

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, 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

2 OF 2

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 Cecilia R. Hines Jr. P.E. G
 DISTRICT ENGINEER
 DATE: 5-16-22

ACCEPTED FOR THE NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

BY: Cecilia R. Hines Jr. P.E. G
 DISTRICT ENGINEER
 DATE: 5-16-22

LEGEND:

- EIP ⊙ EIP-EXISTING IRON PIPE
- EIR ⊙ EIR-EXISTING IRON ROD
- ERB ⊙ ERB-EXISTING REBAR
- SRB ⊙ SRB-SET REBAR
- SPK ⊙ 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
- SD — STORM DRAINAGE
- W — WATER LINE
- // — OVERHEAD UTILITY
- WETLANDS
- PERMANENT EASEMENT
- TREE LINE
- - - - - PROPOSED EASEMENT
- ☒ SIGN
- ☒ MAILBOX
- PP ● 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)

PIN: 0596-94-5428.000
 PID: 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

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 Public Land Development 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.

5-16-22
 DATE
B. Stat
 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
B. Stat
 OWNER'S SIGNATURE

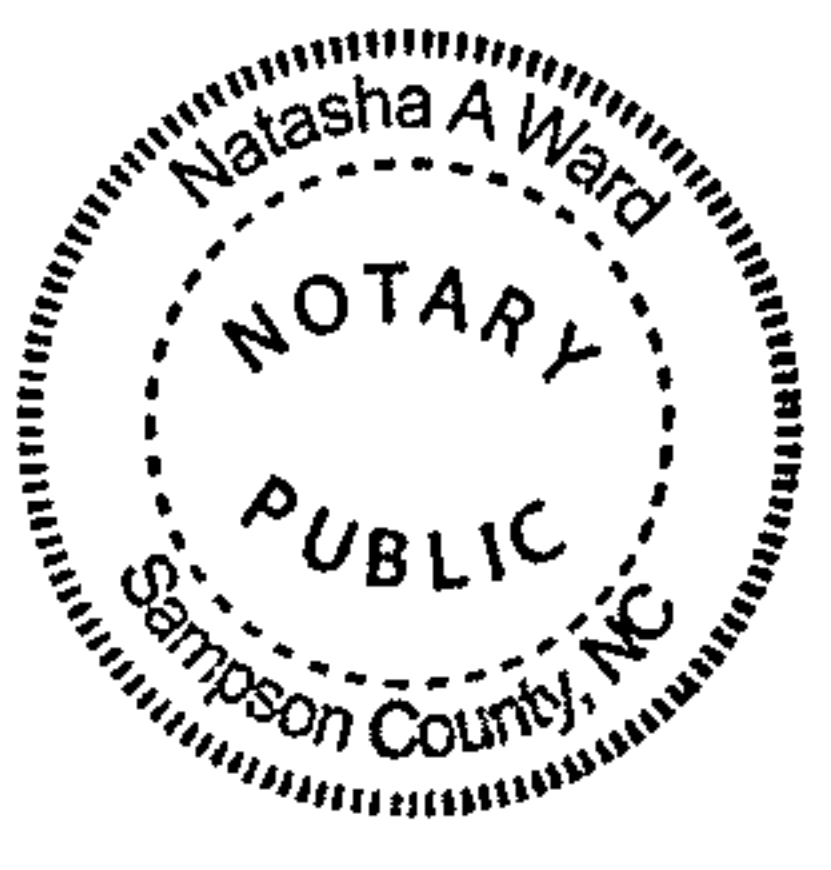
Sampson COUNTY, NORTH CAROLINA

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

Ben Stat
 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.

Natasha A Ward
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/25



HARNETT COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE 17 DAY OF May AT 2:50 (AM/PM) AND DULY RECORDED IN MAP BOOK 443 AT PAGE 220
Matthew S. W. Ellis

By: Victoria G. Rodriguez
 REGISTER OF DEEDS OF HARNETT COUNTY
Victoria G. Rodriguez

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.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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.

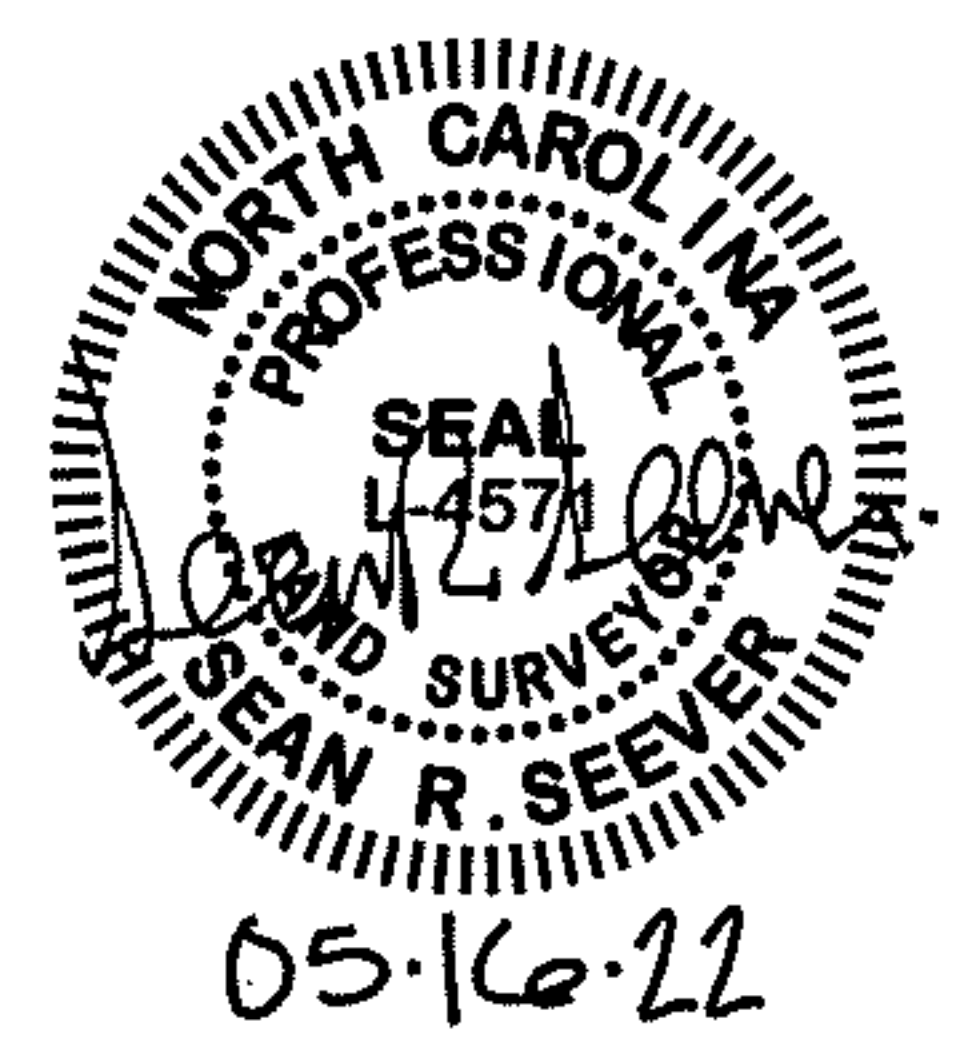
5-16-22
 DATE
B. Stat
 OWNER

Town of Erwin, NC
 Snow Borden
 Approver
 5/17/2022

NOTES:

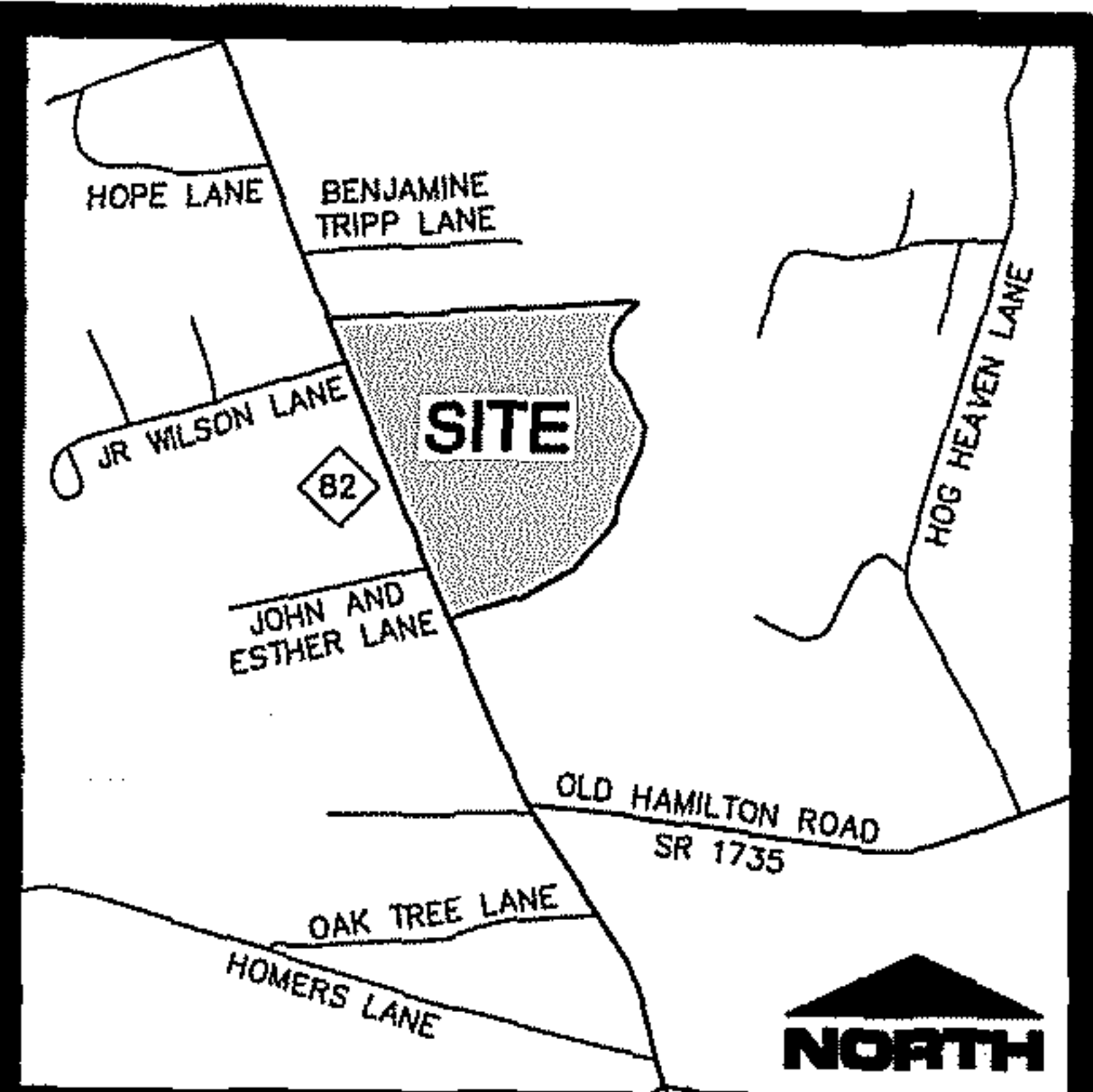
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99987295
 LOCALIZATION POINT N: 564,359,557 E: 2,098,952,893
 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- LINES 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 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.
- 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 9321
 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	870 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 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 16 DAY OF May, 2022.
Sean R. Seever
 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 JANUARY 11, 2021 USING TWO TRIMBLE 5700 RECEIVERS.
Sean R. Seever
 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: 4-28-22

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.

4/27/22
 DATE

B. Stout
 OWNER'S SIGNATURE

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.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571



04-27-22

REVISIONS

FOR REGISTRATION
 Matthew S. Willis
 REGISTER OF DEEDS
 Harnett County, NC
 2022 APR 28 10:46:07 AM
 BK: 2022 Pg: 193-193
 FEE: \$21.00
 INSTRUMENT # 2022008898



PROJECT NAME

**SCHABERT
 CROSSING
 SUBDIVISION
 UTILITY & ACCESS
 EASEMENT**

PIN 0596-94-5428.000
 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

JANUARY 11, 2021

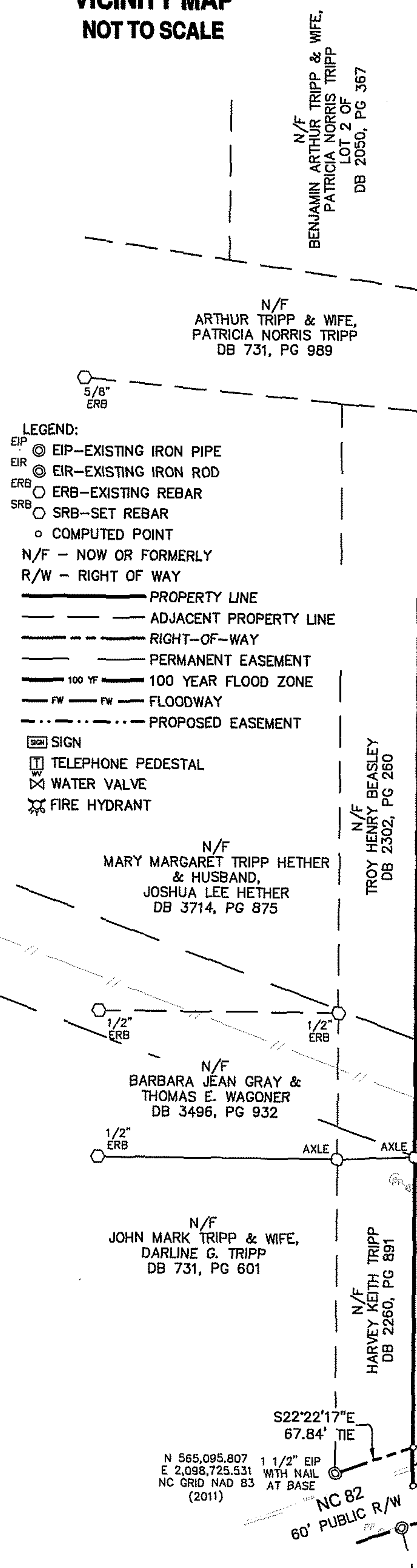
SHEET NUMBER

1

OF

1

VICINITY MAP
 NOT TO SCALE



LEGEND:

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- ERB - EXISTING REBAR
- SRB - SET REBAR
- - COMPUTED POINT
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- - PROPERTY LINE
- - - - ADJACENT PROPERTY LINE
- - - - RIGHT-OF-WAY
- - - - PERMANENT EASEMENT
- - - - 100 YEAR FLOOD ZONE
- - - - FLOODWAY
- - - - PROPOSED EASEMENT
- SIGN
- - TELEPHONE PEDESTAL
- ⊗ - WATER VALVE
- ⊗ - FIRE HYDRANT

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	S67°22'15"E	35.36
C2	106.34	325.00	N77°00'09"E	105.87
C3	10.29	25.00	N74°35'13"E	10.22
C4	10.29	25.00	N81°50'05"W	10.22
C5	16.09	25.00	S67°56'28"W	15.81
C6	16.09	25.00	N22°03'32"W	15.81
C7	89.98	275.00	S77°00'09"W	89.58
C8	39.27	25.00	S22°37'45"W	35.36
C9	16.09	25.00	N67°56'28"E	15.81
C10	10.29	25.00	S81°50'05"E	10.22
C11	10.29	25.00	S74°35'13"W	10.22
C12	16.09	25.00	N75°11'20"W	15.81

UTILITY &
 ACCESS EASEMENT
 172,139 SF (3.95 AC)

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

EASEMENT AREA: (BY COORDINATE COMPUTATION)
 172,139 SF (3.95 AC)

PIN: 0596-94-5428.000

TOWNSHIP: DUKE

ZONING: RD (RURAL DISTRICT)

40' FRONT
 12' SIDE
 40' REAR

HARNETT COUNTY, NORTH CAROLINA
 FILED FOR REGISTRATION ON THE 28 DAY
 OF April AT 10:46 (AM) AND DULY
 RECORDED IN MAP BOOK 2022 AT PAGE 193
Matthew S. Willis
 REGISTER OF DEEDS OF HARNETT COUNTY

I:\Ben Stout Construction\1750-Schabert Crossing\Civil\3D\DWG\MAPS\1750-EASEMENT MAP.dwg • UTILITY EASEMENT MAP • 4-22-2022 2:38:11 AM