

LOT #	AREA (SQ. FT.)	AREA (ACRES)
3	40641	0.933
4	39994	0.918
5	39377	0.904
6	66848	1.534
7	117798	2.704
8	81917	1.880
9	47108	1.081
10	32994	0.757
11	70567	1.620
12	61639	1.415
13	31443	0.721
14	28516	0.654
15	26250	0.602
16	26254	0.602
17	26258	0.602
18	28698	0.658

LEGEND

NTS NOT TO SCALE

EIP EXISTING IRON PIPE

PP POWER POLE

WM WATER METER

TB TELEPHONE BOX

IPS IRON PIPE SET

CPAL TRANSFORMER

CATV CABLE TV BOX

L.POLE LIGHT POLE

OHPH OVERHEAD POWER LINE

F.E.S. FLARED END SECTION (PIPE)

RCP REINFORCED CONC. PIPE

B.O.C. BACK OF CURB

FH FIRE HYDRANT

C/O SEWER CLEAN OUT

EIS EXISTING IRON STAKE

M.H. MANHOLE

ECM EXISTING CONCRETE MONUMENT

P.K. PARKER KALON NAIL

WV WATER VALVE

FOR REGISTRATION

Matthew S. Mauldin

REGISTER OF DEEDS

Harnett County, NC

2022 MAR 22 11:17:03 AM

BK:2022 PG:125-126

FEES: \$21.00

INSTRUMENT # 2022006026

KCORE

2022006026

N.C. GRID NORTH, MD 83 (2011)

NCNASS-RTM-NETWORK, GRID 128

NOVEMBER 21, 2016 - SPECTRA 90

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.

OWNER: *Oak Grove Developers* DATE: 3-10-22

OWNER: *By Seal W Curran* DATE: 3-10-22

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.

OWNER: *Oak Grove Developers* DATE: 3-10-22

OWNER: *By Seal W Curran* DATE: 3-10-22

STORMWATER CERTIFICATE

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.

ENGINEER: *Paul Leaf* DATE: 3/15/2022

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.

OTIS B. WALLACE  
SYLVIA S. WALLACE  
D.B.2337, PG.304

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

APPROVED: *M. J. AMMA*  
DISTRICT ENGINEER  
03-21-2022  
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.

OWNER: *Oak Grove Developers* DATE: 3-10-22

OWNER: *By Seal W Curran* DATE: 3-10-22

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 RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

DEVELOPMENT REVIEW BOARD CHAIRMAN: *John Chalk* DATE: 3-22-22

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 10 day of Mar. 2022.

SIGNATURE: *James W. Mauldin*

Licensed Number L-3247

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

DAVID R. LAWRENCE, SR.  
GERALD F. LAWRENCE  
D.B.3257, PG.608  
M.B.2015, PG.240

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

a. That this plot 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 plot 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 plot is of a survey of an existing parcel or parcels of land

d. That this plot 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

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

M.B.2020, PG.359

OTHER REFERENCES AS SHOWN

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.

HARNETT COUNTY  
MINIMUM BUILDING  
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W

REAR: 25'

SIDE: 10'

CORNER LOT SIDE: 20'

GROSS AREA IN PHASE 2: 18.901 ACRES

TOTAL NUMBER OF LOTS IN PHASE 2: 16

WENDYWOOD DRIVE: 535 LINEAR FEET +/-

MITCHELL MANOR DRIVE: 405 LINEAR FEET +/-

MITCHELL MANOR  
PHASE 2  
M.B.2020, PG.359

ANNIE M. HALL  
D.B.299, PG.557

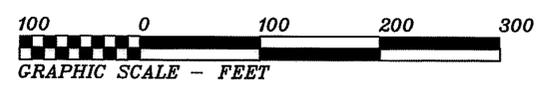
OWNER:  
OAK GROVE DEVELOPERS LLC  
C/O BRYANT W LOCKAMY  
941 OAK GROVE CHURCH ROAD  
ANGIER, NC 27501

**SUBDIVISION MAP FOR:  
MITCHELL MANOR - PHASE 2**

NEILLS CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA  
SCALE 1" = 100' NOVEMBER 29, 2021  
REVISED: MARCH 08, 2022 (COUNTY COMMENTS)

MAULDIN - WATKINS SURVEYING, P.A.  
P.O. BOX 444 / 139 N. MAIN ST.  
FUQUAY VARINA, NORTH CAROLINA 27526  
(919) 552-9326 C-929

JOB# 4321  
CF:4321 PF:4321-PT2



Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	21.03'	20.41'	N 00°06'46" E
C2	50.00'	61.46'	57.67'	N 11°14'02" E
C3	50.00'	41.92'	40.70'	N 70°28'06" E
C4	50.00'	42.43'	41.16'	S 61°12'18" E
C5	50.00'	40.88'	39.75'	S 13°28'32" E
C6	50.00'	54.50'	51.84'	S 41°10'18" W
C7	25.00'	21.03'	20.41'	S 48°18'09" W
C8	25.00'	39.27'	35.36'	S 20°47'32" E
C9	25.00'	21.03'	20.41'	S 89°53'13" E
C10	50.00'	43.89'	42.31'	S 88°56'58" E
C11	50.00'	78.87'	69.52'	S 19°52'26" E
C12	50.00'	66.80'	61.95'	S 62°28'43" W
C13	50.00'	53.82'	51.26'	N 48°26'26" W
C14	25.00'	21.03'	20.41'	N 41°41'51" W
C15	25.00'	39.27'	35.36'	S 69°12'28" W

Course	Bearing	Distance
L1	S 65°50'50" E	109.88'
L2	N 65°47'32" W	23.94'
L3	N 35°43'15" W	28.89'
L4	N 35°43'15" W	28.89'