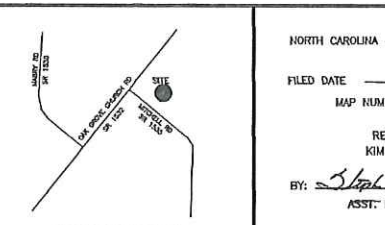


VICINITY MAP (NTS)

NORTH CAROLINA –HARNETT COUNTY

FILED DATE 10/15/2020 TIME 2:04 pm

MAP NUMBER D020 - 359

REGISTER OF DEEDS
KIMBERLY S. HARGROVE

BY: Sheila C. Ark
ASST. DEPUTY REGISTER OF DEEDS

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 OAK GROVE DEVELOPERS 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 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.

OAK GROVE DEVELOPERS LLC, BY: Scott W. Curran 10-9-20
OWNER DATE

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, ESTABLISHING 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 SANITARY SEWER, AND WATER LINES TO THE COUNTY OF HARNETT.

OAK GROVE DEVELOPERS LLC, BY: Scott W. Curran 10-9-20
OWNER DATE

CERTIFICATE OF IMPROVEMENTS & MAINTENANCE

I (WE) CERTIFY THAT I (WE) ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN THE MITCHELL MANOR SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE NCDOT.

OAK GROVE DEVELOPERS LLC, BY: Scott W. Curran 10-9-20
OWNER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) 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.

OAK GROVE DEVELOPERS LLC, BY: Scott W. Curran 10-9-20
OWNER DATE

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

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NORTH CAROLINA PROFESSIONAL SEAL L-3247 LAND SURVEYOR JAMES W. MAULDIN

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000+, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE, page SEE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 9 day of Oct 2020.

SIGNATURE James W. Mauldin
Licensed Number L-3247

I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus:

☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
c. That this plat is of a survey of an existing parcel or parcels of land.
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED LEE R. Hines Jr PE
DISTRICT ENGINEER
Oct 14, 2020
DATE

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

DEVELOPMENT REVIEW BOARD CHAIRMAN 10-15-2020
DATE

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 CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

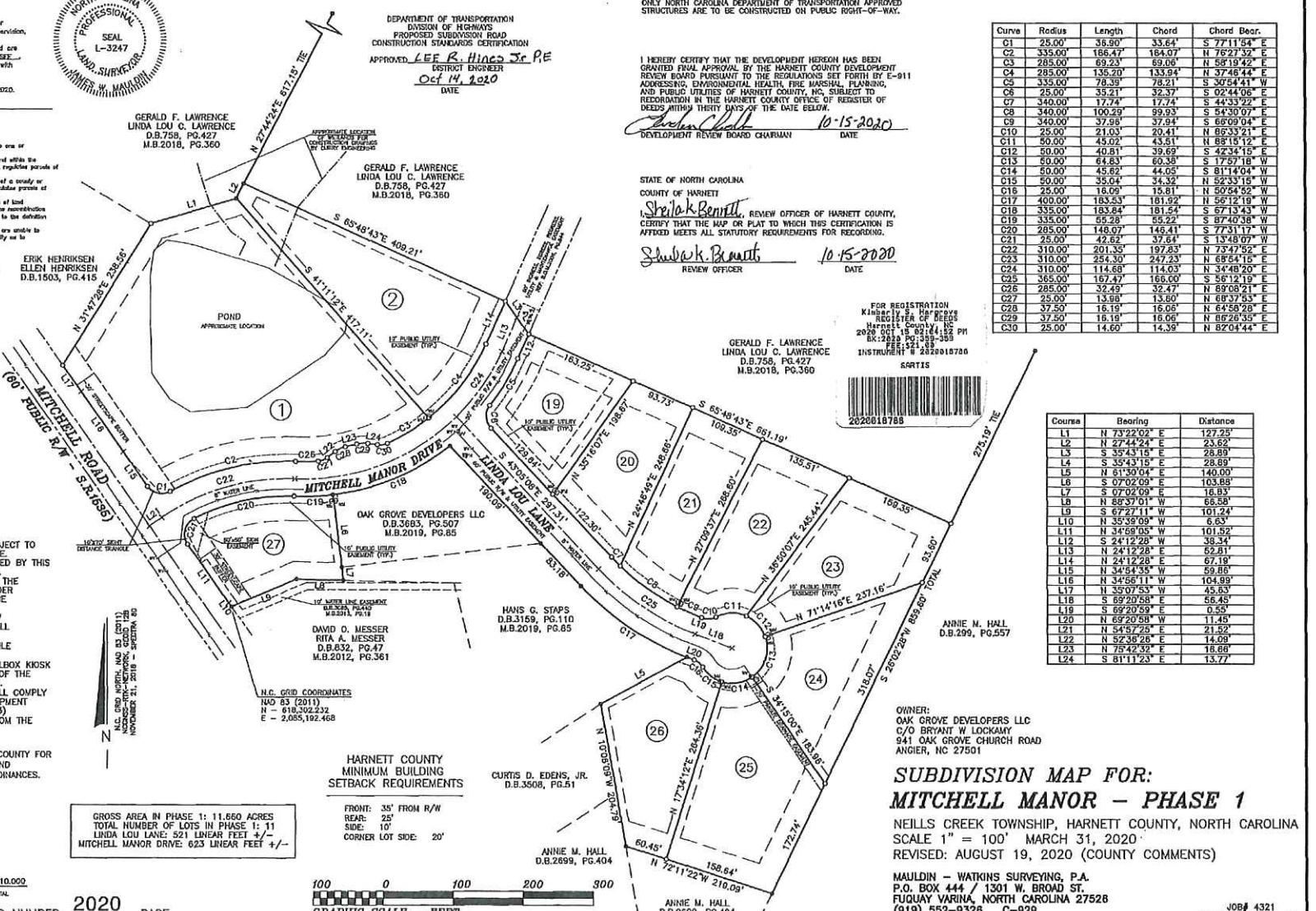
Sheila K. Bennett 10-15-2020
REVIEW OFFICER DATE

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2020 OCT 15 02:04:52 PM
BK:2020 PG:359-359
FEE:$21.00
INSTRUMENT # 2020018788

2020018788

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	36.90'	33.64'	S 77°11'54" E
C2	335.00'	186.47'	184.07'	N 76°27'32" E
C3	285.00'	69.23'	69.06'	N 58°19'42" E
C4	285.00'	135.20'	133.94'	N 37°46'44" E
C5	335.00'	78.39'	78.21'	S 30°54'41" W
C6	25.00'	35.21'	32.37'	S 02°44'06" E
C7	340.00'	17.74'	17.74'	S 44°33'22" E
C8	340.00'	100.29'	99.93'	S 54°30'07" E
C9	340.00'	37.98'	37.94'	S 66°09'04" E
C10	25.00'	21.03'	20.41'	N 86°33'21" E
C11	50.00'	45.02'	43.51'	N 88°15'12" E
C12	50.00'	40.81'	39.69'	S 42°34'15" E
C13	50.00'	64.83'	60.38'	S 17°57'18" W
C14	50.00'	45.62'	44.05'	S 81°14'04" W
C15	50.00'	35.04'	34.32'	N 52°33'16" W
C16	25.00'	16.09'	15.81'	N 50°54'52" W
C17	400.00'	183.53'	181.92'	N 56°12'19" W
C18	335.00'	183.84'	181.54'	S 67°13'43" W
C19	335.00'	55.28'	55.22'	S 87°40'38" W
C20	285.00'	148.07'	146.41'	S 77°31'17" W
C21	25.00'	42.62'	37.64'	S 13°48'07" W
C22	310.00'	201.35'	197.83'	N 73°47'52" E
C23	310.00'	254.30'	247.23'	N 68°54'15" E
C24	310.00'	114.68'	114.03'	N 34°48'20" E
C25	365.00'	167.47'	166.00'	S 56°12'19" E
C26	285.00'	32.49'	32.47'	N 89°08'21" E
C27	25.00'	13.98'	13.80'	N 68°37'53" E
C28	37.50'	16.19'	16.06'	N 64°58'28" E
C29	37.50'	16.19'	16.06'	N 86°26'35" E
C30	25.00'	14.60'	14.39'	N 82°04'44" E

Course	Bearing	Distance
L1	N 73°22'02" E	127.25'
L2	N 27°44'24" E	23.62'
L3	S 35°43'15" E	28.89'
L4	S 35°43'15" E	28.89'
L5	N 61°30'04" E	140.00'
L6	S 07°02'09" E	103.88'
L7	S 07°02'09" E	16.83'
L8	N 88°37'01" W	66.58'
L9	S 67°27'11" W	101.24'
L10	N 35°39'09" W	6.63'
L11	N 34°59'05" W	101.52'
L12	S 24°12'28" W	38.34'
L13	N 24°12'28" E	52.81'
L14	N 24°12'28" E	67.19'
L15	N 34°54'35" W	59.86'
L16	N 34°56'11" W	104.99'
L17	N 35°07'53" W	45.63'
L18	S 69°20'58" E	56.45'
L19	S 69°20'59" E	0.55'
L20	N 69°20'58" W	11.45'
L21	N 54°57'25" E	21.52'
L22	N 52°36'28" E	14.09'
L23	N 75°42'32" E	18.86'
L24	S 81°11'23" E	13.77'



REFERENCES:
D.B.3257, PG.608
D.B.758, PG.427
M.B.2015, PG.240
D.B.3661, PG.533
M.B.2018, PG.360
OTHER REFERENCES AS SHOWN

LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	126965	2.914
2	46753	1.073
19	25258	0.579
20	25315	0.581
21	27119	0.622
22	29287	0.672
23	32881	0.754
24	30732	0.705
25	41399	0.950
26	29876	0.685
27	25319	0.581

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D.) THIS PROPERTY LIES WITHIN THE WS-IV WATERSHED DISTRICT AND LOT COVERAGE WILL BE LIMITED TO 36% IMPERVIOUS.
(E.) THIS DEVELOPMENT LIES WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
(F.) ALL LANDSCAPE BUFFERS AND THE MAILBOX KIOSK MAINTENANCE WILL BE THE RESPONSIBILITY OF THE MITCHELL MANOR HOMEOWNERS ASSOCIATION.
(G.) STREET LIGHTS AND FIRE HYDRANTS WILL COMPLY WITH THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE. (ARTICLE VII SECTION 6.2 & 7.3)
(H.) ALL WATER LINES ARE REFERENCED FROM THE APPROVED CONSTRUCTION DRAWINGS.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

LEGEND
● Existing Iron Pipe (Control Point)
○ Iron Stake Set (unless otherwise noted)
■ Existing Concrete Monument(Control Point)
□ Concrete Monument Set
X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: RA-30 Pin#: 0581-58-5810.000
UNO LEC CLASSIFICATION = AGRICULTURAL & LOW DENSITY RESIDENTIAL

GROSS AREA IN PHASE 1: 11.660 ACRES
TOTAL NUMBER OF LOTS IN PHASE 1: 11
LINDA LOU LANE: 521 LINEAR FEET +/-
MITCHELL MANOR DRIVE: 623 LINEAR FEET +/-

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'

OWNER:
OAK GROVE DEVELOPERS LLC
C/O BRYANT W LOCKAMY
941 OAK GROVE CHURCH ROAD
ANGIER, NC 27501

SUBDIVISION MAP FOR:
MITCHELL MANOR – PHASE 1

NEILLS CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 100' MARCH 31, 2020
REVISED: AUGUST 19, 2020 (COUNTY COMMENTS)

MAULDIN – WATKINS SURVEYING, P.A.
P.O. BOX 444 / 1301 W. BROAD ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929

JOB# 4321
CF:4321 PF:4321_PH1

RECORDED HARNETT COUNTY MAP NUMBER 2020 PAGE