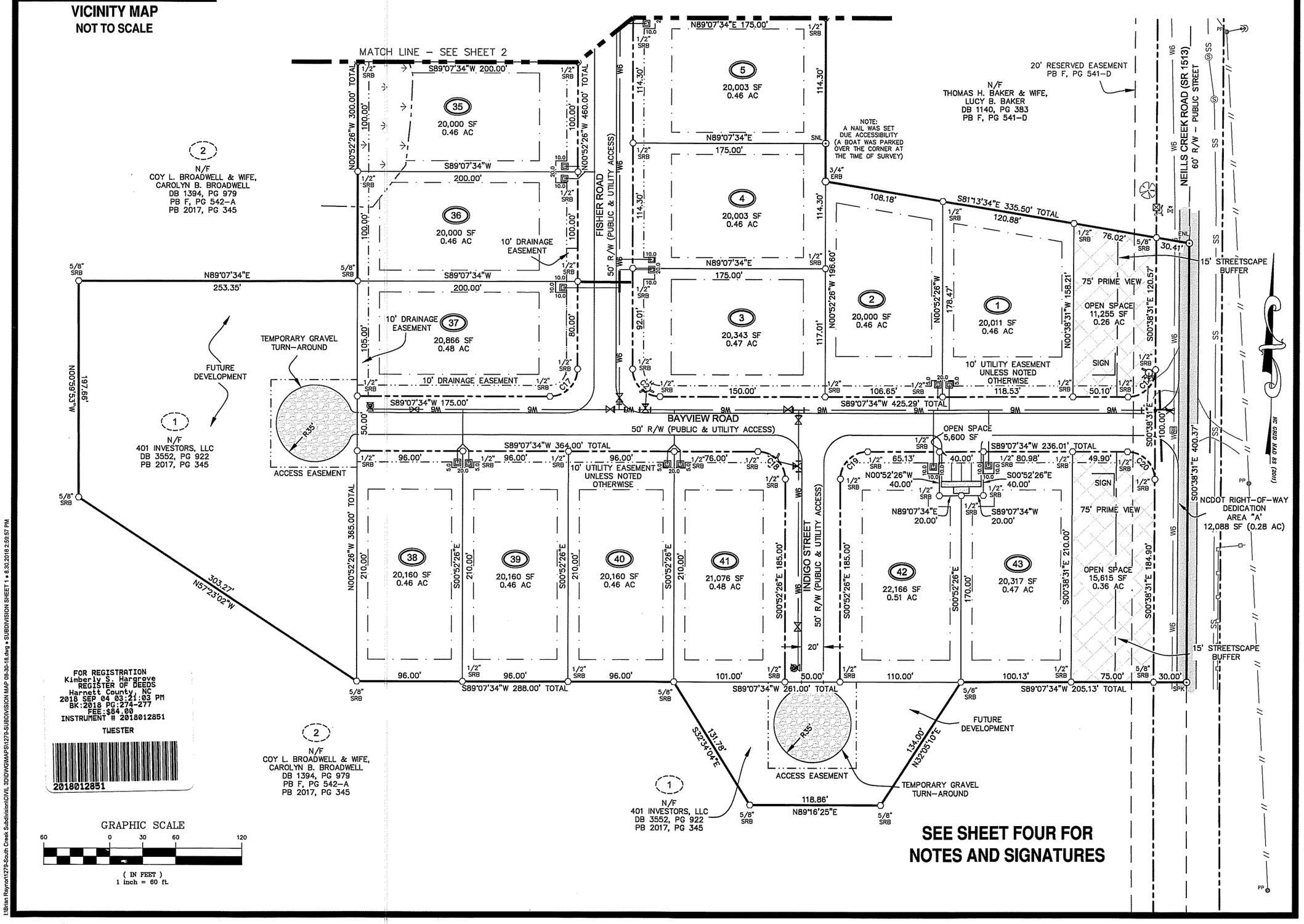


VICINITY MAP
NOT TO SCALE



FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2018 SEP 04 03:21:03 PM
BK:2018 PG:274-277
FEE:$84.00
INSTRUMENT # 2018012851
TWESTER
2018012851

SEE SHEET FOUR FOR NOTES AND SIGNATURES

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-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR JAMAN R. SEEVERS
08-30-18

REVISIONS

PROJECT NAME

SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

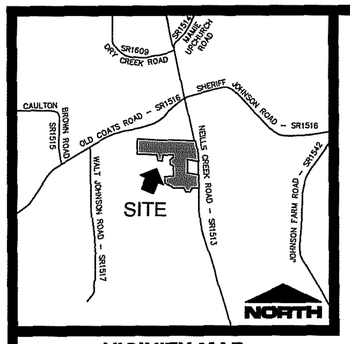
AUGUST 29, 2018

SHEET NUMBER

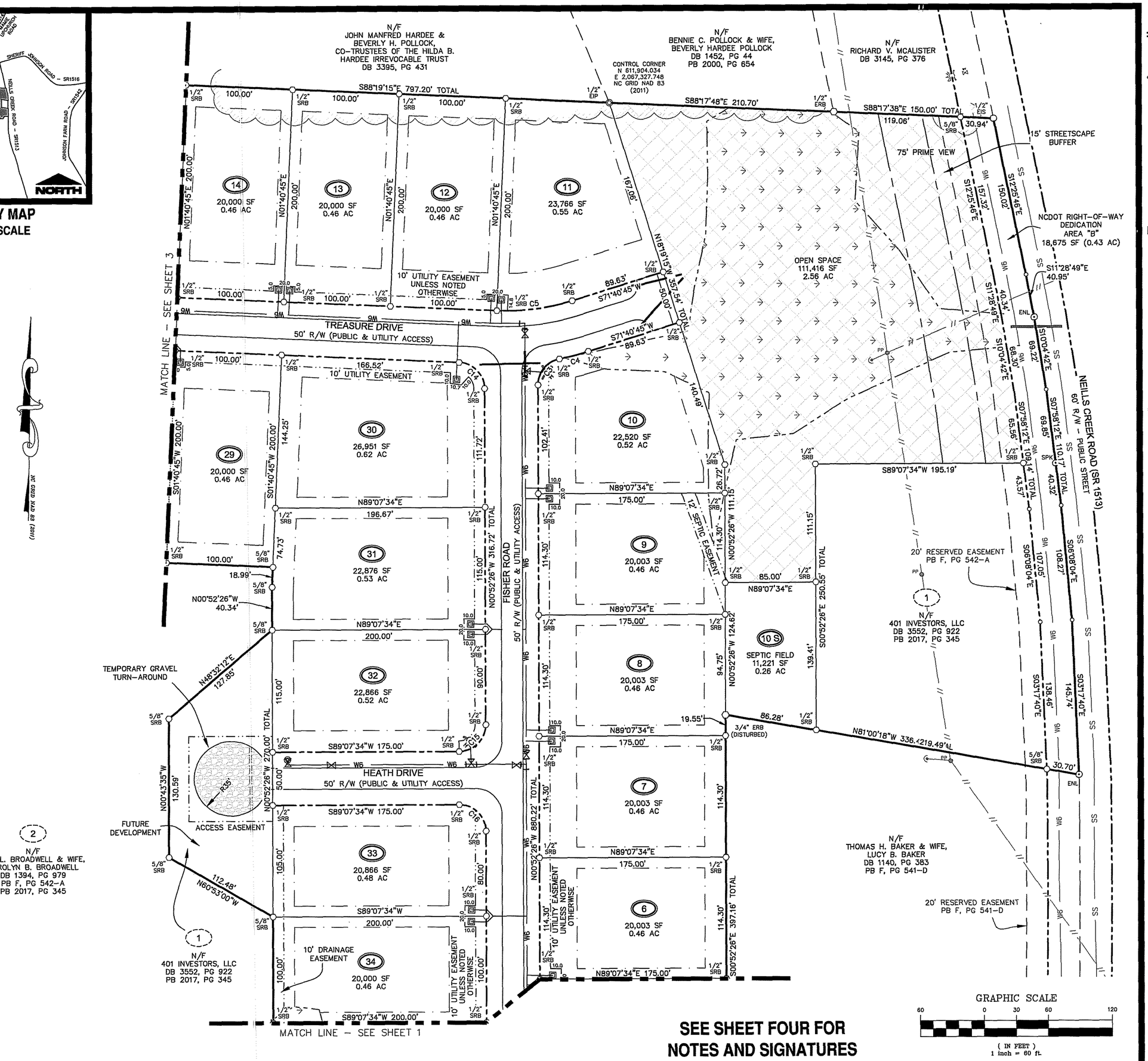
1

OF 4

I:\Brian Raynor\1279-South Creek Subdivision\CIVIL 3D\DWG\MAPS\1279-SUBDIVISION MAP 08-30-18.dwg • SUBDIVISION SHEET 1 • 8.30.2018 2:59:57 PM



VICINITY MAP
NOT TO SCALE



SEE SHEET FOUR FOR NOTES AND SIGNATURES

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office | 910-426-5777 fax | 910-426-5777 license number | C-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL 4571 LAND SURVEYOR SEAN R. SEEVER
08-30-18

REVISIONS

PROJECT NAME

SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

HORIZONTAL: 1"=60'

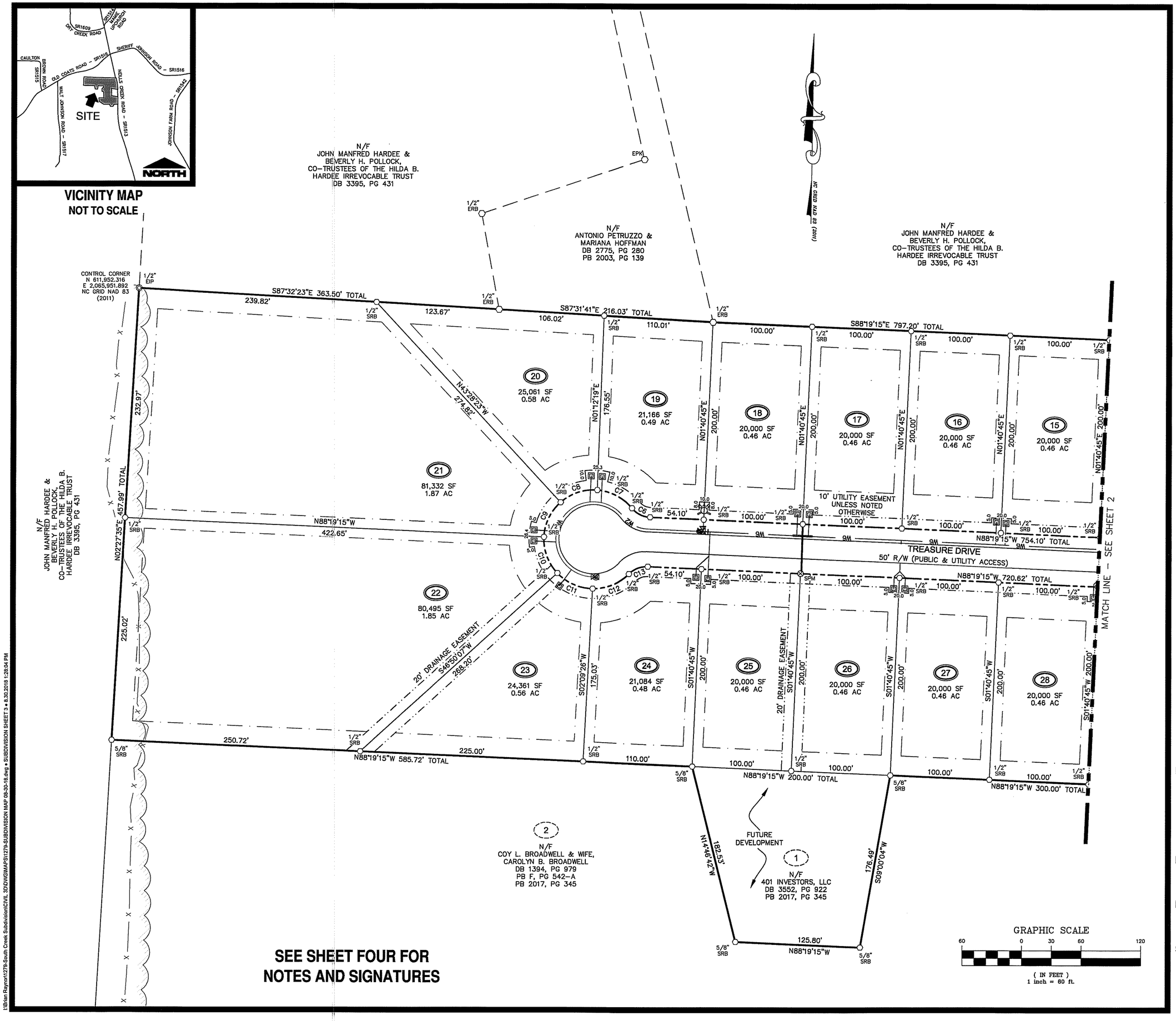
DATE SURVEYED

AUGUST 29, 2018

SHEET NUMBER

2 OF 4

I:\Brian Raynor\1279-South Creek Subdivision\CIVIL 3D\DWG\MAP\S1279-SUBDIVISION MAP 08-30-18.dwg • SUBDIVISION SHEET 2 • 8/30/2018 1:26:13 PM



SEE SHEET FOUR FOR NOTES AND SIGNATURES

I:\Brian Raynor\1279-South Creek Subdivision\CIVIL 3D\DWG\MAPS\1279-SUBDIVISION MAP 08-30-18.dwg • SUBDIVISION SHEET 3 • 8.30.2018 1:28:04 PM

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office | 910-426-6777 fax | 910-426-5777 license number | C-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4457 LAND SURVEYOR SEAN R. SEEVER
08-30-18

REVISIONS

PROJECT NAME

SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

HORIZONTAL: 1"=60'

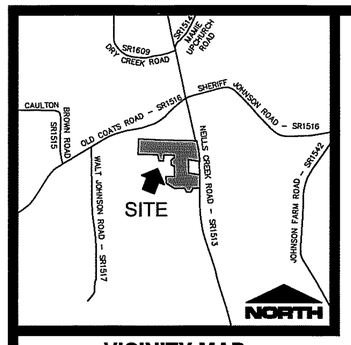
DATE SURVEYED

AUGUST 29, 2018

SHEET NUMBER

3

OF 4



VICINITY MAP
NOT TO SCALE

LEGEND:
- ECM — ECM–EXISTING CONCRETE MONUMENT
- EIP — EIP–EXISTING IRON PIPE
- EIS — EIS–EXISTING IRON STAKE
- ENL — ENL–EXISTING NAIL
- EPK — EPK–EXISTING PK NAIL
- ERB — ERB–EXISTING REBAR
- SNL — SNL–SET NAIL
- SPK — SPK–SET PK NAIL
- SPM — SPM–SET PUNCH MARK
- SRB — SRB–SET REBAR
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- SD — STORM DRAINAGE
- W — WATER LINE
- // — OVERHEAD UTILITY
- WETLANDS
- PERMANENT EASEMENT
- X — FENCE LINE
- WOODEN FENCE
- TREE LINE
- SUITABLE SOILS
- ME MAILBOX
- PP UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- HARDWOOD TREE
- ASPHALT
- WETLANDS

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 9-4-18

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

8/30/18 DATE _____ OWNER

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987724
   LOCALIZATION POINT N: 611,034.392 E: 2,067,793.666
   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# 3720066000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. MAINTENANCE OF DRAINAGE EASEMENTS WILL BE BY THE HOMEOWNERS THAT ARE AFFECTED BY THE EASEMENT.
9. STREETSCAPE BUFFER SHALL CONFORM WITH ARTICLE VII SECTION 9.3 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
10. OPEN SPACE AND STREETSCAPE BUFFER AREAS ARE OWNED AND MAINTAINED BY THE HOA.
11. THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURE DISTRICT.
12. THE PROPERTY LIES WITHIN WATER SUPPLY WATERSHED IV AND THE IMPERVIOUS AREA IS LIMITED TO 36%.
13. LAND USE CLASSIFICATION IS MEDIUM DENSITY RESIDENTIAL.
14. THE STREET LIGHTING WILL COMPLY WITH ARTICLE VII SECTION 7.3 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
15. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH ARTICLE VII SECTION 6.2 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. SUBDIVISION INTERIOR ROADS ARE 20' FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT AS SHOWN HEREON.
17. REBAR ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
18. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	LENGTH
BAYVIEW ROAD	725 FT
INDIGO STREET	235 FT
FISHER ROAD	975 FT
HEATH DRIVE	225 FT
TREASURE DRIVE	980 FT
TOTAL	3,140 FT

19. ALL SIGNAGE SHALL BE A MINIMUM OF 10' FROM ANY STREET RIGHT OF WAY.
20. TOTAL LOTS: 44
21. TOTAL IMPERVIOUS AREA – 318,847 SF.
22. TOTAL IMPERVIOUS ALLOWED PER LOT – 5,817 SF
23. THERE SHALL BE NO DISTURBANCE WITHIN THE WETLANDS
24. THE NEW LOTS OF THIS DEVELOPMENT ARE ALSO SUBJECT TO THE SUBDIVISION ORDINANCES RECORDED IN DEED BOOK _____, PAGE _____
25. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON THE PUBLIC RIGHT OF WAY.
26. 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.

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
08.30.18

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 30 DAY OF AUGUST, 2018.

_____ 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 JUNE 21, 2017 USING TWO TRIMBLE 5700 RECEIVERS.

_____ 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 401 Investors, 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.

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.

8/30/18 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.

8/30/18 DATE _____ OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, C. Scott Brown, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Brian Raynor PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 30 DAY OF August, 2018.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES October 6, 2020

C. SCOTT BROWN NOTARY PUBLIC SAMPSON COUNTY, NC

TOTAL AREA: (BY COORDINATE COMPUTATION) 1,555,710 SF (35.71 AC)

PIN NO: 0661–71–3109.000

ZONING: RA–30
35' FRONT
10' SIDE
20' CORNER SIDE
20' REAR

SOURCE OF TITLE
DB 3552, PG 922
PB 2017, PG 345
HARNETT COUNTY
REGISTER OF DEEDS

TO VERIFY SETBACK INFORMATION CONTACT THE HARNETT COUNTY PLANNING DEPARTMENT 910–893–7525

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.

_____ REVIEW OFFICER

DATE: 9-4-18

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 4th DAY OF September 2018 (AM/PM) AND DULY RECORDED IN MAP BOOK 2018 AT PAGE 274-277 3:21pm

Kimberly S. Harrington
REGISTER OF DEEDS OF HARNETT COUNTY
By: Trudis Wester, Deputy Supv.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Lee R. Hines Jr. PE ECL
DISTRICT ENGINEER

DATE August 30, 2018

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: Lee R. Hines Jr. PE ECL
DISTRICT ENGINEER

August 30 2018
DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.17	25.00	N44°14'32"E	35.28
C2	39.27	25.00	S45°52'26"E	35.36
C3	34.41	25.00	S38°33'27"W	31.76
C4	28.08	255.00	N74°50'03"E	28.07
C5	71.56	205.00	N81°40'45"E	71.20
C6	21.03	25.00	S64°13'33"E	20.41
C7	40.59	50.00	N63°23'22"W	39.49
C8	40.00	50.00	S70°26'03"W	38.94
C9	40.00	50.00	S24°35'51"W	38.94
C10	40.00	50.00	S21°14'21"E	38.94
C11	40.00	50.00	S67°04'33"E	38.94
C12	40.59	50.00	N66°44'52"E	39.49
C13	21.03	25.00	S67°35'04"W	20.41
C14	38.16	25.00	N44°35'50"W	34.56
C15	39.27	25.00	N44°07'34"E	35.36
C16	39.27	25.00	N45°52'26"W	35.36
C17	39.27	25.00	N44°07'34"E	35.36
C18	39.27	25.00	N45°52'26"W	35.36
C19	39.27	25.00	S44°07'34"W	35.36
C20	39.37	25.00	N45°45'28"W	35.43

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NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
08.30.18

REVISIONS

PROJECT NAME

SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

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DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE
HORIZONTAL: 1"=60'

DATE SURVEYED
AUGUST 29, 2018

SHEET NUMBER
4
OF 4

I:\Brian Raynor\1279-South Creek Subdivision\CIVIL 3D\DWG\MAPS\1279-SUBDIVISION MAP 08-30-18.dwg • SUBDIVISION SHEET 4 • 8.30.2018 1:27:51 PM

SEE SHEET 4 FOR
NOTES AND SIGNATURES

VICINITY MAP
NOT TO SCALE

SITE

NORTH

NC GRID NAD 83 (2011)

4D SITE SOLUTIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEETS 2 & 3
FOR PHASE 3

N/F
COY L. BROADWELL & WIFE,
CAROLYN B. BROADWELL
DB 1394, PG 879
PB 2019, PG 383

N/F
SARAH SMITH
DB 3820, PG 603
PB 2018, PG 274

N/F
TJD RESIDENTIAL
PROPERTIES, LLC
DB 3732, PG 965
PB 2018, PG 274

N/F
EARNEST FEASTER & WIFE,
LORETTA J. FEASTER
DB 3764, PG 845
PB 2018, PG 274

N/F
DANNY NAHRA & WIFE,
KELLY R. NAHRA
DB 3837, PG 884
PB 2018, PG 274

N/F
ZENON DEMINGUEZ
DB 3802, PG 672
PB 2018, PG 274

N/F
JOHN LEE THOMAS & WIFE,
DEBORAH ANN THOMAS
DB 3803, PG 239
PB 2018, PG 274

N/F
RICKY L. BIZZELL & WIFE,
MARTHA J. BIZZELL
DB 3737, PG 388
PB 2018, PG 274

N/F
TOMMY L. JOHNSON & SPOUSE
ANNETTE L. JOHNSON
DB 3757, PG 457
PB 2018, PG 274

N/F
KELLY THOMAS MEYER
& SPOUSE,
DAVID LEE MEYER
DB 3807, PG 603
PB 2018, PG 274

N/F
NATHAN ANDREW BUZAS
& WIFE,
CASEY BUZAS
DB 3801, PG 365
PB 2018, PG 274

N/F
AUSTIN KELLEY & WIFE,
ISABEL KELLEY
DB 3747, PG 626
PB 2018, PG 274

N/F
CARA McINTYRE & HUSBAND,
KEVIN McINTYRE
DB 3756, PG 142
PB 2018, PG 274

N/F
KIRSTEN SIENA MCDOUGALD
& HUSBAND,
ROBERT CHAZ MCDOUGALD
DB 3766, PG 20
PB 2018, PG 274

N/F
GARY ROBINSON
HOMES, LLC
DB 3646, PG 616
PB 2018, PG 274

N/F
CUMBERLAND HOMES, INC.
DB 3646, PG 782
PB 2018, PG 274

N/F
ANNIE M. MATOLKA
& HUSBAND,
JOHN D. MATOLKA
DB 3772, PG 854
PB 2018, PG 274

N/F
RONNIE LEE VANDYKE & WIFE,
CHRISTINE VANDYKE
DB 3712, PG 334
PB 2018, PG 274

BAYVIEW ROAD
50' R/W (PUBLIC
UTILITY ACCESS)

HEATH DRIVE
50' R/W (PUBLIC
UTILITY ACCESS)

OPEN SPACE
95,012 SF
2.18 AC

20' DRAINAGE EASEMENT

10' UTILITY EASEMENT
DB 3866, PG 572
PB 2020, PG 316

10' X 10' UTILITY EASEMENT
DB 3866, PG 572
PB 2020, PG 316

30' DRAINAGE EASEMENT

TEMPORARY GRAVEL TURNAROUND

N00°52'26"W 578.55' TOTAL

S00°52'26"E 975.34' TOTAL

N49°47'54"W 381.52'

S23°44'27"W 197.00'

N44°57'46"E

S00°52'26"E

N01°40'45"E

S01°40'45"W

S88°19'15"E 378.13'

S88°19'15"E 304.17'

N88°19'15"W 485.14' TOTAL

S89°07'34"W 153.87'

S89°07'34"W 150.00'

N89°07'34"E 129.29'

S01°40'45"W 18.99'

Lot	Area
2	
44	25,032 SF 0.57 AC
45	25,025 SF 0.57 AC
46	25,025 SF 0.57 AC
47	25,043 SF 0.57 AC
48	25,741 SF 0.59 AC
49	30,195 SF 0.69 AC
50	25,490 SF 0.59 AC
51	25,490 SF 0.59 AC
52	47,476 SF 1.09 AC
53	31,500 SF 0.72 AC
54	31,267 SF 0.72 AC

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www.4Dsitesolutions.com

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

10·07·20

REVISIONS

PROJECT NAME

SOUTH CREEK PHASES 2 & 3 SUBDIVISION

TAX ID# 0661-70-3078.000
0661-61-6420.000
0661-61-9277.000
0661-60-9710.000
0661-70-4453.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

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Phone: (910) 485-5790
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PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

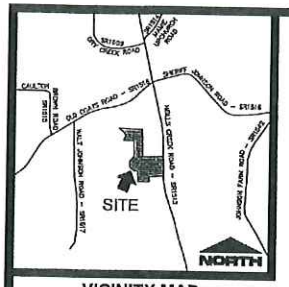
HORIZONTAL: 1"=60'

DATE SURVEYED

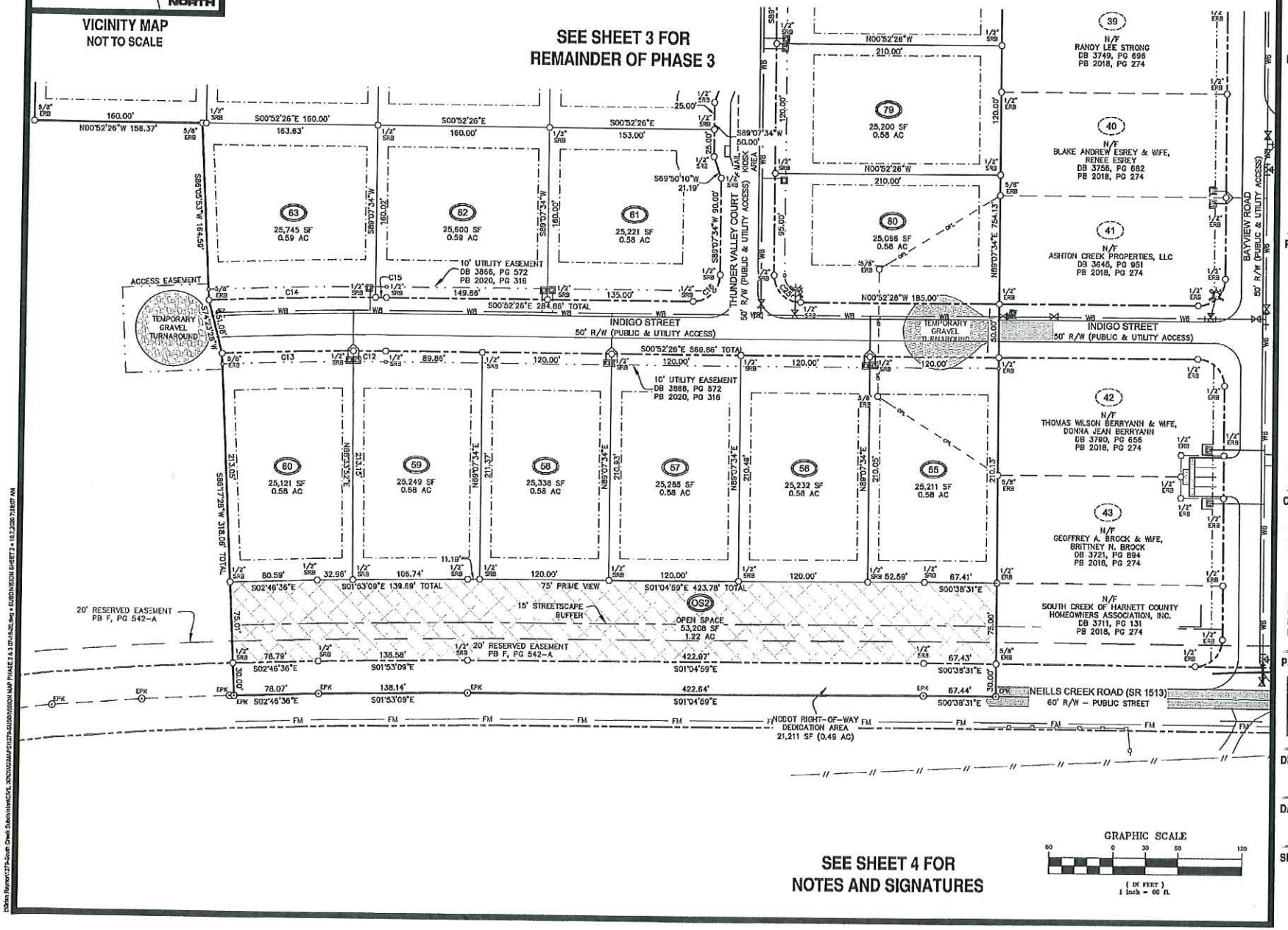
SEPTEMBER 18, 2020

SHEET NUMBER

1 OF 4



VICINITY MAP
NOT TO SCALE



4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-5777 fax | 910-426-5777 license number | C-2354
www.4dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVERS
10-07-20

REVISIONS

PROJECT NAME

SOUTH CREEK PHASES 2 & 3 SUBDIVISION

TAX ID# 0661-70-3078.000
0661-51-6420.000
0661-51-9277.000
0661-60-9710.000
0661-70-4453.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

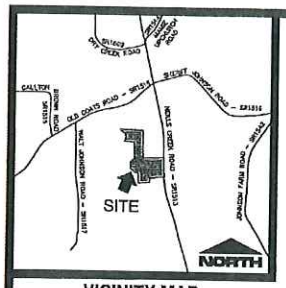
HORIZONTAL: 1"=60'

DATE SURVEYED

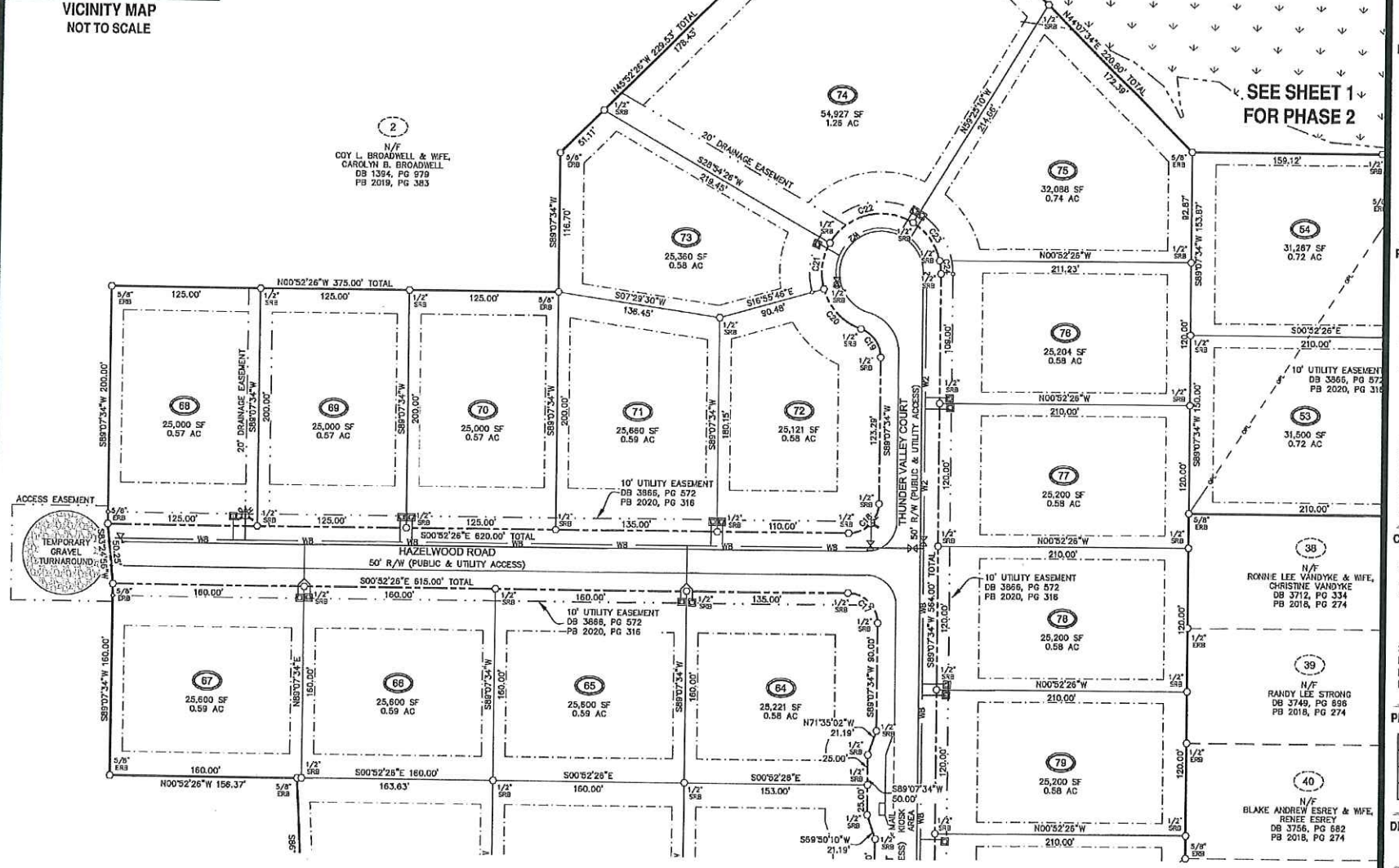
SEPTEMBER 18, 2020

SHEET NUMBER

2 OF 4



VICINITY MAP
NOT TO SCALE



SEE SHEET 2 FOR
REMAINDER OF PHASE 3

SEE SHEET 4 FOR
NOTES AND SIGNATURES

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

4Dsite solutions
civil engineering | land surveying
420 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-6777 license number | C-2184
www.4dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4457 LAND SURVEYOR SEAN R. SEEVERS
10-07-20

REVISIONS

PROJECT NAME

SOUTH CREEK PHASES 2 & 3 SUBDIVISION

TAX ID# 0661-70-3078.000
0661-61-6420.000
0661-61-9277.000
0661-60-9710.000
0661-70-4453.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 878-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE
HORIZONTAL: 1"=60'

DATE SURVEYED
SEPTEMBER 18, 2020

SHEET NUMBER
3
OF 4

L:\Sean Reports\1279-South Creek Subdivision\CIVIL 3D\DWG\MAP\1279-SUBDIVISION MAP PHASE 2 & 3 07-15-20.dwg • SUBDIVISION SHEET 3 • 10-7-2020 7:36:26 AM

VICINITY MAP
NOT TO SCALE

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR – L-4571

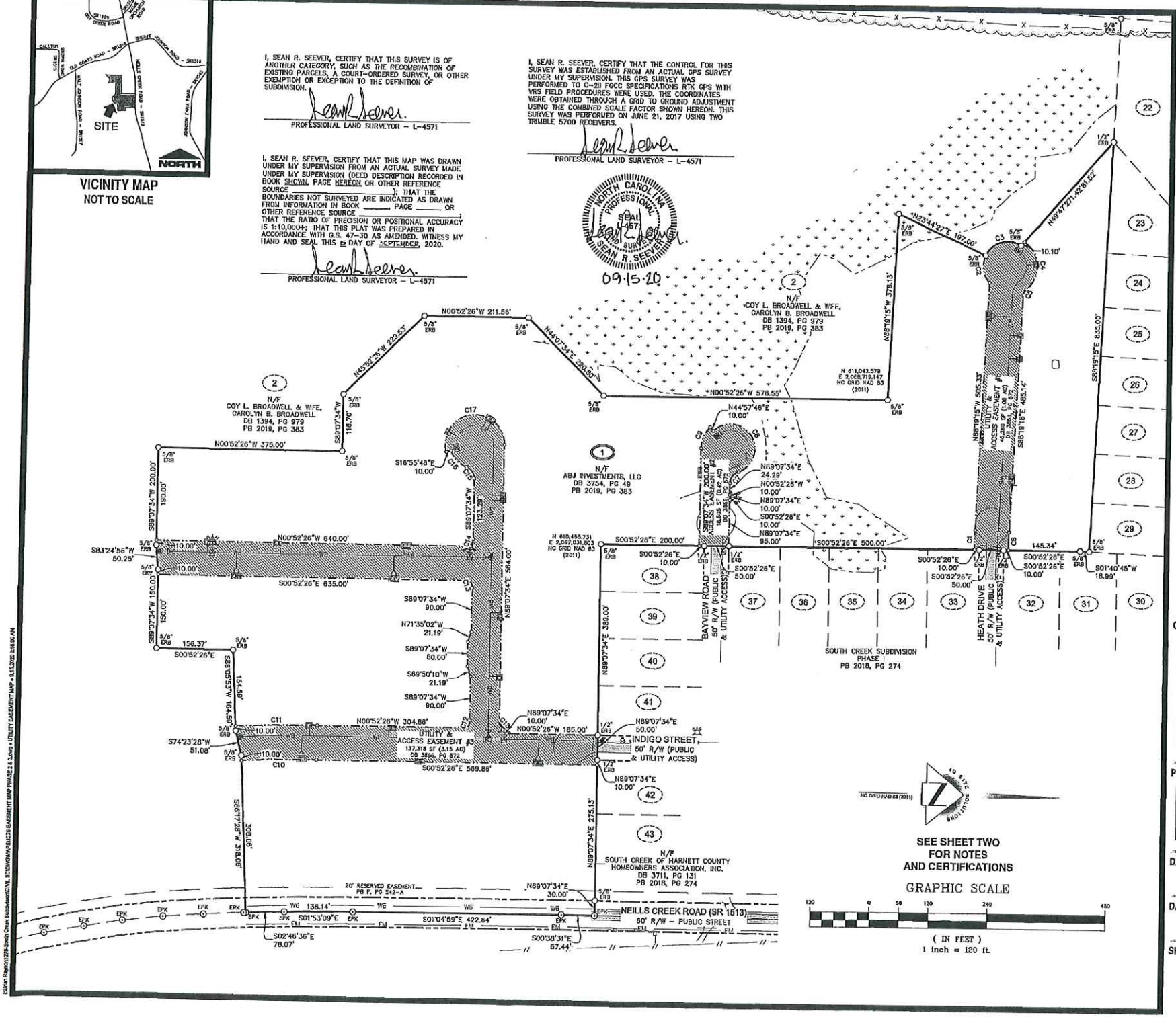
I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ 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 9 DAY OF SEPTEMBER, 2020.

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 JUNE 21, 2017 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L-4571

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
09.15.20



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NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
09.15.20

REVISIONS

PROJECT NAME

SOUTH CREEK PHASES 2 & 3 UTILITY & ACCESS EASEMENT

TAX ID# 0661-70-3078.000
0661-61-6420.000
0661-61-9277.000
0661-60-9710.000
0661-70-4453.000
NEILLS CREEK ROAD
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NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

HORIZONTAL: 1"=120'

DATE SURVEYED

AUGUST 29, 2018

SHEET NUMBER

1 OF 2

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.81	893.52	N89°35'50"W	39.81
C2	59.02	50.00	S79°55'25"W	55.65
C3	85.08	50.00	N17°30'51"W	75.18
C4	112.19	50.00	N86°18'08"E	96.55
C5	12.62	15.00	S64°13'33"E	12.25
C6	36.70	823.52	S89°35'50"E	36.69
C7	30.77	25.00	S55°36'34"E	28.87
C8	178.63	50.00	N57°18'32"E	97.69
C9	48.00	50.00	N67°57'20"W	46.73
C10	151.65	3065.00	S02°17'29"E	151.64
C11	165.68	3135.00	N02°23'18"W	165.66
C12	16.09	25.00	N72°26'20"W	15.81
C13	16.09	25.00	S70°41'28"W	15.81
C14	16.09	25.00	N72°26'20"W	15.81
C15	30.77	25.00	S53°51'42"W	28.87
C16	47.54	50.00	S45°50'02"W	45.77
C17	205.31	60.00	N08°54'06"W	118.82
C18	23.56	15.00	N44°07'34"E	21.21

LEGEND:

- ECM – ECM–EXISTING CONCRETE MONUMENT
- EIP – EIP–EXISTING IRON PIPE
- EIS – EIS–EXISTING IRON STAKE
- ENL – ENL–EXISTING NAIL
- EPK – EPK–EXISTING PK NAIL
- ERB – ERB–EXISTING REBAR
- SNL – SNL–SET NAIL
- SPK – SPK–SET PK NAIL
- SPM – SPM–SET PUNCH MARK
- SRB – SRB–SET REBAR
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- SD – STORM DRAINAGE
- W – WATER LINE
- // – OVERHEAD UTILITY
- WETLANDS
- PERMANENT EASEMENT
- X – FENCE LINE
- WOODEN FENCE
- TREE LINE
- MB – MAILBOX
- PP – UTILITY POLE
- GUY WIRE
- WV – WATER VALVE
- FIRE HYDRANT
- SS – SANITARY SEWER MANHOLE
- HARDWOOD TREE
- ASPHALT
- WETLANDS

TOTAL EASEMENT AREA: (BY COORDINATE COMPUTATION)
202,103 SF (4.63 AC)

PIN NO: 0661–70–3078.000, 0661–61–6420.000,
0661–61–9277.000, 0661–60–9710.000 & 0661–70–4453.000

ZONING: RA–30

35' FRONT
10' SIDE
20' CORNER SIDE
20' REAR

TO VERIFY SETBACK INFORMATION
CONTACT THE HARNETT COUNTY
PLANNING DEPARTMENT 910–893–7525

SOURCE OF TITLE
DB 3552, PG 922
DB 3754, PG 49
DB 3866, PG 572
PB 2018, PG 274
PB 2019, PG 383
HARNETT COUNTY
REGISTER OF DEEDS

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.

9/16/20
DATE

Brian Raynor
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, Natasha A Ward, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Brian Raynor

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 16th DAY OF September 2020.

Natasha A Ward
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/25

Natasha A Ward
NOTARY PUBLIC
Sampson County, NC

This plat (existing parcel(s), easement, other_____) has been reviewed for compliance per the Harnett County Unified Development Ordinance.

9/10/2020
Subdivision Administrator — Date

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2020 SEP 16 11:04:05 AM
BK:2820 PG:316-317
FEE:$42.00
INSTRUMENT # 2020016508

SARTIS

2020016508

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 16th DAY OF Sept. 2020 AT 11:04 (AM/PM) AND DULY RECORDED IN MAP BOOK 2020 AT PAGE 316-317

Kimberly S. Hargrove by: Senior Deputy
REGISTER OF DEEDS OF HARNETT COUNTY

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

REVIEW OFFICER

DATE: 9-16-2020

NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987724
   LOCALIZATION POINT N: 611,034.392 E: 2,067,793.666
   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# 3720066000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER
09·15·20

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR – L–4571

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 15 DAY OF SEPTEMBER, 2020.

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–2I 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 JUNE 21, 2017 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L–4571

4Dsite solutions
civil engineering | land surveying
426 Oleander Drive, Suite 112, Fayetteville, NC 28304
office | 910-425-5777 fax | 910-426-5777 license no. number | C-2354
www.4dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER
09·15·20

REVISIONS

PROJECT NAME

SOUTH CREEK PHASES 2 & 3 UTILITY & ACCESS EASEMENT

TAX ID# 0661-70-3078.000
0661-61-6420.000
0661-61-9277.000
0661-60-9710.000
0661-70-4453.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
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NORTH CAROLINA

CLIENT

401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

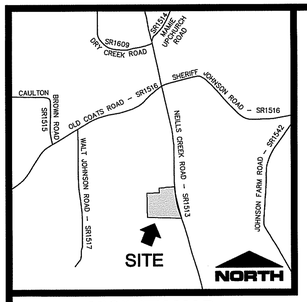
SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE
N/A

DATE SURVEYED
AUGUST 29, 2018

SHEET NUMBER
2
OF 2

Dillon Raynor\1279-South Creek Subdivision\CIVIL 3D\DWG\MAP\S1279 EASEMENT MAP PHASE 2 & 3.dwg e NOTES SHEET 2 e 9.15.2020 9:26:44 AM



VICINITY MAP
NOT TO SCALE

LEGEND:

- ECM – ECM–EXISTING CONCRETE MONUMENT
- EIP – EIP–EXISTING IRON PIPE
- EIS – EIS–EXISTING IRON STAKE
- ENL – ENL–EXISTING NAIL
- EPK – EPK–EXISTING PK NAIL
- ERB – ERB–EXISTING REBAR
- SPK – SPK–SET PK NAIL
- SRB – SRB–SET REBAR
- COMPUTED POINT
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- PROPERTY LINE
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- WETLANDS
- PERMANENT EASEMENT
- X – FENCE LINE
- WOODEN FENCE
- TREE LINE
- SUITABLE SOILS
- MB – MAILBOX
- PP – UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- HARDWOOD TREE
- ASPHALT
- WETLANDS

PROPOSED IMPERVIOUS AREA:
TOTAL IMPERVIOUS AREA 22%
IMPERVIOUS AREA PER LOT 6,000 SF

LOT AREAS:
AVERAGE LOT SIZE – 27,215 SF
MINIMUM LOT SIZE – 25,000 SF

PHASE IV AREA: (BY COORDINATE COMPUTATION)
AREA 978,694 SF (22.47 AC)
BUILDABLE AREA 897,436 SF (20.60 AC)

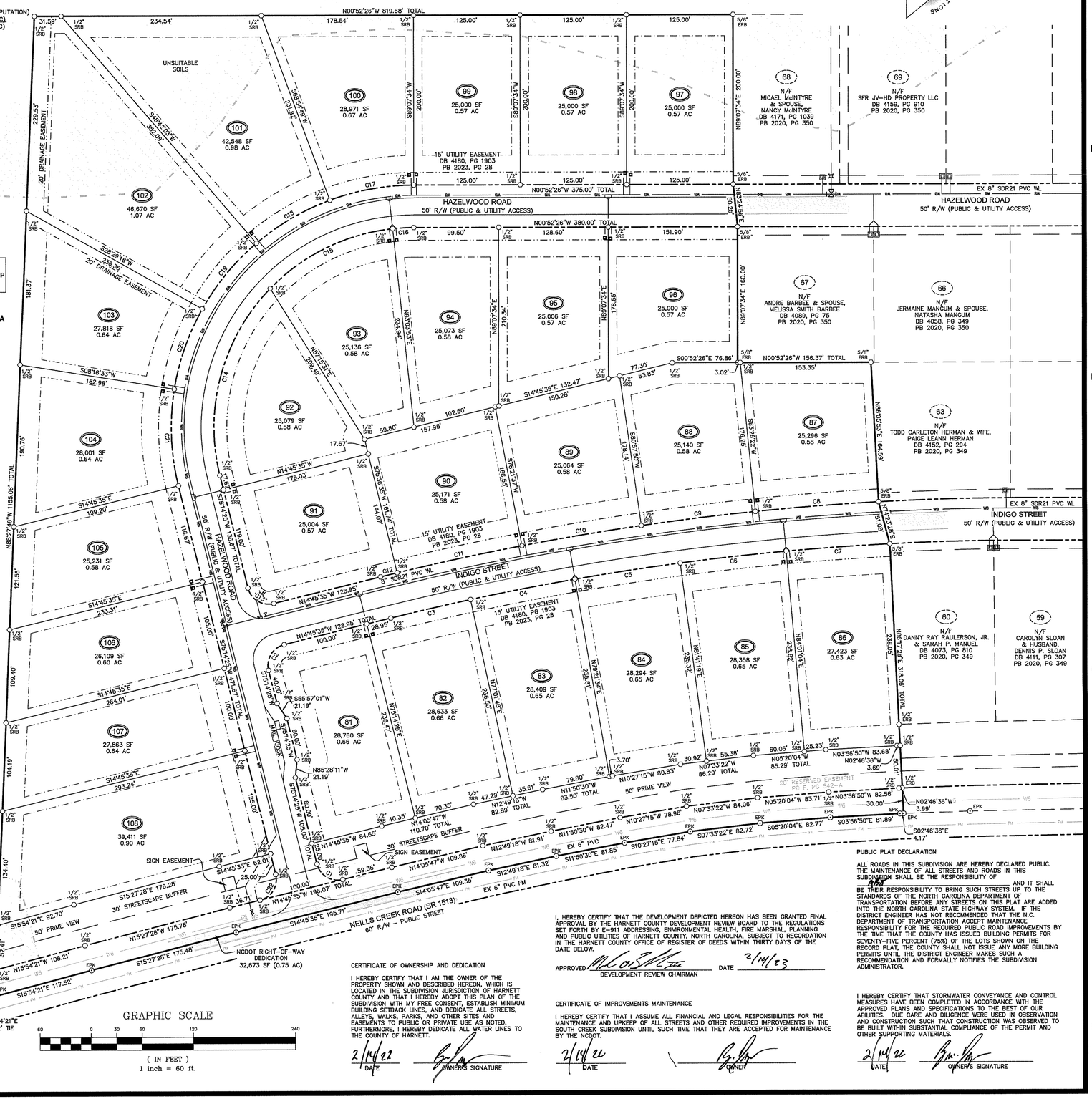
PIN: 0660–79–3291.000

ZONING: RA–30

35' FRONT
10' SIDE
20' CORNER SIDE
25' REAR

SOURCE OF TITLE
DB 4179, PG 2600
PB 2022, PG 604
HARNETT COUNTY
REGISTER OF DEEDS

**30' STREETSCAPE BUFFER & 50' PRIME VIEW BUFFER TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER, UNTIL SUCH TIME THAT OWNERSHIP IS TRANSFERRED TO A HOA OR INDIVIDUAL LOT OWNERS, PER HARNETT COUNTY UDO STANDARDS.



N/F
LORETTA NEWTON PLEASANT & APRIL PLEASANT THOMPSON
DB 3599, PG 239

VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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

REVIEW OFFICER

DATE: 2-15-2023

HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE ____ DAY OF ____ AT ____ (AM/PM) AND DULY RECORDED IN MAP BOOK ____ AT PAGE ____

REGISTER OF DEEDS OF HARNETT COUNTY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Cee R. Hines Jr. PE
DISTRICT ENGINEER

DATE 2-14-2023

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: Cee R. Hines Jr. PE
DISTRICT ENGINEER

2-14-2023
DATE

NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987724
   LOCALIZATION POINT N: 611,034.392 E: 2,067,793.666
   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# 3720066000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY UTILITIES.
9. THIS DEVELOPMENT LIES APPROXIMATELY 6,200 LF FROM NEAREST SEWER LINE.
10. PROJECT SITE IS WITHIN A WS–IV WATER SUPPLY WATERSHED AREA. IMPERVIOUS AREA IS NOT TO EXCEED 36% WITHIN WS–IV AREAS.
11. THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
12. TOTAL LOTS: 28
13. 1.25 LOTS PER ACRE.
14. LAND USE CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL
15. INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
16. THE HOA IS RESPONSIBLE FOR MAINTAINING THE STREETSCAPE BUFFER AND THE MAIL KIOSK AREA.
17. THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDO. STREET LIGHTS SHALL BE A MAXIMUM OF 300' APART.
18. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDO.
19. SUBDIVISION INTERIOR ROADS ARE 20' IN WIDTH.
20. PROJECT SIGN SHALL BE PLACED AT LEAST 20' FROM THE INTERSECTION ROW'S. A SEPARATE PERMIT WILL BE REQUIRED BEFORE CONSTRUCTION.
21. A CERTIFIED FOUNDATION SURVEY OR SETBACK VERIFICATION SURVEY IS REQUIRED TO BE SUBMITTED AT THE COMPLETION OF FOUNDATION CONSTRUCTION.
22. PROJECT IS WITHIN 1 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT BUFFER.
23. THERE SHALL BE NO LAND DISTURBANCE WITHIN ANY DESIGNATED WETLANDS AREAS ON–SITE.
24. THE LINEAR FEET OF ROADS IS AS FOLLOWS:

ROAD NAME	TOTAL LENGTH
INDIGO STREET	771.60 FT
HAZELWOOD DRIVE	1,345.59 FT
TOTAL	2,117.19 FT

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
02-14-23

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	N30°14'25"E	35.36
C2	39.27	25.00	S59°45'35"E	35.36
C3	96.06	3075.00	N13°51'53"W	96.05
C4	125.01	3075.00	N11°48'19"W	125.00
C5	125.01	3075.00	N09°28'34"W	125.00
C6	125.01	3075.00	N07°08'48"W	125.00
C7	122.01	3075.00	N04°50'44"W	122.00
C8	145.01	3125.00	S05°13'53"E	145.00
C9	135.01	3125.00	S07°47'54"E	135.00
C10	142.01	3125.00	S10°20'16"E	142.00
C11	150.01	3125.00	S13°00'54"E	150.00
C12	20.15	3125.00	S14°34'30"E	20.15
C13	39.27	25.00	N30°14'25"E	35.36
C14	237.86	234.94	N75°45'20"W	227.83
C15	163.27	234.94	N26°50'36"W	160.00
C16	24.85	234.94	N03°54'16"W	24.84
C17	100.52	284.94	S10°58'48"E	100.00
C18	100.52	284.94	S31°11'34"E	100.00
C19	100.52	284.94	S51°24'19"E	100.00
C20	100.52	284.94	S71°37'05"E	100.00
C21	114.56	284.94	N86°45'29"E	113.79
C22	39.27	25.00	N59°45'35"W	35.36

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 JUNE 21, 2017 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

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 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 14 DAY OF FEBRUARY, 2023.

PROFESSIONAL LAND SURVEYOR – L–4571

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.

2/14/22 DATE — OWNER'S SIGNATURE

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

2/14/22 DATE — OWNER

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 2/14/23

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 ____ AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CARINA 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.

2/14/22 DATE — OWNER'S SIGNATURE

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28305
office | 910-426-6777 fax | 910-426-5777 license number | C-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
02-14-23

REVISIONS

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
02/15/2023 08:42:05 AM
Bk2023 Pg65-65 (1)
Fee Amt: $21.00

INSTRUMENT # 2023002240
VICTORIA RODRIGUEZ

PROJECT NAME

SOUTH CREEK PHASE IV SUBDIVISION

PIN: 0660-79-3291.000
NEILLS CREEK ROAD
NEILLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 324-1238
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

FEBRUARY 14, 2023

SHEET NUMBER

1 OF 1