TOWN OF ANGIER
BOARD OF ADJUSTMENT
AGENDA
February 27, 2024
6:30 P.M.
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501

---

1. Opening

2. Pledge Of Allegiance

3. Invocation

4. Approval of Previous Meeting Minutes

5. Swearing in of Witnesses for Evidentiary Hearings

6. New Business

   A. Variance Application
   Applicant: David Jones
   Location of Property: 8951 KENNEBEC CROSSING DR
   Variance Request:Reduce the Front setback in R-6CZ zoning District by 1.8 feet

   B. Variance Application
   Applicant: David Jones
   Location of Property: 8935 KENNEBEC CROSSING DR
   Variance Request:Reduce the Front setback in R-6CZ zoning District by 3.83 feet

7. Old Business

   A. Special Use Permit Application
   Applicant: Mattamy Homes
   Location of Property: 350 S. Raleigh St., Angier, NC
   Special Use Request: Construct 168 Townhomes in R-15 Zoning District

8. Adjournment

Town of Angier
BOARD OF ADJUSTMENT
February 27, 2024

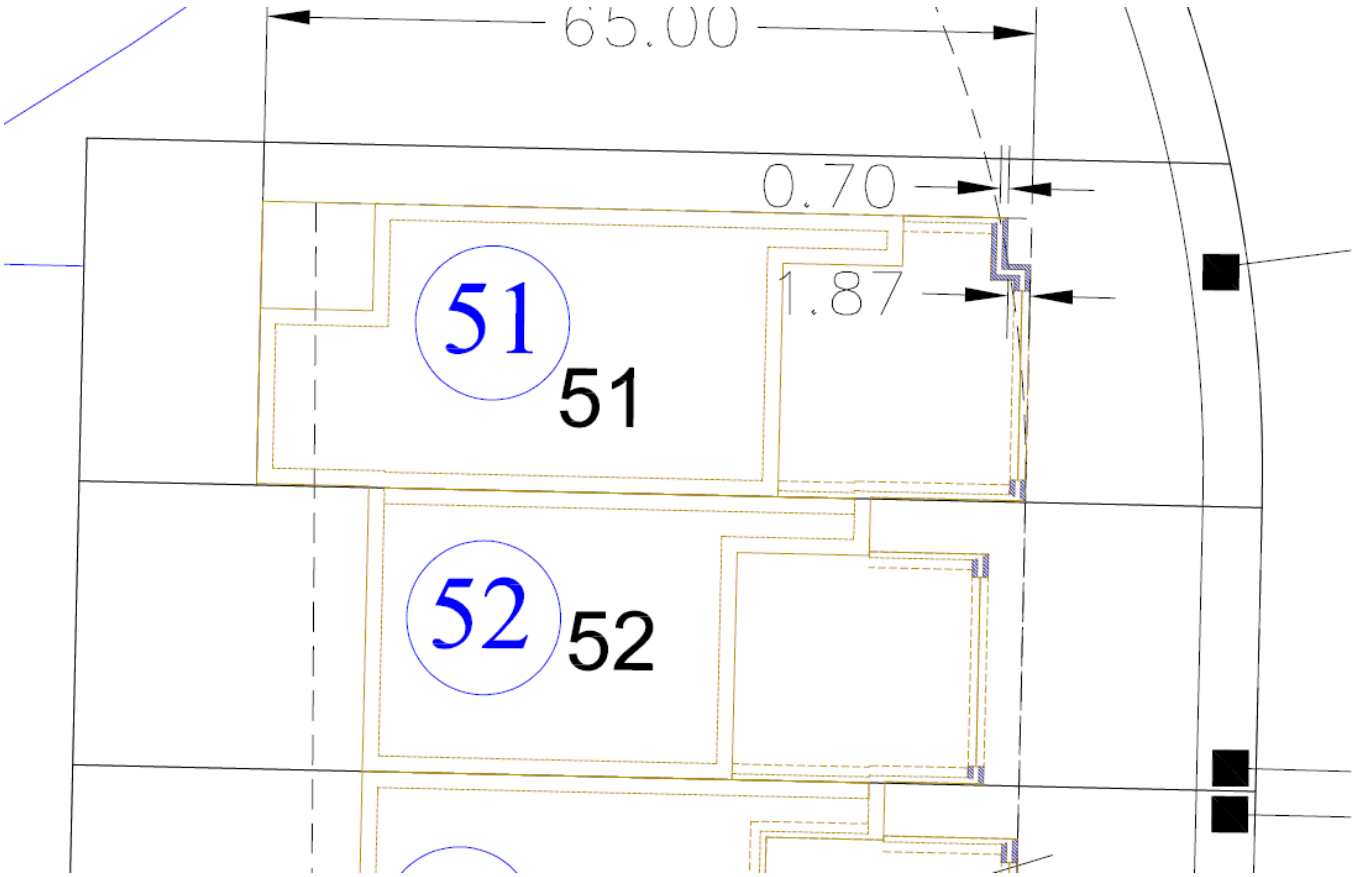
Staff Contact: Jeff Jones, AICP (919) 639-2071 jajones@angier.org

Applicant:	**David Jones**
Property Owner:	**Robuck Homes Triangle LLC**
Location:	**8951 Kennebec Crossing Drive, Angier NC**
PIN#:	**0674393518**

Variance Request:
Reduce Front Setback by 1.87 feet in R-6CZ Zoning District

Property in Question – .06 Acres

Proposed Site Plan



Applicable Ordinance Requirements: UDO Section 3.4.2 Dimensional Table

District	Minimum Area (square feet)	Minimum Lot Width (feet)	Front Setback (feet)	Corner Side Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
OSR	30,000	100	35	20	10	25	35 [4]
RA-30	30,000	100	35	20	10	25	35 [4]
R-15	15,000	80	25	20	10	20	35 [4]
R-10	10,000	60	20	20	10	15	35 [4]
R-6	6,000	50	15 (alley loaded)	15	5	15	35 [4]
			20 (front loaded)				

Case Summary:

Applicant is requesting a reduction in the front setback for Lot 51 in the Kennebec Crossing Subdivision. The proposed Townhome encroaches into the setback due to the street radius.

Board Decision:

Variance Approval Criteria:

Such variances may be granted in such individual case of unnecessary hardship only upon findings by the board of adjustment after an evidentiary hearing that the following conditions exist:

A. Unnecessary hardship would result from the strict application of the ordinance.

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

APPLICATION FOR VARIANCE

Planning Department
55 N. Broad Street W.
P.O. Box 278, Angier, NC 27501
Phone: (919) 331-6702 Fax: (919) 639-6130

Total Fee: _____
Receipt: _____
Permit: _____
Hearing Date: _____

Applicant Information

Owner of Record:
Name: Robuck Homes Triangle LLC
Address: 6131 Falls of Neuse Rd Suite 200
City/State/Zip: Raleigh, NC 27609
E-mail: David@TBMPartners.net
Phone: 919-842-0131

Applicant:
Name: David Jones
Address: 6131 Falls of Neuse Rd Suite 200
City/State/Zip: Raleigh, NC 27609
E-mail: David@TBMPartners.net
Phone: 919-842-0131

Property Description

PIN(s): ___-___-0674393518 Acreage: 0.06 acres
Address/SR No.: 8951 Kennebec Crossing Dr. Angier / Lot 51
Directions from Lillington: On Kennebec Church Rd off S NC 55 Hwy

Deed Book: 019396 Page: 00110 Plat Book: 2023 Page: 01045
Existing Zoning: R6 Township: Angier

Ordinance Text to be Varied: (attach additional sheets if necessary)

20' Front setback

Reason/Justification for Variance: (attach additional sheets if necessary)

Due to street radius, townhome unit encroaches in front 20' setback by 1.87'

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

David Jones 1/15/24
Property Owner Signature Date Authorized Agent Signature Date

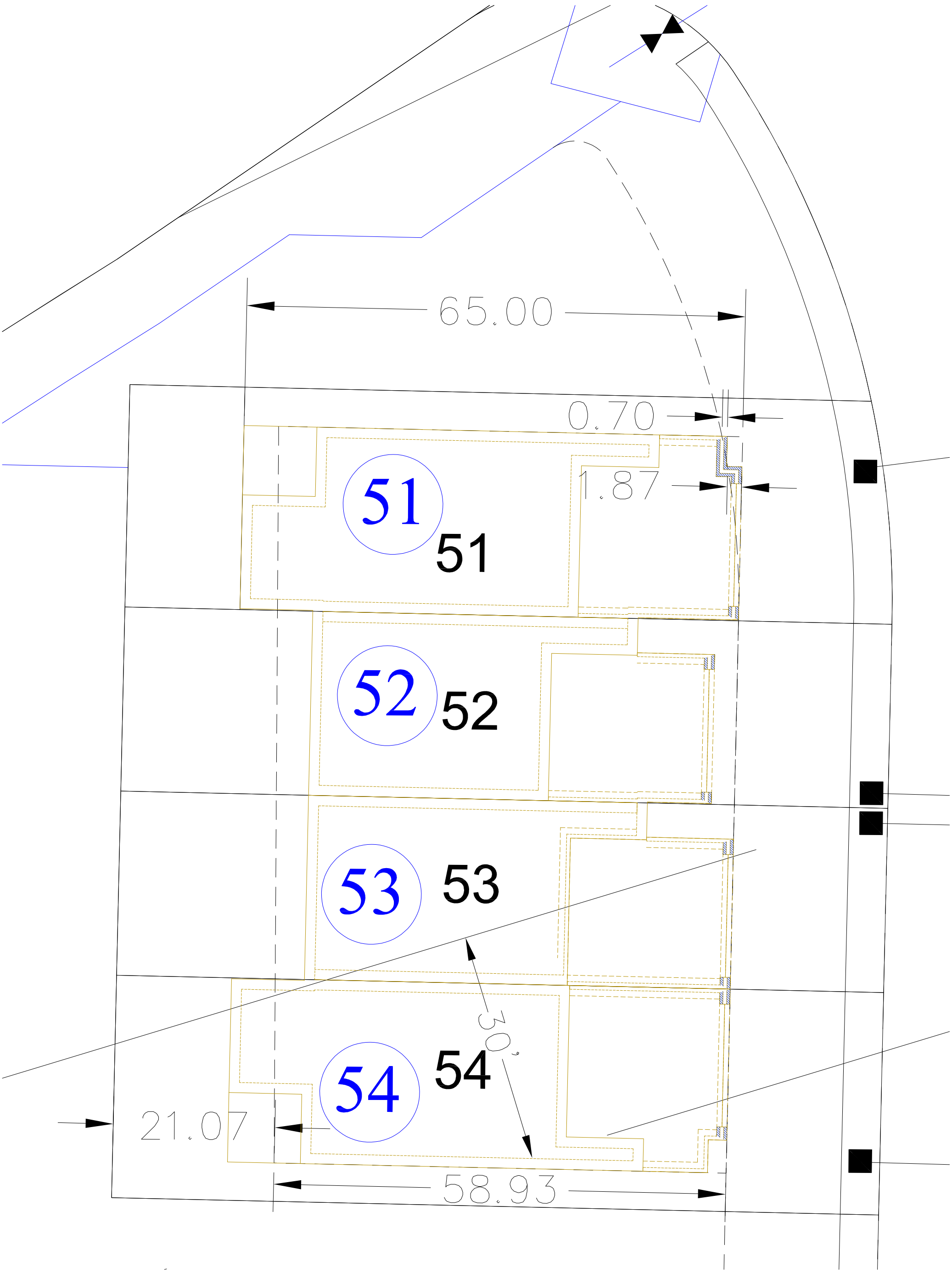
Findings of Fact (The Board of Adjustment will evaluate the application to ensure that **all** of the following provisions are fulfilled)

A. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.)

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved


65.00
0.70
1.87
51
51
52
52
53
53
30°
54
54
21.07
58.93

TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07-28-2023 AT 14:25:00
STATE OF NC REAL ESTATE
EXCISE TAX: $655.00
BOOK: 019396 PAGE: 00110 - 00112

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	$655.00
Parcel ID:	0507223, 0507341, 0507342, 0507343 and 0507344
Mail/Box to:	Westerlund & Zdenek Law PA, 309 N. Salem Street, Apex, NC 27502
Prepared by:	Westerlund & Zdenek Law PA, 309 N. Salem Street, Apex, NC 27502
Brief description for the index:	Lots 2, 51, 52, 53 and 54 in Kennebec Crossing Subdivision

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 28th day of July, 2023, by and between:

GRANTOR	GRANTEE
KCTBM, LLC, a North Carolina limited liability company 6131 Falls of Neuse Road, Suite 200 Raleigh, NC 27609	Robuck Homes Triangle, LLC, a North Carolina limited liability company 6131 Falls of Neuse Road, Suite 200 Raleigh, NC 27609

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 18481 Page 2099.

All or a portion of the Property ☐ includes or ☑ does not include the primary residence of a Grantor.

Maps showing the Property are recorded in Book of Maps 2023 Pages 853-859 and Book of Maps 2023 Pages 1039-1045.

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
Printed by Agreement with the NC Bar Association

Submitted electronically by "Westerlund & Zdenek Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Subject to Ad Valorem Taxes
2. Subject to any Restrictions, Easements and Right of Way of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

KCTBM, LLC,
a North Carolina limited liability company

BY: Robuck Homes, Inc.,
a North Carolina corporation, its Manager

BY: _____
Jessica Head, Treasurer

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, ANN W. THIANI, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25TH day of JULY, 2023 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Jessica Head, Treasurer of Robuck Homes, Inc., Manager of KCTBM, LLC.

Affix Notary Seal/Stamp

ANN W. THIANI
NOTARY PUBLIC
WAKE COUNTY, N.C.

_____
Notary Public (Official Signature)
My commission expires: 10/30/2023

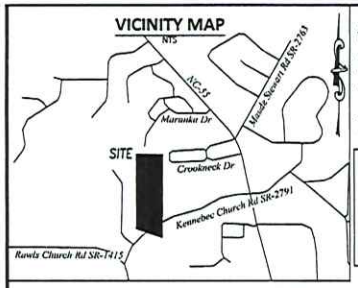
NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
Printed by Agreement with the NC Bar Association

EXHIBIT "A"

BEING all of Lots 2, 51, 52, 53 and 54 in Kennebec Crossing Subdivision, according to a plat thereof entitled "Final Subdivision Plat Kennebec Crossing Subdivision," recorded in Book of Maps 2023, Pages 853-859, Wake County Registry and "Exempt Plat Address Designation Plat Kennebec Crossing Subdivision," recorded in Book of Maps 2023, Pages 1039-1045, Wake County Registry.

For further reference, See Book of Maps 2023, Page 186-192, Harnett County Registry and Book of Maps 2023, Page 275-281, Harnett County Registry.

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
Printed by Agreement with the NC Bar Association



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 the Town of Angier and that I hereby adopt this plan of 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 sanitary sewer, storm sewer and water lines to the Town of Angier.

6/14/2023 — Owners"

Street Maintenance Disclosure Statement

"All roads in this subdivision are hereby declared public and shall be maintained by the Town of Angier. The maintenance of all streets and roads in this subdivision shall be the responsibility of the developer and it shall be their responsibility to build and install streets meeting the standards of the Town before any public streets on this plat are included at any time after the approval of this plat, into the Town's Street System."

Certificate of Approval for Recording:

"This division of land does not meet the definition of a subdivision as set forth by North Carolina General Statute 160D-802 and is not subject to the subdivision requirements of the Town of Angier's UDO. The minimum lot requirements for the subject zoning district have been met.

6-14-2023 — Subdivision Administrator"

Review Officer Certificate:

I, _____, Review officer of Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

References
- -DEED BOOK 3667 PAGE 859
- -DEED BOOK 3977 PAGE 66
- -DEED BOOK 18526 PAGE 1140
- -DEED BOOK 18481 PAGE 2099
- -BOOK MAP 2023 PAGE 186

Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

Property Data:

Owner: KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609
Zoning District - R-6 CZ
Existing Use - Vacant
PIN: 0674-39-1027, REID: 0046281 (Wake)
DB 18526, Pg 1140
PIN: 0674-39-2013, PID: 040674 0688 (Harnett)
DB 3667, Pg 859
PIN: 0675-30-2448, REID: 0019550 (Wake)
DB 18481, Pg 2099
PIN: 0674-39-0203, PID: 040674 0713 (Harnett)
DB 3977, Pg 66

Site Data:

Overall Area:	1,228,769 sf / 28.2087 ac
Existing R/W Area:	47,305 sf / 1.0860 ac
Net Area:	1,181,464 sf / 27.1227 ac
Number of Lots: 85	
Lot Area:	548,615 sf / 12.5945 ac
R/W Dedication:	156,969 sf / 3.6035 ac
Open Space:	475,880 sf / 10.9247 ac

Impervious Surface Table:

R/W Impervious:	156,767 sf / 3.6 ac / 13%
Lot Impervious:	225,150 sf / 5.2 ac / 19%
Other Impervious:	10,540 sf / 0.3 ac / 01%
Total Impervious:	392,457 sf / 9.1 ac / 32%

Maximum Impervious Surface Per Lot:

Single Family Impervious:	3,530 sf
Townhome Impervious:	1,630 sf

State of North Carolina
County of Harnett
I, Michele W Temple, Review Officer of Harnett County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Michele W Temple — Review Officer — 6/15/23 — Date

GENERAL NOTES

1. *This survey was prepared by Bateman Civil Survey Company, under the supervision of Troy J. Klunseth, PLS.*
2. *Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.*
3. *All distances are horizontal ground distances unless otherwise noted.*
4. *The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720067400K & #3720067500K, dated October 03, 2006.*
5. *No grid monments found within 2000'*
6. *No evidence of cemeteries were observed at the time of survey.*
7. *This survey was prepared without the benefit of a title report and is subjected to any matters that a full title search would disclose.*
8. *Areas are by coordinate computation.*
9. *Foundation Surveys are Required for All Residential Structures.*
10. *Wetland & Streams Delineation by ESP Associates, Inc in June 2020.*
11. *Fence and other structures prohibited within all easements shown on this plat.*
12. *The maintenance of all private easements and any infrastructure within those easements shall be the responsibility of the property owner or HOA.*
13. *Bearings are based from BM 2023, Pg 853 - 859.*
14. *See BM 2023, Pg 853 - 859 for all other notes and certificates.*
15. *This plat is considered preliminary unless signed & sealed by a Licensed Surveyor.*

"I, Troy J. Klunseth, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3667, page 859, Book 3977, Page 66, Book 18526, Page 1140, Book 18481, Page 2099); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2023, page 853 - 859; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. witness my original signature, license number and seal this 13th day of June, A.D. 2023."

Professional Land Surveyor
License Number-4644

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNSETH — 06-13-23

I, Troy J. Klunseth, Professional Land Surveyor No. L-4644 certify:
d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exceptions to the definition of subdivision.

06-13-2023
Troy J. Klunseth, PLS L-4644 — *date*

"North Carolina, Durham County.

I, Jennifer McPhee, a Notary Public of the County and State aforesaid, Do hereby certify that Troy Klunseth, personally appeared before me this day and acknowledged and due execution of this certificate. Witness my hand and official stamp or seal, this 13 day of June, 2023.

Jennifer McPhee
Notary Public

My commission expires April 5, 2028.

JENNIFER MCPHEE NOTARY PUBLIC DURHAM COUNTY, NC

Wake County Certification

I, Celena Evrette, Planning Director and Review Officer of Wake County, certify that this plat DOES NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its "exempt" status, the County has not reviewed this plat for compliance with applicable lot standards and other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans for building and development may be denied for lots that DO NOT meet applicable County standards.

6-15-23 — Planning Director/Review Officer

Approval expires if not recorded on or before 6-30-23

The Sole Purpose of this Plat is to Designate Addresses to the Lots & Correct Area for Lot 84 Previously Recorded in BM 2023, Pg 853 - 859

WAKE COUNTY, NC 48
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01039

Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

PLG-004518-2023

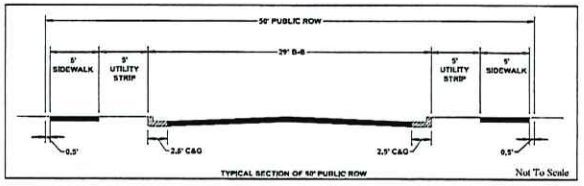
Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

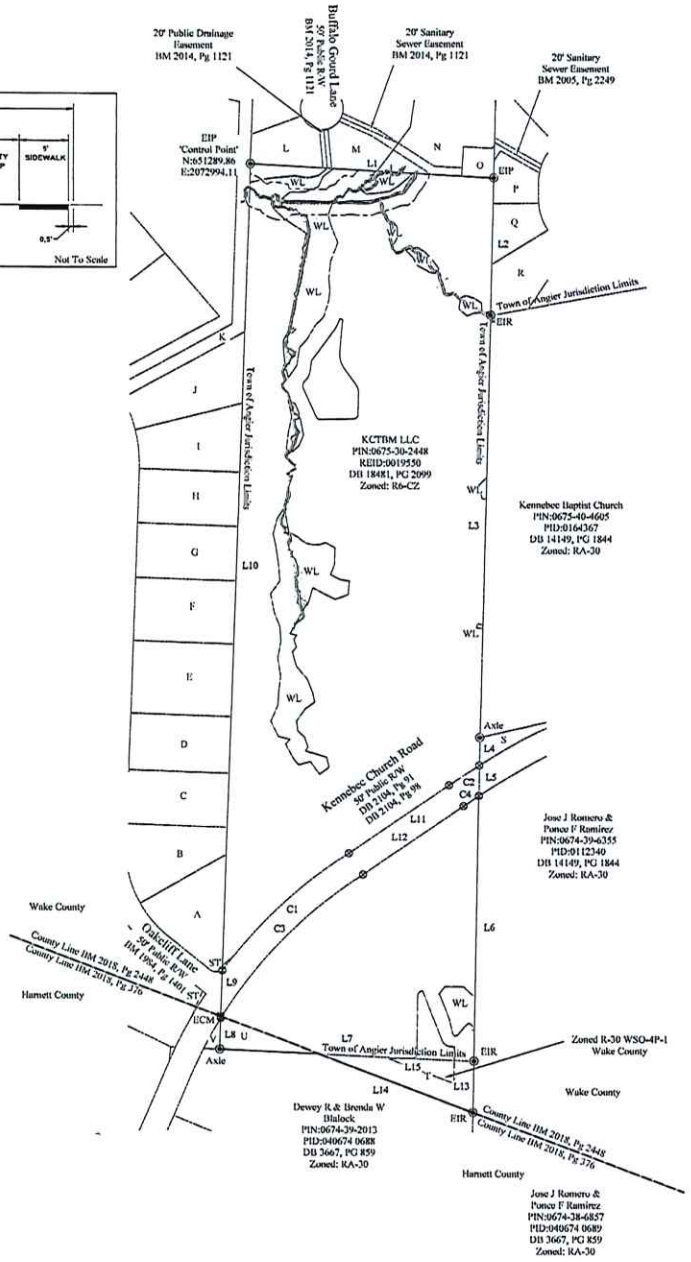
EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By: N/A
Drawn By: JCH
Checked By: TJK
Date: 05/17/2023
Project Number: 220213

Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'





LEGEND

- IRON PIPE/REBAR SET
- IRON PIPE/REBAR FOUND
- COMPUTED POINT
- MONUMENT FOUND
- MAGNETIC NAIL FOUND
- BUFFER LINE
- TOP OF BANK - WETLAND LINE
- EXISTING PROPERTY - R/W LINE
- NEW PROPERTY - R/W LINE
- EASEMENT LINE
- WALKING TRAIL
- TOWN OF ANGIER JURISDICTION LIMITS

PRDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCM	STORM CONTROL MAINTENANCE
HOAM	HOME OWNER ASSOCIATION MAINTAINED
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
###	STREET ADDRESS
LF	LINEAR FEET
FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

GRAPHIC SCALE
0 100 200
(IN FEET)
1 inch = 200 ft.

NAD 83/NSRS 2011

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

Property Owner Information:

Wake County
A) William D Hawley / PIN:0674-29-8553 / PID:0137905 / DB 14074, PG 1344 / Zoned: R-30
B) Jeffrey A & Robin E Johnson / PIN:0674-29-7696 / PID:0137906 / DB 16983, PG 1964 / Zoned: R-30
C) Lane & Hayley Stancil / PIN: 0674-29-8719 / PID: 0137907 / DB 12938, Pg 330 / Zoned: R-30
D) Rickey J & Deborah L Gingras / PIN: 0674-29-8912 / PID: 0137908 / DB 7303 Pg 369 / Zoned: R-30
E) Everett K Adams / PIN: 0675-20-8027 / PID: 0137909 / DB 5220 Pg 565 / Zoned: R-30
F) Everett K Adams / PIN: 0675-20-8223 / PID: 0137910 / DB 9573 Pg 1588 / Zoned: R-30
G) Leonard E & Darlene O Rathbone / PIN: 0675-20-8336 / PID: 0137911 / DB 3449 Pg 136 / Zoned: R-30
H) Jeffrey A & Robin E Johnson / PIN: 0675-20-8530 / PID: 0137912 / DB 17480 Pg 902 / Zoned: R-30
I) Carol Edenton / PIN: 0675-20-8642 / PID: 0137913 / DB 18406 Pg 1021 / Zoned: R-30
J) Ronald Jones / PIN: 0675-20-8724 / PID: 0137914 / DB 14721 Pg 1675 / Zoned: R-30
K) Scott D Cullen / PIN: 0675-21-7678 / PID: 0137941 / DB 5515 Pg 683 / Zoned: R-30
L) Benjamin & Melissa Olin / PIN: 0675-31-0383 / PID: 0423682 / DB 16524 Pg 1489 / Zoned: R-6
M) Kristopher M & Cliff E Smith / PIN: 0675-31-2342 / PID: 0423683 / DB 16272 Pg 2506 / Zoned: R-6
N) Johnson Landing Homeowner Association Inc / PIN: 0675-41-0725 / PID: 0036173 / DB 16581 Pg 1977 / Zoned: R-6
O) Town of Angier / PIN: 0675-31-5229 / PID: 0421210 / DB 15619 Pg 2313 / Zoned: R-6
P) Jennifer J & John Lancaster / PIN: 0675-31-6215 / PID: 0339825 / DB 16707 Pg 846 / Zoned: R-6
Q) Mathew Redmond II / PIN: 0675-31-6114 / PID: 0365396 / DB 17392 Pg 1052 / Zoned: R-6
R) Brian & Cristina Dawson / PIN: 0675-31-6033 / PID: 0365395 / DB 18637 Pg 552 / Zoned: R-6
S) Jose J Romero & Ponce F Ramirez / PIN:0674-39-6355 / PID:0112340 / DB 14149, PG 1844 / Zoned: RA-30
T) KCTBM LLC / PIN:0674-39-1027 / REID:0046281 / DB 18526, PG 1140 / Zoned: R6-CZ

Harnett County
U) KCTBM LLC / PIN:0674-39-0203 / PID:040674 0713 / DB 3977, PG 66 / Zoned: R6
V) A E & Elizabeth B Davis / PIN:0674-29-9213 / PID:040674 0715 / DB 3667, PG 859 / Zoned: RA-30

WAKE COUNTY, NC 49
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01046

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

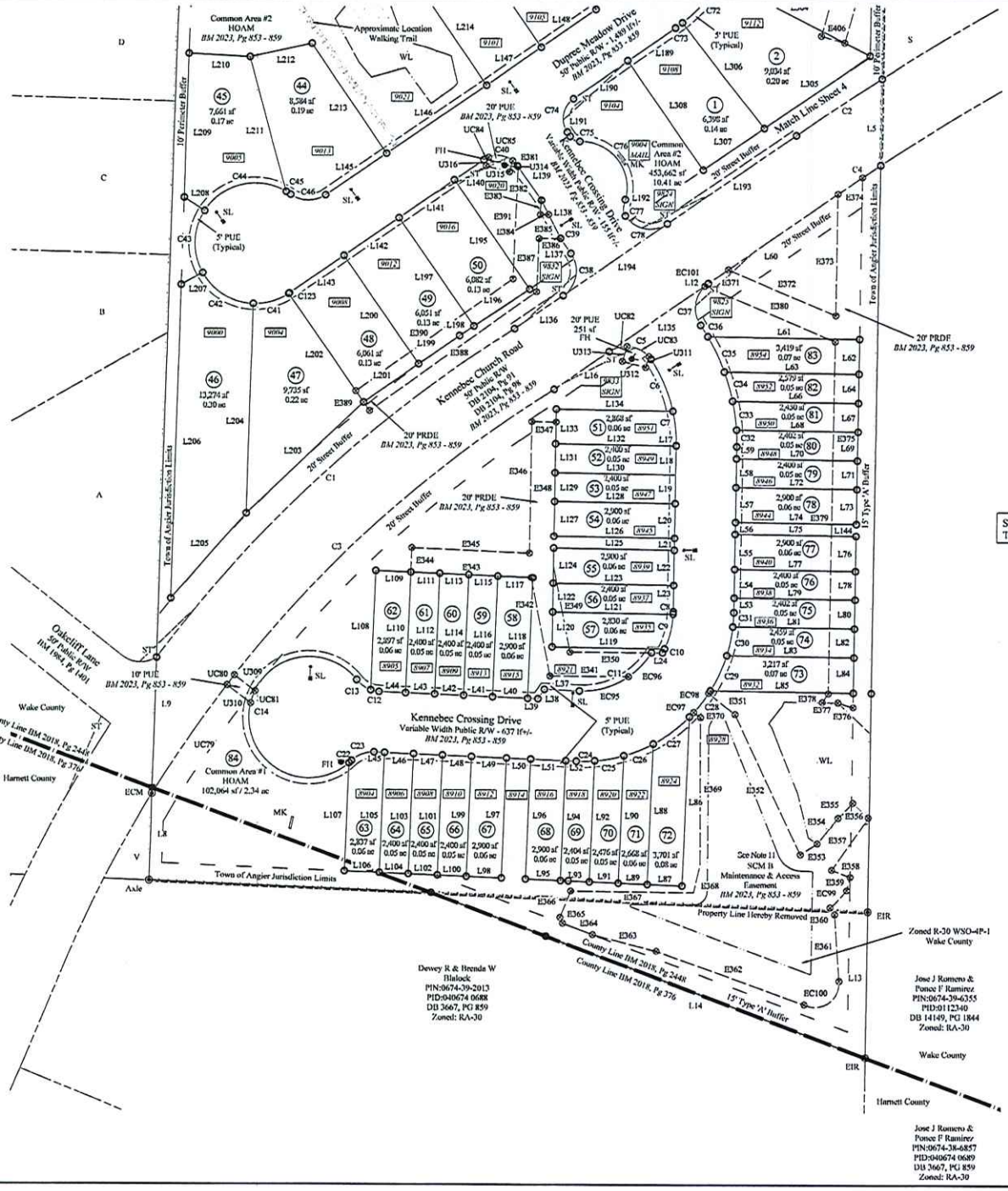
Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919 577 1000 Fax: 919 577 1081
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=200'
Date:	05/17/2023
Project Number:	220213



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GRAPHIC SCALE

0 30 60

(IN FEET)
1 inch = 60 ft.

NAD 83/NSRS 2011

LEGEND

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- IRON PIPE/REBAR FOUND
- COMPUTED POINT
- MONUMENT FOUND
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ECM	EXISTING CONCRETE MONUMENT
###	STREET ADDRESS
LF	LINEAR FEET
FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

WAKE COUNTY, NC 50
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01041

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

Harnett County, N.C.

Filed Date _____ *Time* _____

Map Number _____

Register of Deeds Stamp

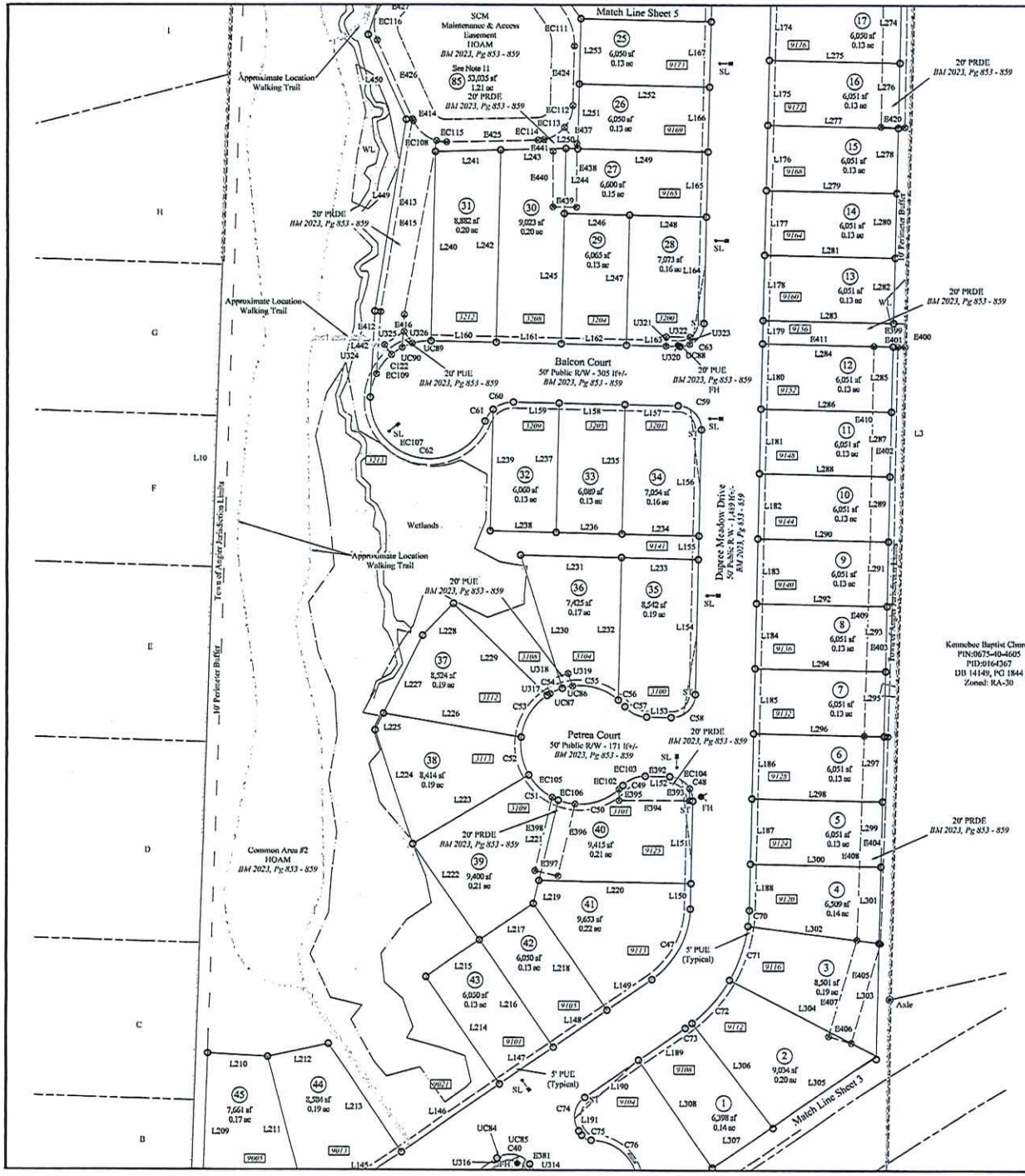
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919 577.1060 Fax: 919 577.1061
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=60'
Date:	09/21/2022
Project Number:	220213



Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

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

NAD 83/NSRS 2011

LEGEND

- IRON PIPE/REBAR SET
- IRON PIPE/REBAR FOUND
- COMPUTED POINT
- MONUMENT FOUND
- MAGNETIC NAIL FOUND
- BUFFER LINE
- TOP OF BANK - WETLAND LINE
- EXISTING PROPERTY - R/W LINE
- NEW PROPERTY - R/W LINE
- EASEMENT LINE
- WALKING TRAIL
- TOWN OF ANGIER JURISDICTION LIMITS

PRDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCM	STORM CONTROL MAINTENANCE
HOAM	HOME OWNER ASSOCIATION MAINTAINED
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
###	STREET ADDRESS
LF	LINEAR FEET
FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

WAKE COUNTY, NC 51
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
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NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
TJK 06-13-23

Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1060 Fax: 919.577.1061
NCBELS FIRM No. C-2378

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Designed By:	N/A
Drawn By:	JCH
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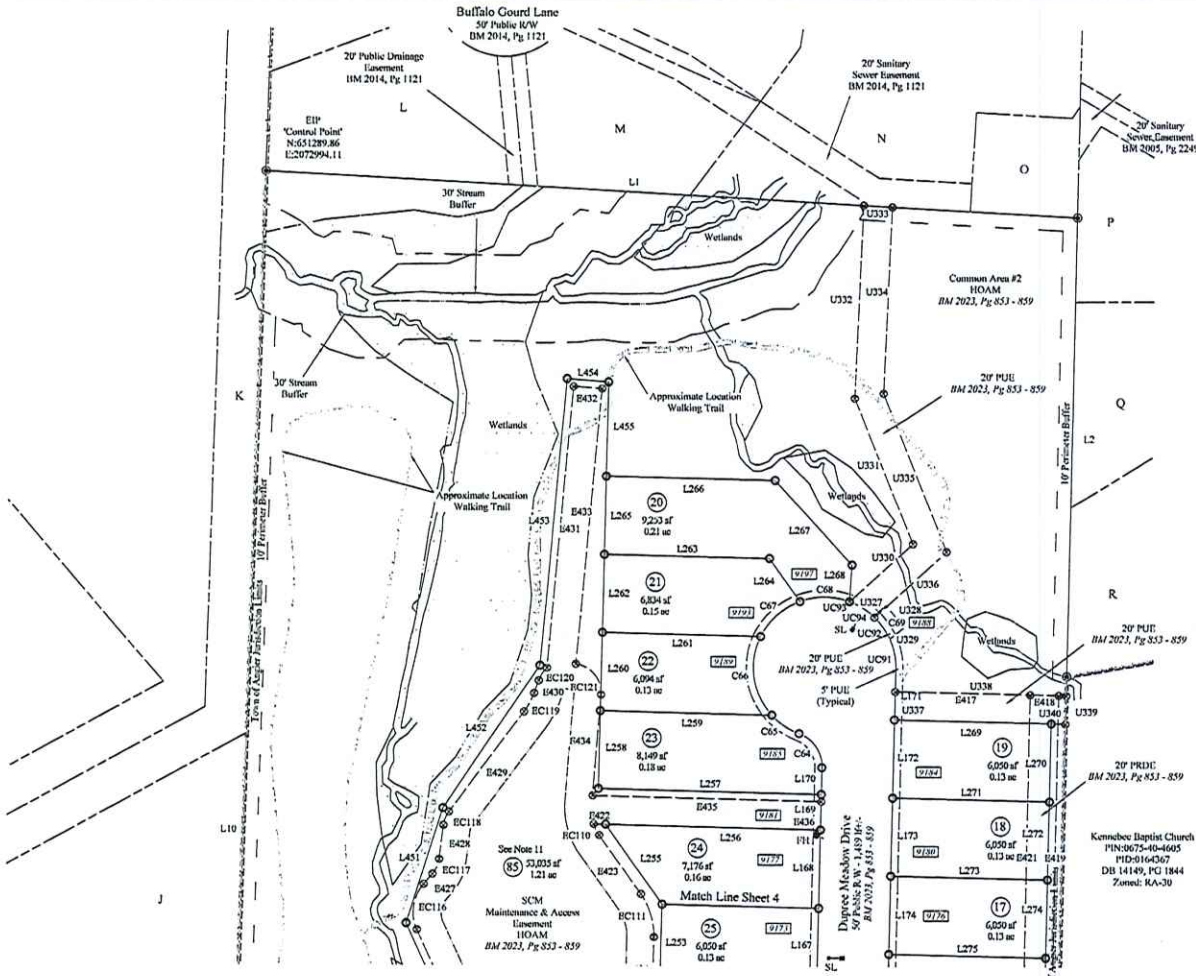
Scale:	1"=60'
Date:	05/17/2023
Project Number:	220213



Setback Data Single Family:
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Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

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

NAD 83/NSRS 2011

LEGEND

○	IRON PIPE/REBAR SET
◉	IRON PIPE/REBAR FOUND
⊗	COMPUTED POINT
⊠	MONUMENT FOUND
◎	MAGNETIC NAIL FOUND
- - - -	BUFFER LINE
	TOP OF BANK - WETLAND LINE
	EXISTING PROPERTY - R/W LINE
	NEW PROPERTY - R/W LINE
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	WALKING TRAIL
	TOWN OF ANGIER JURISDICTION LIMITS
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FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

Public Utility Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
UC79	1035.00	109.02	006°02'06"	N34°30'29"E	108.97	54.56
UC80	1035.00	10.00	000°33'13"	N37°48'08"E	10.00	5.00
UC81	50.00	10.49	012°01'28"	S19°46'37"W	10.47	5.27
UC82	25.00	15.72	036°02'14"	N73°21'48"E	15.47	8.13
UC83	25.00	20.74	047°32'02"	S64°51'07"E	20.15	11.01
UC84	20.00	4.49	012°51'18"	N61°46'21"E	4.48	2.25
UC85	20.00	21.07	060°21'35"	S81°37'13"E	20.11	11.63
UC86	50.00	8.96	010°16'19"	S77°51'07"W	8.95	4.49
UC87	50.00	11.17	012°48'18"	S66°18'49"W	11.15	5.61
UC88	20.00	8.61	024°40'22"	S78°47'35"W	8.55	4.37
UC89	50.00	15.83	018°08'42"	S82°03'24"W	15.77	7.98
UC90	50.00	20.26	023°13'04"	S61°22'31"W	20.12	10.27
UC91	50.00	22.06	025°16'37"	N11°22'26"W	21.88	11.21
UC92	50.00	20.19	023°07'55"	N35°34'42"W	20.05	10.23
UC93	50.00	0.12	000°08'02"	S69°33'02"E	0.12	0.06
UC94	50.00	20.86	023°54'31"	N57°31'45"W	20.71	10.59

Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
EC95	67.00	42.99	036°45'55"	N74°02'18"E	42.26	22.27
EC96	67.00	27.75	023°43'36"	S43°47'32"W	27.55	14.07
EC97	125.00	5.29	002°25'36"	N43°43'24"E	5.29	2.65
EC98	125.00	20.02	009°10'38"	N37°55'17"E	20.00	10.03
EC99	102.97	19.84	011°02'14"	N43°34'16"E	19.80	9.95
EC100	20.11	42.08	119°54'59"	S56°08'48"W	34.81	34.76
EC101	25.00	3.62	008°18'10"	N51°11'36"E	3.62	1.81
EC102	50.00	4.65	005°19'28"	N45°44'17"E	4.64	2.32
EC103	25.00	21.03	048°11'23"	N67°10'15"E	20.41	11.18
EC104	20.00	20.55	058°53'04"	S59°17'32"E	19.66	11.29
EC105	50.00	27.59	031°36'55"	S46°34'17"E	27.24	14.16
EC106	50.00	20.16	023°06'06"	S73°55'48"E	20.02	10.22
EC107	50.00	162.17	185°49'52"	N66°29'02"W	99.87	981.74

Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
EC108	30.00	26.41	050°26'38"	S49°30'06"E	25.57	14.13
EC109	50.00	31.25	035°48'46"	S44°20'17"W	30.75	16.16
EC110	23.76	8.88	021°24'42"	S26°37'15"E	8.83	4.49
EC111	50.00	32.00	036°40'15"	S17°06'10"E	31.46	16.57
EC112	30.00	20.21	038°36'17"	S20°32'06"W	19.83	10.51
EC113	30.00	20.56	039°15'37"	S59°28'04"W	20.16	10.70
EC114	30.00	5.04	009°37'31"	S83°54'38"W	5.03	2.53
EC115	30.00	8.67	016°33'11"	N83°00'01"W	8.64	4.36
EC116	30.00	33.98	064°53'33"	N08°09'59"E	32.19	19.07
EC117	20.00	11.70	033°31'27"	N23°51'02"E	11.54	6.02
EC118	20.00	10.25	029°22'15"	N21°53'50"E	10.14	5.24
EC119	50.00	14.91	017°05'20"	N28°02'17"E	14.86	7.51
EC120	23.75	10.69	025°47'51"	N32°23'33"E	10.60	5.44

WAKE COUNTY, NC 52
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01043

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
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Register of Deeds

Bateman Civil Survey Company
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EXEMPT PLAT
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BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=60'
Date:	05/17/2023
Project Number:	220213

Line Table

Line #	Direction	Length
L1	S86°51'10"E	570.55
L2	S01°12'55"W	322.90
L3	S01°15'56"W	991.12
L4	S00°55'15"W	65.84
L5	S00°55'15"W	72.42
L6	S00°55'15"W	620.20
L7	N87°34'43"W	595.29
L8	N01°49'27"E	72.61
L9	N01°49'22"E	112.40
L10	N01°49'06"E	1894.28
L11	N55°20'42"E	283.65
L12	N55°20'42"E	285.13
L13	S00°55'15"W	120.64
L14	N69°17'50"W	384.43
L15	S87°34'45"E	361.87
L16	N55°20'41"E	55.11
L17	S00°55'15"W	0.32
L18	S00°55'15"W	24.00
L19	S00°55'15"W	24.00
L20	S00°55'15"W	29.00
L21	S00°55'15"W	10.00
L22	S00°55'15"W	29.00
L23	S00°55'15"W	21.81
L24	N89°12'43"W	9.17
L37	N87°34'45"W	29.08
L38	S34°25'35"W	9.43
L39	N87°34'45"W	8.53
L40	N87°34'45"W	29.00
L41	N87°34'45"W	24.00
L42	N87°34'45"W	24.00
L43	N87°34'45"W	24.00
L44	N87°34'45"W	22.05
L45	S87°34'45"E	8.77
L46	S87°34'45"E	24.00
L47	S87°34'45"E	24.00
L48	S87°34'45"E	24.00
L49	S87°34'45"E	29.00
L50	S87°34'45"E	20.00
L51	S87°34'45"E	29.00
L52	S87°34'45"E	8.86
L53	N00°55'15"E	12.20
L54	N00°55'15"E	24.00
L55	N00°55'15"E	29.00
L56	N00°55'15"E	10.00
L57	N00°55'15"E	29.00
L58	N00°55'15"E	24.00
L59	N00°55'15"E	9.93
L60	N55°20'42"E	130.01
L61	S89°04'45"E	125.57
L62	S00°55'15"W	29.00

Line Table

Line #	Direction	Length
L63	N89°04'45"W	111.38
L64	S00°55'15"W	24.00
L65	N89°04'45"W	104.19
L66	S89°04'45"E	104.19
L67	S00°55'15"W	24.00
L68	N89°04'45"W	100.57
L69	S00°55'15"W	24.00
L70	N89°04'45"W	100.00
L71	S00°55'15"W	24.00
L72	N89°04'45"W	100.00
L73	S00°55'15"W	29.00
L74	N89°04'45"W	100.00
L75	S89°04'45"E	100.00
L76	S00°55'15"W	29.00
L77	N89°04'45"W	100.00
L78	S00°55'15"W	24.00
L79	N89°04'45"W	100.00
L80	S00°55'15"W	24.00
L81	N89°04'45"W	100.56
L82	S00°55'15"W	24.00
L83	N89°04'45"W	105.24
L84	S00°55'15"W	29.00
L85	N89°04'45"W	118.11
L86	S02°25'15"W	140.53
L87	N87°34'45"W	29.00
L88	N02°25'15"E	117.12
L89	N87°34'45"W	24.00
L90	N02°25'15"E	106.28
L91	N87°34'45"W	24.00
L92	N02°25'15"E	100.92
L93	N87°34'45"W	24.00
L94	N02°25'15"E	100.00
L95	N87°34'45"W	29.00
L96	N02°25'15"E	100.00
L97	S02°25'15"W	100.00
L98	N87°34'45"W	29.00
L99	N02°25'15"E	100.00
L100	N87°34'45"W	24.00
L101	N02°25'15"E	100.00
L102	N87°34'45"W	24.00
L103	N02°25'15"E	100.00
L104	N87°34'45"W	24.00
L105	N02°25'15"E	100.00
L106	N87°34'45"W	29.00
L107	N02°25'15"E	90.07
L108	N02°25'15"E	99.02
L109	S87°34'45"E	29.00
L110	S02°25'15"W	100.00
L111	S87°34'45"E	24.00
L112	S02°25'15"W	100.00

Line Table

Line #	Direction	Length
L113	S87°34'45"E	24.00
L114	S02°25'15"W	100.00
L115	S87°34'45"E	24.00
L116	S02°25'15"W	100.00
L117	S87°34'45"E	29.00
L118	S02°25'15"W	100.00
L119	N89°04'45"W	93.21
L120	N00°55'15"E	29.00
L121	S89°04'45"E	99.97
L122	N00°55'15"E	24.00
L123	S89°04'45"E	100.00
L124	N00°55'15"E	29.00
L125	S89°04'45"E	100.00
L126	N89°04'45"W	100.00
L127	N00°55'15"E	29.00
L128	S89°04'45"E	100.00
L129	N00°55'15"E	24.00
L130	S89°04'45"E	100.00
L131	N00°55'15"E	24.00
L132	S89°04'45"E	100.00
L133	N00°55'15"E	29.00
L134	S89°04'45"E	96.66
L135	N55°20'42"E	100.00
L136	N55°20'42"E	48.85
L137	N34°49'17"W	13.05
L138	N26°43'41"W	35.21
L139	N34°39'18"W	34.90
L140	S55°20'42"W	29.76
L141	S55°20'42"W	55.50
L142	S55°20'42"W	55.50
L143	S55°20'42"W	54.71
L144	S00°55'15"W	10.00
L145	N55°20'42"E	61.39
L146	N55°20'42"E	100.39
L147	N55°20'42"E	55.00
L148	N55°20'42"E	55.00
L149	N55°20'42"E	45.78
L150	N01°15'56"E	21.78
L151	N01°15'57"E	69.56
L152	N88°44'04"W	20.64
L153	S88°44'04"E	20.64
L154	N01°15'55"E	114.46
L155	N01°15'56"E	20.00
L156	N01°15'56"E	90.00
L157	N88°52'15"W	44.95
L158	N88°52'15"W	55.00
L159	N88°52'15"W	39.17
L160	S88°52'15"E	55.00
L161	S88°52'15"E	55.00
L162	S88°52'15"E	55.00

Line Table

Line #	Direction	Length
L163	S88°52'15"E	45.05
L164	N01°15'56"E	90.11
L165	N01°15'56"E	55.00
L166	N01°15'56"E	55.00
L167	N01°15'56"E	55.00
L168	N01°15'56"E	55.00
L169	N01°15'56"E	25.00
L170	N01°15'56"E	18.80
L171	S01°16'00"W	35.65
L172	S01°15'56"W	55.01
L173	S01°15'56"W	55.01
L174	S01°15'56"W	55.01
L175	S01°15'57"W	55.01
L176	S01°15'57"W	55.01
L177	S01°15'57"W	55.01
L178	S01°15'57"W	55.01
L179	S01°15'57"W	20.00
L180	S01°15'57"W	55.01
L181	S01°15'57"W	55.01
L182	S01°15'57"W	55.01
L183	S01°15'57"W	55.01
L184	S01°15'57"W	55.01
L185	S01°15'57"W	55.01
L186	S01°15'57"W	55.01
L187	S01°15'57"W	55.01
L188	S01°15'57"W	39.51
L189	S55°35'19"W	47.87
L190	S55°07'57"W	54.94
L191	S34°39'18"E	4.40
L192	S13°29'28"W	5.98
L193	N55°20'42"E	129.84
L194	S55°20'42"W	104.96
L195	S34°39'18"E	110.02
L196	S56°13'35"W	55.51
L197	N34°39'18"W	109.17
L198	S56°13'35"W	14.35
L199	S55°07'22"W	41.15
L200	N34°39'18"W	109.11
L201	S55°07'22"W	55.50
L202	N34°39'18"W	109.33
L203	S46°18'39"W	134.26
L204	N01°49'24"E	174.36
L205	S41°20'41"W	94.29
L206	N01°49'24"E	261.04
L207	N60°49'15"E	20.00
L208	N57°10'26"W	20.00
L209	N01°49'24"E	119.95
L210	S86°47'21"E	50.56
L211	S15°00'24"E	115.95
L212	N77°48'49"E	52.54

Line Table

Line #	Direction	Length
L213	S34°12'08"E	110.00
L214	N34°39'18"W	110.00
L215	N55°20'42"E	55.00
L216	S34°39'18"E	110.00
L217	N55°20'42"E	55.00
L218	S34°39'18"E	110.00
L219	N13°33'06"E	20.18
L220	S88°59'23"E	128.32
L221	S13°33'06"W	69.69
L222	N34°45'32"W	99.17
L223	N59°14'10"E	113.89
L224	N18°20'06"W	101.30
L225	N26°32'37"E	15.79
L226	S80°12'29"E	117.76
L227	N26°32'37"E	73.68
L228	N43°54'14"E	37.60
L229	S45°28'34"E	110.89
L230	N17°17'02"W	118.20
L231	S88°44'04"E	85.04
L232	S01°15'56"W	120.66
L233	S88°44'04"E	65.00
L234	N88°44'04"W	65.00
L235	N01°15'56"E	109.89
L236	N88°44'04"W	55.50
L237	N01°15'56"E	109.75
L238	N88°44'04"W	55.60
L239	N01°15'56"E	103.00
L240	N01°15'56"E	160.21
L241	N88°27'28"E	55.07
L242	S01°15'56"W	162.78
L243	N88°27'28"E	55.07
L244	S01°15'56"W	55.00
L245	S01°15'56"W	110.34
L246	S88°44'04"E	55.00
L247	S01°15'56"W	110.21
L248	S88°44'04"E	65.00
L249	N88°44'04"W	110.00
L250	N88°44'04"W	10.00
L251	N01°15'56"E	55.00
L252	S88°44'04"E	110.00
L253	N01°15'56"E	55.00
L254	S88°44'04"E	110.00
L255	N35°24'37"W	68.58
L256	S88°44'04"E	150.96
L257	N88°44'04"W	156.55
L258	N01°15'56"E	55.00
L259	S88°44'04"E	120.38
L260	N01°15'56"E	55.50
L261	S88°44'04"E	111.18
L262	N01°15'56"E	55.00

Line Table

Line #	Direction	Length
L263	S88°44'04"E	115.96
L264	S35°25'18"E	36.87
L265	N01°15'56"E	55.00
L266	S88°44'04"E	118.53
L267	S42°30'43"E	80.35
L268	S03°53'49"W	25.76
L269	S88°44'04"E	110.00
L270	S01°15'56"W	55.01
L271	N88°44'04"W	110.00
L272	S01°15'56"W	55.01
L273	N88°44'04"W	110.00
L274	S01°15'56"W	55.01
L275	N88°44'04"W	110.00
L276	S01°15'56"W	55.01
L277	N88°44'04"W	110.00
L278	S01°15'56"W	55.01
L279	N88°44'04"W	110.00
L280	S01°15'56"W	55.01
L281	N88°44'04"W	110.00
L282	S01°15'56"W	55.01
L283	N88°44'04"W	110.00
L284	S88°44'04"E	110.00
L285	S01°15'56"W	55.01
L286	N88°44'04"W	110.00
L287	S01°15'56"W	55.01
L288	N88°44'04"W	110.00
L289	S01°15'56"W	55.01
L290	N88°44'04"W	110.00
L291	S01°15'56"W	55.01
L292	N88°44'04"W	110.00
L293	S01°15'55"W	55.01
L294	N88°44'04"W	110.00
L295	S01°15'57"W	55.01
L296	N88°44'04"W	110.00
L297	S01°15'56"W	55.01
L298	N88°44'04"W	110.00
L299	S01°15'56"W	55.01
L300	N88°44'04"W	110.00
L301	S01°15'56"W	65.15
L302	N82°30'28"W	111.39
L303	S01°15'56"W	94.87
L304	N62°48'56"W	139.16
L305	S55°38'36"W	106.19
L306	N37°55'33"W	110.29
L307	S55°16'17"W	61.29
L308	N34°39'18"W	110.19
L442	N02°51'29"E	72.79
L449	N09°12'25"E	164.15
L450	N24°16'48"W	78.84
L451	N17°36'58"E	84.75

Line Table

Line #	Direction	Length
L452	N33°52'38"E	121.59
L453	N05°14'13"E	202.73
L454	S85°50'27"E	29.21
L455	S01°15'56"W	66.27

Public Utility Easement Line Table

Line #	Direction	Length
U309	S52°55'02"E	21.37
U310	N52°55'02"W	24.61
U311	S16°19'32"W	9.22
U312	N75°54'15"W	20.05
U313	N16°50'25"E	13.09
U314	S16°19'32"W	9.71
U315	N75°54'15"W	20.00
U316	N16°50'25"E	7.71
U317	N19°26'08"W	11.20
U318	N70°33'52"E	20.00
U319	S19°26'08"E	11.51
U320	N88°52'15"W	11.65
U321	N01°10'41"E	8.10
U322	S88°49'19"E	20.00
U323	S01°10'41"W	6.26
U324	N34°42'46"W	10.22
U325	N55°17'14"E	20.00
U326	S34°45'26"E	12.35
U327	N50°23'13"E	11.71
U328	S39°36'47"E	20.00
U329	S50°23'13"W	13.12
U330	N47°32'55"E	59.91
U331	N21°46'41"W	110.28
U332	N02°33'06"E	135.68
U333	S86°51'10"E	20.00
U334	S02°34'21"W	131.04
U335	S21°46'41"E	119.93
U336	S47°32'55"W	68.35
U337	N01°15'56"E	20.00
U338	S88°44'04"E	120.00
U339	S01°15'56"W	20.00
U340	N88°44'04"W	10.00

WAKE COUNTY, NC 53
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01044

Harnett County, N.C.
Filed Date ______ Time ______
Map Number ______
Register of Deeds Stamp
By: ______
Register of Deeds

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY KLINGSETH 06-15-23

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By: N/A
Drawn By: JCH
Checked By: TJK
Date: 05/17/2023
Project Number: 220213

Easement Line Table		
Line #	Direction	Length
E341	N89°39'16"W	65.09
E342	N10°46'42"W	83.23
E343	N87°34'45"W	99.66
E344	N02°25'15"E	20.00
E345	S87°34'45"E	97.42
E346	N00°55'16"E	109.79
E347	S89°04'44"E	20.00
E348	S00°55'07"W	119.50
E349	S10°46'42"E	73.22
E350	S89°40'19"E	67.58
E351	S51°01'31"E	27.92
E352	S24°56'35"E	128.25
E353	N56°42'31"E	16.62
E354	N38°52'21"E	27.57
E355	N44°11'57"E	17.28
E356	S46°53'29"E	17.77
E357	S34°45'05"W	53.09
E358	S69°06'49"E	16.35
E359	S14°09'29"W	11.64
E360	S33°29'32"E	6.75
E361	S03°48'42"E	55.55
E362	N70°10'44"W	130.02
E363	N75°28'05"W	54.61
E364	N69°17'50"W	26.64
E365	N23°29'57"W	5.26
E366	N21°48'19"E	23.69
E367	S89°22'15"E	102.00
E368	N12°47'43"E	24.25
E369	N00°06'39"E	121.88
E370	N51°50'20"W	7.02
E371	N55°20'43"E	19.87
E372	S66°52'26"E	96.88
E373	N00°55'15"E	100.77
E374	N55°25'39"E	24.56
E375	S00°55'15"W	440.02
E376	N72°29'37"W	13.08
E377	N89°04'45"W	12.94
E378	N34°58'35"E	8.78
E379	N01°00'27"E	292.42
E380	N66°52'30"W	117.21
E381	S34°39'18"E	0.95
E382	S34°39'18"E	33.40
E383	S03°00'41"W	12.09
E384	S89°45'31"E	6.81
E385	S26°44'04"E	22.44
E386	N89°45'31"W	17.88
E387	S02°32'06"W	44.12
E388	S54°17'52"W	169.96
E389	N34°56'22"W	20.00
E390	N54°17'52"E	159.99
E391	N02°32'06"E	93.13

Easement Line Table		
Line #	Direction	Length
E392	S88°44'04"E	20.64
E393	S00°00'21"W	10.00
E394	N89°59'39"W	59.67
E395	N00°00'21"E	9.33
E396	S13°16'29"W	62.47
E397	N76°43'31"W	20.00
E398	N13°16'29"E	63.45
E399	S88°44'04"E	10.00
E400	S01°15'38"W	20.08
E401	N88°44'04"W	6.03
E402	S01°00'05"W	165.11
E403	S01°45'09"W	165.00
E404	S01°56'37"W	175.50
E405	S16°16'33"W	87.15
E406	N73°43'27"W	20.00
E407	N16°16'33"E	84.64
E408	N01°56'37"E	172.96
E409	N01°45'09"E	164.83
E410	N01°00'05"E	165.07
E411	N88°41'08"W	93.97
E412	N03°45'36"E	52.52
E413	N09°12'25"E	165.38
E414	S24°16'48"E	2.04
E415	S10°20'16"W	149.68
E416	S03°45'36"W	28.02
E417	S88°38'37"E	94.62
E418	S88°44'04"E	20.00
E419	S01°04'52"W	239.16
E420	N88°55'08"W	20.00
E421	N01°04'52"E	239.23
E422	N88°44'04"W	8.33
E423	S35°26'18"E	50.54
E424	S01°13'58"W	50.36
E425	S88°43'23"W	77.11
E426	N24°16'48"W	72.87
E427	N40°36'46"E	9.44
E428	N07°12'42"E	23.95
E429	N36°34'57"E	88.30
E430	N19°29'38"E	9.59
E431	N05°14'13"E	199.10
E432	S85°50'27"E	19.99
E433	S05°13'40"W	194.83
E434	S04°37'15"W	71.44
E435	S88°44'04"E	160.59
E436	S01°15'56"W	20.00
E437	S37°41'07"E	17.09
E438	S00°12'02"W	53.78
E439	N89°47'58"W	20.00
E440	N00°12'02"E	46.91
E441	N37°41'07"W	12.74

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C1	1095.00	405.33	021°12'31"	N47°12'43"E	403.02	205.01
C2	2030.00	85.31	002°24'28"	N56°14'17"E	85.30	42.66
C3	1035.00	476.83	026°23'47"	N44°41'19"E	472.62	242.72
C4	1970.00	43.00	001°15'02"	N55°39'17"E	43.00	21.50
C5	25.00	39.27	090°00'01"	S79°39'18"E	35.36	25.00
C6	125.00	46.90	021°29'49"	S23°05'38"E	46.62	23.73
C7	125.00	28.94	013°15'58"	S05°42'44"E	28.88	14.54
C8	75.00	2.19	001°40'30"	S01°45'30"W	2.19	1.10
C9	75.00	29.98	022°54'03"	S14°02'46"W	29.78	15.19
C10	75.00	3.67	002°48'24"	S26°53'59"W	3.67	1.84
C11	67.00	70.74	060°29'31"	S62°10'30"W	67.50	39.07
C12	25.00	7.04	016°07'56"	N79°30'47"W	7.02	3.54
C13	25.00	14.48	033°10'34"	N54°51'31"W	14.27	7.45
C14	50.00	238.42	273°12'26"	S05°07'33"W	68.70	47.28
C22	50.00	2.75	003°09'08"	N46°56'46"E	2.75	1.38
C23	25.00	20.53	047°03'04"	N68°53'43"E	19.96	10.88
C24	125.00	15.17	006°57'18"	N88°56'36"E	15.16	7.60
C25	125.00	24.63	011°17'26"	N79°49'14"E	24.59	12.36
C26	125.00	26.38	012°05'30"	N68°07'46"E	26.33	13.24
C27	125.00	37.41	017°08'49"	N53°30'36"E	37.27	18.85
C28	125.00	27.90	012°47'19"	N38°32'32"E	27.84	14.01
C29	125.00	31.81	014°34'58"	N24°51'24"E	31.73	15.99
C30	125.00	24.49	011°13'33"	N11°57'09"E	24.45	12.28
C31	125.00	11.82	005°25'07"	N03°37'49"E	11.82	5.92
C32	175.00	14.09	004°36'45"	N01°23'07"W	14.08	7.05
C33	175.00	24.29	007°57'12"	N07°40'05"W	24.27	12.17
C34	175.00	25.07	008°12'34"	N15°44'58"W	25.05	12.56
C35	175.00	32.33	010°35'06"	N25°08'48"W	32.28	16.21
C36	175.00	11.10	003°38'07"	N32°15'25"W	11.10	5.55
C37	25.00	39.27	090°00'00"	N10°20'42"E	35.36	25.00
C38	25.00	39.34	090°09'58"	N10°15'43"E	35.41	25.07
C39	15.00	2.12	008°05'36"	N30°46'29"W	2.12	1.06
C40	20.00	31.42	090°00'00"	N79°39'18"W	28.28	20.00
C41	50.00	31.04	035°34'25"	S74°02'12"W	30.55	16.04
C42	50.00	51.48	058°59'50"	N58°40'41"W	49.24	28.29
C43	50.00	54.11	062°00'19"	N01°49'24"E	51.51	30.05
C44	50.00	76.65	087°49'50"	N76°44'29"E	69.36	48.14

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C45	50.00	4.55	005°13'01"	S56°44'05"E	4.55	2.28
C46	25.00	30.77	070°31'44"	S89°23'27"E	28.87	17.68
C47	75.00	70.79	054°04'46"	N28°18'19"E	68.19	38.28
C48	20.00	31.42	090°00'01"	N43°44'04"W	28.28	20.00
C49	25.00	21.03	048°11'23"	S67°10'15"W	20.41	11.18
C50	50.00	59.34	068°00'11"	S77°04'39"W	55.92	33.73
C51	50.00	33.30	038°09'26"	N49°50'33"W	32.69	17.29
C52	50.00	33.30	038°09'26"	N11°41'07"W	32.69	17.29
C53	50.00	42.88	049°08'22"	N31°57'47"E	41.58	22.86
C54	50.00	14.12	016°10'59"	N64°37'28"E	14.08	7.11
C55	50.00	50.31	057°39'14"	S78°27'25"E	48.22	27.52
C56	50.00	7.93	009°05'07"	S45°05'15"E	7.92	3.97
C57	25.00	21.03	048°11'23"	S64°38'23"E	20.41	11.18
C58	20.00	31.42	089°59'59"	N46°15'56"E	28.28	20.00
C59	20.00	31.36	089°49'37"	N43°57'24"W	28.24	19.94
C60	25.00	18.62	042°40'21"	S69°47'35"W	18.19	9.77
C61	25.00	12.15	027°51'22"	S34°31'43"W	12.04	6.20
C62	50.00	141.60	162°15'27"	N78°16'15"W	98.80	320.35
C63	20.00	31.37	089°51'49"	N46°11'51"E	28.25	19.95
C64	25.00	30.77	070°31'34"	N33°59'51"W	28.87	17.68
C65	50.00	23.46	026°52'52"	N55°49'12"W	23.24	11.95
C66	50.00	59.75	068°28'04"	N08°08'44"W	56.26	34.02
C67	50.00	37.85	043°22'42"	N47°46'39"E	36.96	19.89
C68	50.00	35.71	040°54'57"	N89°55'29"E	34.95	18.65
C69	50.00	61.86	070°52'55"	S34°10'35"E	57.99	35.59
C70	125.00	13.58	006°13'35"	S04°22'45"W	13.58	6.80
C71	125.00	48.63	022°17'27"	S18°38'16"W	48.33	24.63
C72	125.00	48.63	022°17'26"	S40°55'43"W	48.33	24.63
C73	125.00	7.14	003°16'14"	S53°42'34"W	7.13	3.57
C74	20.00	31.42	090°00'00"	S10°20'42"W	28.28	20.00
C75	9.50	9.33	056°16'15"	S62°47'26"E	8.96	5.08
C76	38.50	71.38	106°13'35"	S37°48'46"E	61.59	51.30
C77	9.50	7.90	047°37'10"	S10°19'07"E	7.67	4.19
C78	25.00	39.50	090°31'44"	S79°23'35"E	35.52	25.23
C122	50.00	77.03	088°16'16"	N46°59'37"E	69.64	48.51
C123	50.00	0.79	000°54'19"	N55°47'51"E	0.79	0.39

WAKE COUNTY, NC 54
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01045

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH

Harnett County, N.C.

Filed Date _____ *Time* _____

Map Number _____

Register of Deeds Stamp

By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2324 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By: N/A
Drawn By: JCH
Checked By: TJK

Date: 05/17/2023
Project Number: 220213

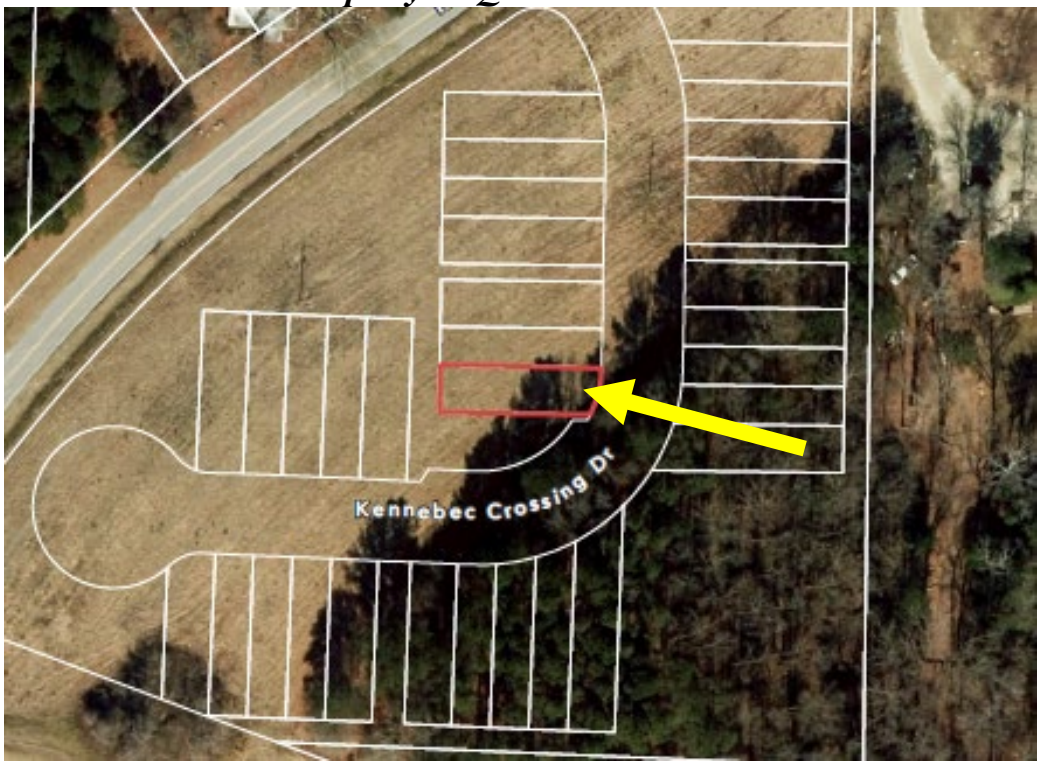
Town of Angier
BOARD OF ADJUSTMENT
February 27, 2024

Staff Contact: Jeff Jones, AICP (919) 639-2071 jajones@angier.org

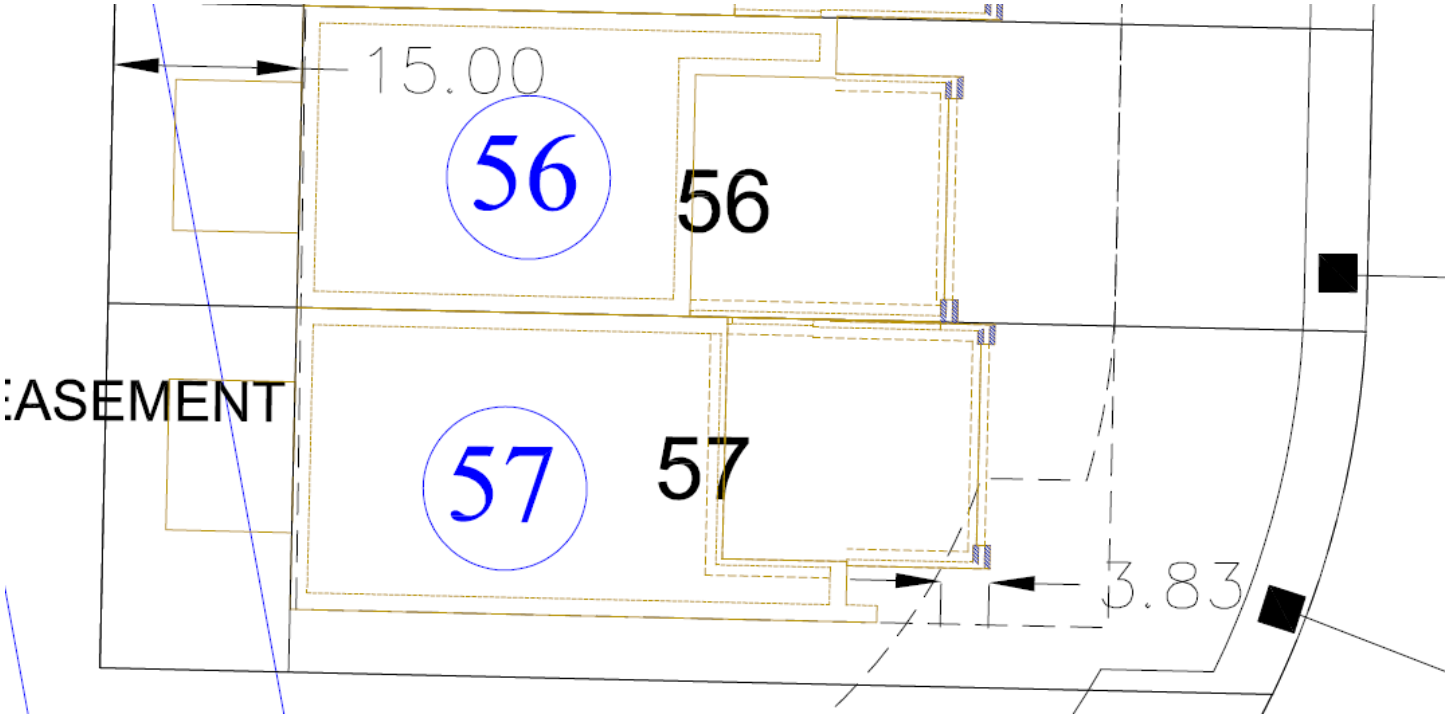
Applicant: **David Jones**
Property Owner: **KCTBM LLC**
Location: **8935 Kennebec Crossing Drive, Angier NC**
PIN#: **0674393411**

Variance Request:
Reduce Front Setback by 3.83 feet in R-6CZ Zoning District

Property in Question – .06 Acres



Proposed Site Plan



Applicable Ordinance Requirements: UDO Section 3.4.2 Dimensional Table

District	Minimum Area (square feet)	Minimum Lot Width (feet)	Front Setback (feet)	Corner Side Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
OSR	30,000	100	35	20	10	25	35 [4]
RA-30	30,000	100	35	20	10	25	35 [4]
R-15	15,000	80	25	20	10	20	35 [4]
R-10	10,000	60	20	20	10	15	35 [4]
R-6	6,000	50	15 (alley loaded) 20 (front loaded)	15	5	15	35 [4]

Case Summary:

Applicant is requesting a reduction in the front setback for Lot 57 in the Kennebec Crossing Subdivision. The proposed Townhome encroaches into the setback due to the street radius and on street parking.

Board Decision:

Variance Approval Criteria:

Such variances may be granted in such individual case of unnecessary hardship only upon findings by the board of adjustment after an evidentiary hearing that the following conditions exist:

A. Unnecessary hardship would result from the strict application of the ordinance.

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

APPLICATION FOR VARIANCE

Planning Department
55 N. Broad Street W.
P.O. Box 278, Angier, NC 27501
Phone: (919) 331-6702 Fax: (919) 639-6130

Total Fee: _____
Receipt: _____
Permit: _____
Hearing Date: _____

Applicant Information

Owner of Record:
Name: KCTBM LLC
Address: 6131 Falls of Neuse Rd Suite 200
City/State/Zip: Raleigh NC 27609
E-mail: David@TBMPartners.net
Phone: 919-842-0131

Applicant:
Name: David Jones
Address: 6131 Falls of Neuse Rd Suite 200
City/State/Zip: Raleigh, NC 27609
E-mail: David@TBMPartners.net
Phone: 919-842-0131

Property Description

PIN(s): ___-___-___ 0674393411 Acreage: 0.06 acres
Address/SR No.: 8935 Kennebec Crossing Dr. Angier NC / Lot 57
Directions from Lillington: on Kennebec Church Rd off S. NC 55 Hwy.

Deed Book: 018526 Page: 01140 Plat Book: 2023 Page: 01045
Existing Zoning: R6 Township: Angier

Ordinance Text to be Varied: (attach additional sheets if necessary)

20' Front setback

Reason/Justification for Variance: (attach additional sheets if necessary)

Due to street radius and on street parking spaces, townhome encroaches in front 20' setback by 3.83'

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

David N Jones — Property Owner Signature
1/15/24 — Date
Authorized Agent Signature
Date

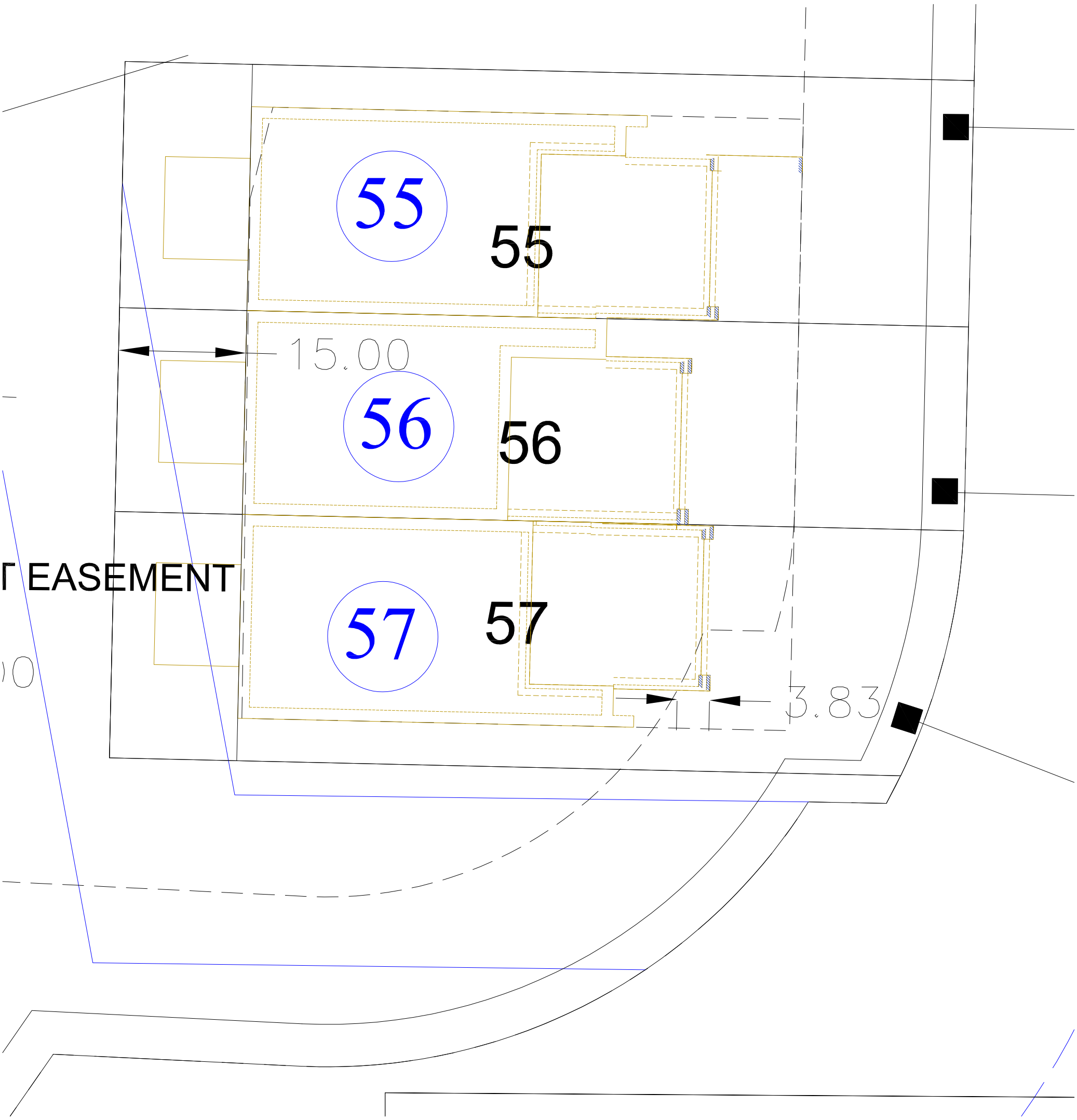
Findings of Fact (The Board of Adjustment will evaluate the application to ensure that **all** of the following provisions are fulfilled)

A. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.)

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved


55
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3.83

TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05-28-2021 AT 09:09:30

BOOK: 018526 PAGE: 01140 - 01142

Excise Tax: $0.00
Real Estate ID 0046281 Parcel Identifier No. 0674-39-1027

Return after recording to: Grantee

This Instrument was prepared by: William H. Weatherspoon, Jr. of Weatherspoon & Voltz LLP (without the benefit of title examination)

Brief Description for the Index: .501 acres, Wake County portion of 9907 Kennebec Church Road, Angier, NC

NORTH CAROLINA GENERAL WARRANTY DEED (CORRECTION)

This is a correction deed correcting the General Warranty Deed originally recorded in Book 18481, Page 2096, Wake County Registry. The grantee name was incorrect on the original deed.

THIS DEED made this 27 day of May, 2021, by and between

GRANTOR	GRANTEE
Dewey R. Blalock, Jr. and wife, Brenda W. Blalock	KCTBM, LLC, a North Carolina limited liability company
1736 Rawls Church Road Angier, NC 27501	6131 Falls of Neuse Road, Suite 200 Raleigh, NC 27609

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Weatherspoon & Voltz LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, in all that certain lot or parcel of land situated in the County of Wake, State of North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 14512, Page 432, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to ad valorem taxes for 2021.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Dewey R. Blalock, Jr. (SEAL)
Dewey R. Blalock, Jr.

Brenda W. Blalock (SEAL)
Brenda W. Blalock

STATE OF North Carolina :
COUNTY OF Wake :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dewey R. Blalock, Jr. and Brenda W. Blalock.

Date: 5/27/2021

Notary Public: A S Miller
Printed Name: Amanda S. Miller
My Commission Expires: 8/30/2021

[Affix Notary Seal]

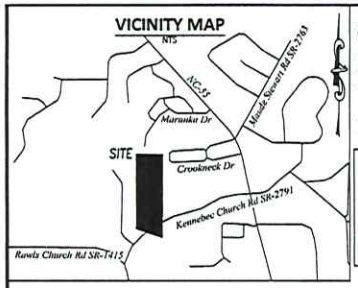
AMANDA S. MILLER
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.
My Commission Expires August 30, 2021.

EXHIBIT A

PROPERTY DESCRIPTION

All that parcel or portion of land situate in Middle Creek Township, Angier, Wake County, North Carolina, bounded and described as follows:

Commencing from VRS Cap 1, a control point set by ESP Associates Inc. having North Carolina (NAD83/NSRS2011) Grid Coordinates of N: 649,685.2128' E: 2,073,335.9910', thence a bearing and distance of S 40°44'09" W 625.02' to an existing 2" axle having North Carolina Grid Coordinates of N: 649,211.62' E: 2,072,928.12'; thence from said 2" axle along a tie line, being the southern boundary line of Ruth Dupree Petrea and William A. Dupree III (DB 13020 PG 154 Tract VI, Wake County Registry, DB 3667 PG 859 Harnett County Registry, Harnett County PIN 0674390203) S 87°34'45" E 233.42' to a new 5/8" rebar set on The Wake and Harnett County Line known as the Point of Beginning, having North Carolina Grid Coordinates of N: 649,201.76' E: 2,073,161.33'; thence with the southern boundary line of Ruth Dupree Petrea and William A. Dupree III (DB 13020 PG 154 Tract VI, Wake County Registry, DB 3667 PG 859 Harnett County Registry, Wake County PIN 0675302448) S 87°34'45" E 361.87' to a new 5/8" rebar set; thence from said 5/8" rebar set, along the western boundary line of Jose Romero and wife, Florencia Ramirez (DB 14149 PG 1844, Wake County Registry, DB 3667 PG 859 Harnett County Registry) and passing through an existing 1-1/8" pinched top iron pipe at 82.52', S 00°55'15" W 120.64' to a new 5/8"rebar set on The Wake and Harnett County Line; thence with The Wake and Harnett County Line N 69°17'50" W 384.44' to the point and place of beginning, containing 21,819 SF / 0.501 acres, more or less as shown on that certain survey entitled "ALTA/NSPS Land Title Survey: Ruth Dupree Petrea and William A. Dupree III Property, Proposed Single Family Home Development" made by Kevin D. Medeiros, PLS of ESP Associates, Inc. and dated September 22, 2020.



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 the Town of Angier and that I hereby adopt this plan of 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 sanitary sewer, storm sewer and water lines to the Town of Angier.

6/14/2023 — Owners"

Street Maintenance Disclosure Statement

"All roads in this subdivision are hereby declared public and shall be maintained by the Town of Angier. The maintenance of all streets and roads in this subdivision shall be the responsibility of the developer and it shall be their responsibility to build and install streets meeting the standards of the Town before any public streets on this plat are included at any time after the approval of this plat, into the Town's Street System."

Certificate of Approval for Recording:

"This division of land does not meet the definition of a subdivision as set forth by North Carolina General Statute 160D-802 and is not subject to the subdivision requirements of the Town of Angier's UDO. The minimum lot requirements for the subject zoning district have been met.

6-14-2023 — Subdivision Administrator"

Review Officer Certificate:

I, _____, Review officer of Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

References
- -DEED BOOK 3667 PAGE 859
- -DEED BOOK 3977 PAGE 66
- -DEED BOOK 18526 PAGE 1140
- -DEED BOOK 18481 PAGE 2099
- -BOOK MAP 2023 PAGE 186

Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

Property Data:

Owner: KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609
Zoning District - R-6 CZ
Existing Use - Vacant
PIN: 0674-39-1027, REID: 0046281 (Wake)
DB 18526, Pg 1140
PIN: 0674-39-2013, PID: 040674 0688 (Harnett)
DB 3667, Pg 859
PIN: 0675-30-2448, REID: 0019550 (Wake)
DB 18481, Pg 2099
PIN: 0674-39-0203, PID: 040674 0713 (Harnett)
DB 3977, Pg 66

Site Data:

Overall Area:	1,228,769 sf / 28.2087 ac
Existing R/W Area:	47,305 sf / 1.0860 ac
Net Area:	1,181,464 sf / 27.1227 ac
Number of Lots: 85	
Lot Area:	548,615 sf / 12.5945 ac
R/W Dedication:	156,969 sf / 3.6035 ac
Open Space:	475,880 sf / 10.9247 ac

Impervious Surface Table:

R/W Impervious:	156,767 sf / 3.6 ac / 13%
Lot Impervious:	225,150 sf / 5.2 ac / 19%
Other Impervious:	10,540 sf / 0.3 ac / 01%
Total Impervious:	392,457 sf / 9.1 ac / 32%

Maximum Impervious Surface Per Lot:

Single Family Impervious:	3,530 sf
Townhome Impervious:	1,630 sf

State of North Carolina
County of Harnett
I, Michele W Temple, Review Officer of Harnett County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Michele W Temple — Review Officer — 6/15/23 — Date

GENERAL NOTES

1. *This survey was prepared by Bateman Civil Survey Company, under the supervision of Troy J. Klunseth, PLS.*
2. *Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.*
3. *All distances are horizontal ground distances unless otherwise noted.*
4. *The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720067400K & #3720067500K, dated October 03, 2006.*
5. *No grid monments found within 2000'*
6. *No evidence of cemeteries were observed at the time of survey.*
7. *This survey was prepared without the benefit of a title report and is subjected to any matters that a full title search would disclose.*
8. *Areas are by coordinate computation.*
9. *Foundation Surveys are Required for All Residential Structures.*
10. *Wetland & Streams Delineation by ESP Associates, Inc in June 2020.*
11. *Fence and other structures prohibited within all easements shown on this plat.*
12. *The maintenance of all private easements and any infrastructure within those easements shall be the responsibility of the property owner or HOA.*
13. *Bearings are based from BM 2023, Pg 853 - 859.*
14. *See BM 2023, Pg 853 - 859 for all other notes and certificates.*
15. *This plat is considered preliminary unless signed & sealed by a Licensed Surveyor.*

"I, Troy J. Klunseth, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3667, page 859, Book 3977, Page 66, Book 18526, Page 1140, Book 18481, Page 2099); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2023, page 853 - 859; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. witness my original signature, license number and seal this 13th day of June, A.D. 2023."

Professional Land Surveyor
License Number-4644

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNSETH — 06-13-23

I, Troy J. Klunseth, Professional Land Surveyor No. L-4644 certify:
d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exceptions to the definition of subdivision.

06-13-2023
Troy J. Klunseth, PLS L-4644 — *date*

"North Carolina, Durham County.

I, Jennifer McPhee, a Notary Public of the County and State aforesaid, Do hereby certify that Troy Klunseth, personally appeared before me this day and acknowledged and due execution of this certificate. Witness my hand and official stamp or seal, this 13 day of June, 2023.

Jennifer McPhee
Notary Public

My commission expires April 5, 2028.

JENNIFER MCPHEE NOTARY PUBLIC DURHAM COUNTY, NC

Wake County Certification

I, Celena Evrette, Planning Director and Review Officer of Wake County, certify that this plat DOES NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its "exempt" status, the County has not reviewed this plat for compliance with applicable lot standards and other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans for building and development may be denied for lots that DO NOT meet applicable County standards.

6-15-23 — Planning Director/Review Officer

Approval expires if not recorded on or before 6-30-23

The Sole Purpose of this Plat is to Designate Addresses to the Lots & Correct Area for Lot 84 Previously Recorded in BM 2023, Pg 853 - 859

WAKE COUNTY, NC 48
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01039

Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

PLG-004518-2023

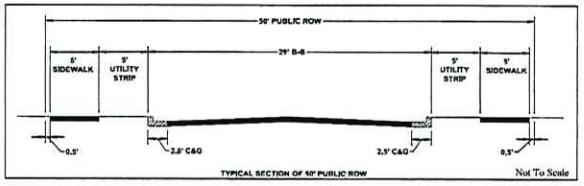
Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

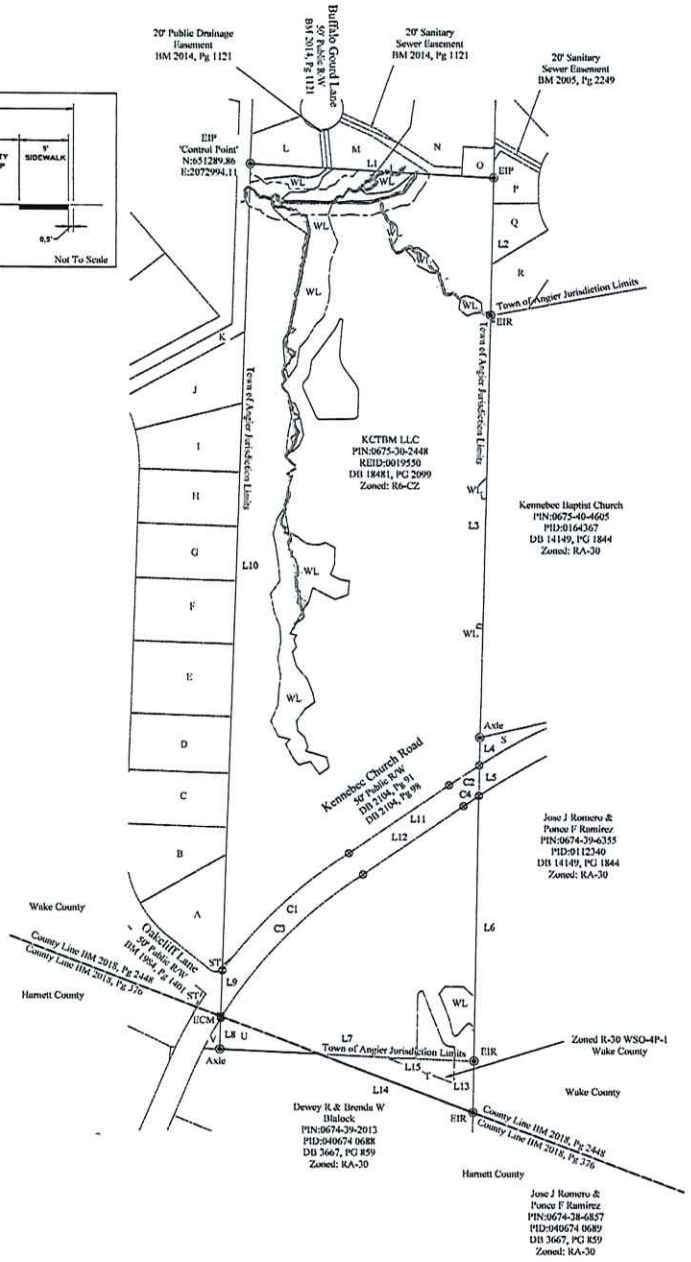
EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By: N/A
Drawn By: JCH
Checked By: TJK
Date: 05/17/2023
Project Number: 220213

Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'





LEGEND

- IRON PIPE/REBAR SET
- IRON PIPE/REBAR FOUND
- COMPUTED POINT
- MONUMENT FOUND
- MAGNETIC NAIL FOUND
- BUFFER LINE
- TOP OF BANK - WETLAND LINE
- EXISTING PROPERTY - R/W LINE
- NEW PROPERTY - R/W LINE
- EASEMENT LINE
- WALKING TRAIL
- TOWN OF ANGIER JURISDICTION LIMITS

PRDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCM	STORM CONTROL MAINTENANCE
HOAM	HOME OWNER ASSOCIATION MAINTAINED
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
###	STREET ADDRESS
LF	LINEAR FEET
FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

GRAPHIC SCALE
0 100 200
(IN FEET)
1 inch = 200 ft.

NAD 83/NSRS 2011

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

Property Owner Information:

Wake County
A) William D Hawley / PIN:0674-29-8553 / PID:0137905 / DB 14074, PG 1344 / Zoned: R-30
B) Jeffrey A & Robin E Johnson / PIN:0674-29-7696 / PID:0137906 / DB 16983, PG 1964 / Zoned: R-30
C) Lane & Hayley Stancil / PIN: 0674-29-8719 / PID: 0137907 / DB 12938, Pg 330 / Zoned: R-30
D) Rickey J & Deborah L Gingras / PIN: 0674-29-8912 / PID: 0137908 / DB 7303 Pg 369 / Zoned: R-30
E) Everett K Adams / PIN: 0675-20-8027 / PID: 0137909 / DB 5220 Pg 565 / Zoned: R-30
F) Everett K Adams / PIN: 0675-20-8223 / PID: 0137910 / DB 9573 Pg 1588 / Zoned: R-30
G) Leonard E & Darlene O Rathbone / PIN: 0675-20-8336 / PID: 0137911 / DB 3449 Pg 136 / Zoned: R-30
H) Jeffrey A & Robin E Johnson / PIN: 0675-20-8530 / PID: 0137912 / DB 17480 Pg 902 / Zoned: R-30
I) Carol Edenton / PIN: 0675-20-8642 / PID: 0137913 / DB 18406 Pg 1021 / Zoned: R-30
J) Ronald Jones / PIN: 0675-20-8724 / PID: 0137914 / DB 14721 Pg 1675 / Zoned: R-30
K) Scott D Cullen / PIN: 0675-21-7678 / PID: 0137941 / DB 5515 Pg 683 / Zoned: R-30
L) Benjamin & Melissa Olin / PIN: 0675-31-0383 / PID: 0423682 / DB 16524 Pg 1489 / Zoned: R-6
M) Kristopher M & Cliff E Smith / PIN: 0675-31-2342 / PID: 0423683 / DB 16272 Pg 2506 / Zoned: R-6
N) Johnson Landing Homeowner Association Inc / PIN: 0675-41-0725 / PID: 0036173 / DB 16581 Pg 1977 / Zoned: R-6
O) Town of Angier / PIN: 0675-31-5229 / PID: 0421210 / DB 15619 Pg 2313 / Zoned: R-6
P) Jennifer J & John Lancaster / PIN: 0675-31-6215 / PID: 0339825 / DB 16707 Pg 846 / Zoned: R-6
Q) Mathew Redmond II / PIN: 0675-31-6114 / PID: 0365396 / DB 17392 Pg 1052 / Zoned: R-6
R) Brian & Cristina Dawson / PIN: 0675-31-6033 / PID: 0365395 / DB 18637 Pg 552 / Zoned: R-6
S) Jose J Romero & Ponce F Ramirez / PIN:0674-39-6355 / PID:0112340 / DB 14149, PG 1844 / Zoned: RA-30
T) KCTBM LLC / PIN:0674-39-1027 / REID:0046281 / DB 18526, PG 1140 / Zoned: R6-CZ

Harnett County
U) KCTBM LLC / PIN:0674-39-0203 / PID:040674 0713 / DB 3977, PG 66 / Zoned: R6
V) A E & Elizabeth B Davis / PIN:0674-29-9213 / PID:040674 0715 / DB 3667, PG 859 / Zoned: RA-30

WAKE COUNTY, NC 49
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01046

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

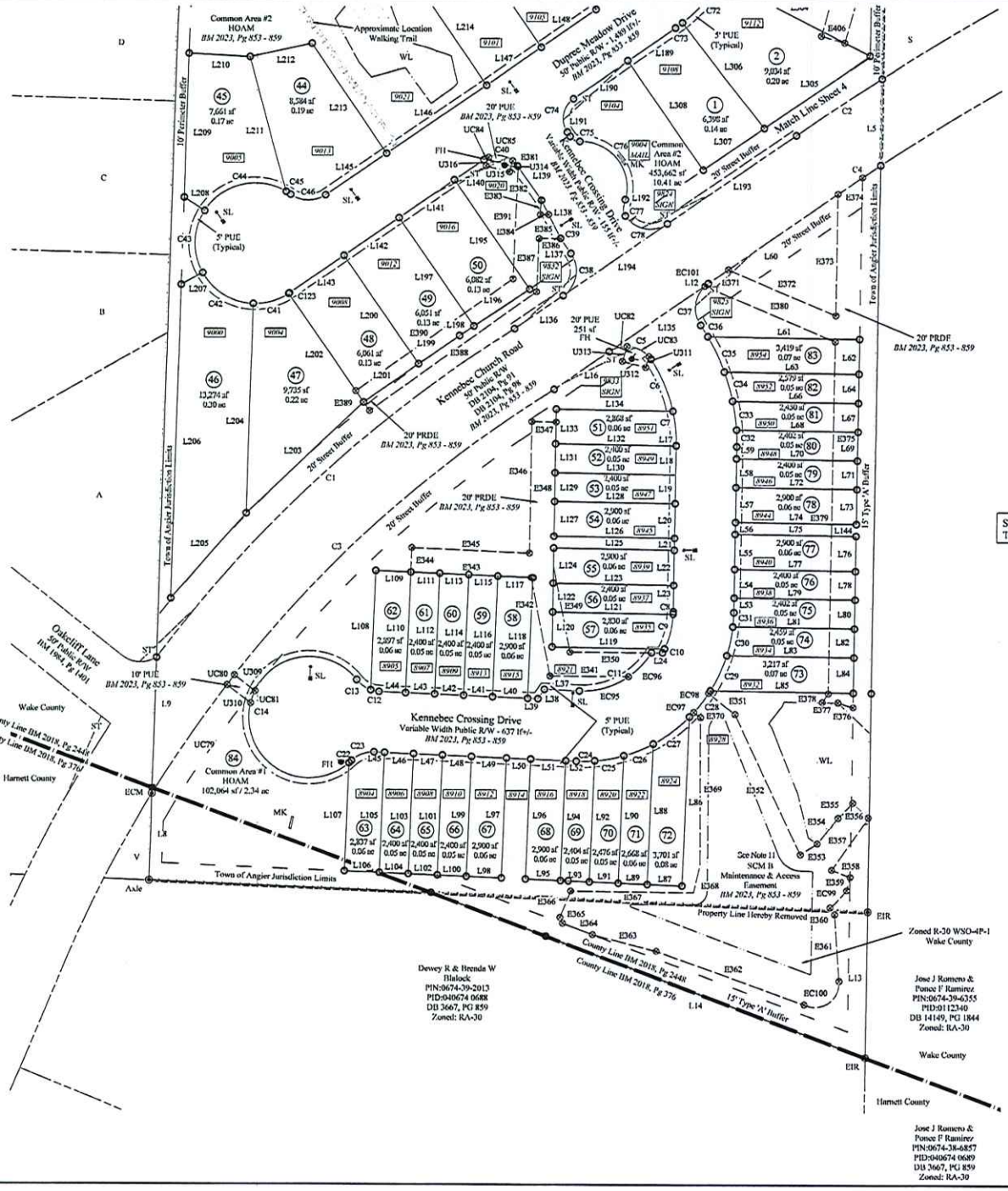
Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919 577 1000 Fax: 919 577 1081
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=200'
Date:	05/17/2023
Project Number:	220213



Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

GRAPHIC SCALE

0 30 60

(IN FEET)
1 inch = 60 ft.

NAD 83/NSRS 2011

LEGEND

- IRON PIPE/REBAR SET
- IRON PIPE/REBAR FOUND
- COMPUTED POINT
- MONUMENT FOUND
- MAGNETIC NAIL FOUND
- BUFFER LINE
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MK	APPROXIMATE MAIL KIOSK LOCATION
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ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

WAKE COUNTY, NC 50
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01041

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

Harnett County, N.C.

Filed Date _____ *Time* _____

Map Number _____

Register of Deeds Stamp

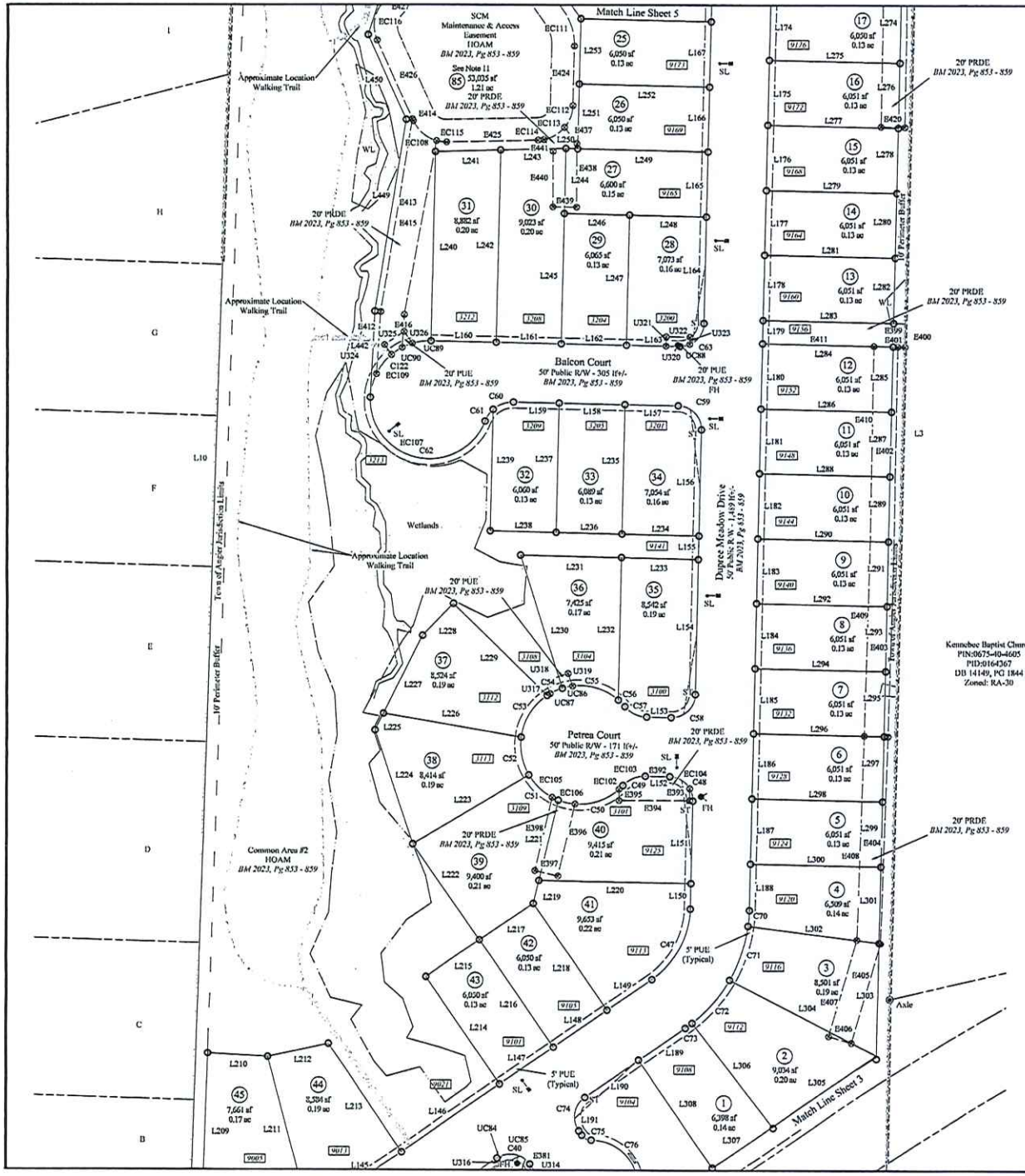
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919 577.1060 Fax: 919 577.1061
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=60'
Date:	09/21/2022
Project Number:	220213



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

NAD 83/NSRS 2011

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WL	WETLANDS
ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

WAKE COUNTY, NC 51
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01042

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
TJK 06-13-23

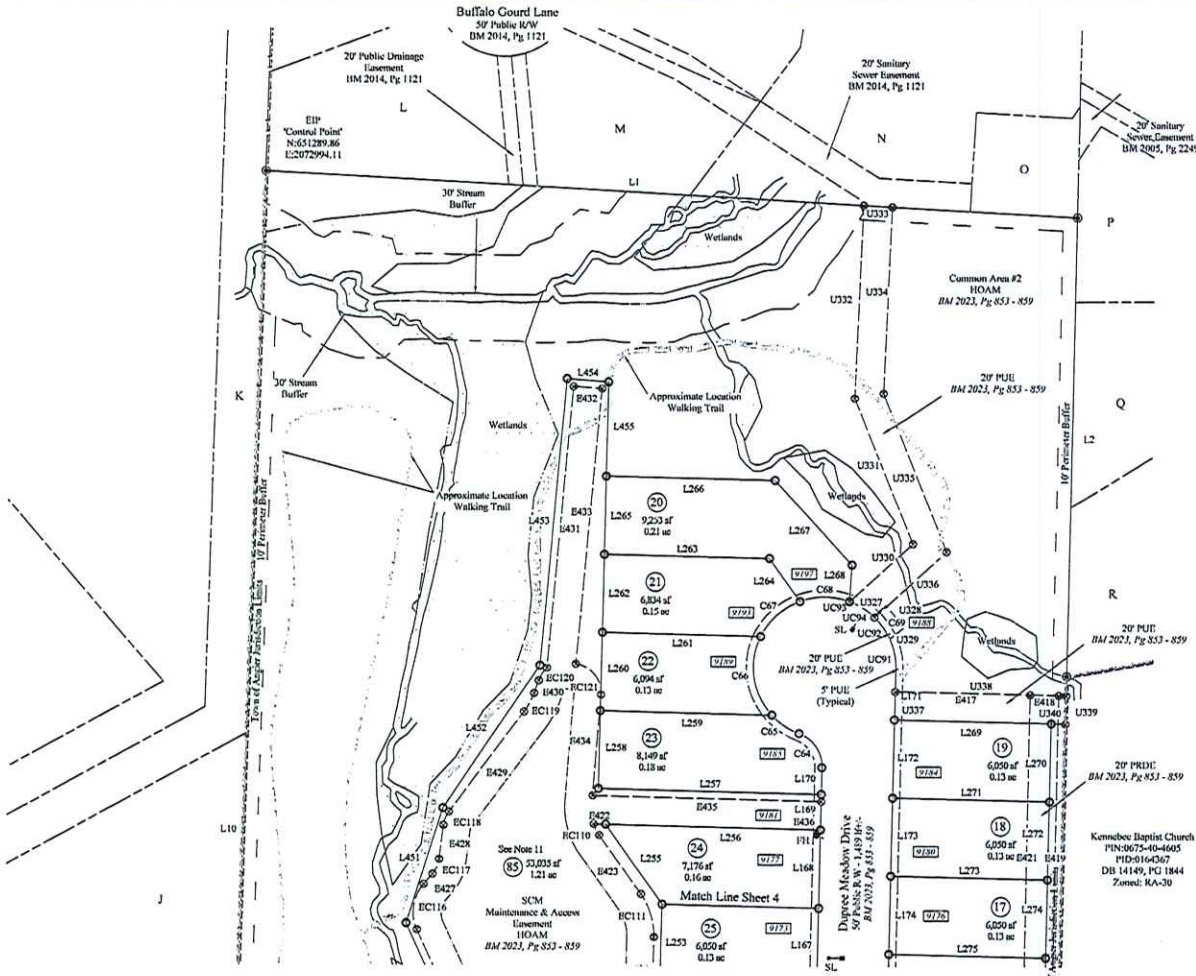
Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1060 Fax: 919.577.1061
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=60'
Date:	05/17/2023
Project Number:	220213



Setback Data Single Family:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'
Setback Data Townhome:
Street Yard (Front): 20' Minimum
Side Yard: 5'
Rear Yard: 15'

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

NAD 83/NSRS 2011

LEGEND

○	IRON PIPE/REBAR SET
◉	IRON PIPE/REBAR FOUND
⊗	COMPUTED POINT
⊠	MONUMENT FOUND
◎	MAGNETIC NAIL FOUND
- - - -	BUFFER LINE
	TOP OF BANK - WETLAND LINE
	EXISTING PROPERTY - R/W LINE
	NEW PROPERTY - R/W LINE
	EASEMENT LINE
	WALKING TRAIL
	TOWN OF ANGIER JURISDICTION LIMITS
PRDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCM	STORM CONTROL MAINTENANCE
HOAM	HOME OWNER ASSOCIATION MAINTAINED
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
###	STREET ADDRESS
LF	LINEAR FEET
FHL	APPROXIMATE FIRE HYDRANT LOCATION
SL	APPROXIMATE STREET LIGHT LOCATION
MK	APPROXIMATE MAIL KIOSK LOCATION
WL	WETLANDS
ST	SIGHT TRIANGLE

SINGLE FAMILY MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,530 SF
TOWNHOME MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 1,630 SF

Public Utility Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
UC79	1035.00	109.02	006°02'06"	N34°30'29"E	108.97	54.56
UC80	1035.00	10.00	000°33'13"	N37°48'08"E	10.00	5.00
UC81	50.00	10.49	012°01'28"	S19°46'37"W	10.47	5.27
UC82	25.00	15.72	036°02'14"	N73°21'48"E	15.47	8.13
UC83	25.00	20.74	047°32'02"	S64°51'07"E	20.15	11.01
UC84	20.00	4.49	012°51'18"	N61°46'21"E	4.48	2.25
UC85	20.00	21.07	060°21'35"	S81°37'13"E	20.11	11.63
UC86	50.00	8.96	010°16'19"	S77°51'07"W	8.95	4.49
UC87	50.00	11.17	012°48'18"	S66°18'49"W	11.15	5.61
UC88	20.00	8.61	024°40'22"	S78°47'35"W	8.55	4.37
UC89	50.00	15.83	018°08'42"	S82°03'24"W	15.77	7.98
UC90	50.00	20.26	023°13'04"	S61°22'31"W	20.12	10.27
UC91	50.00	22.06	025°16'37"	N11°22'26"W	21.88	11.21
UC92	50.00	20.19	023°07'55"	N35°34'42"W	20.05	10.23
UC93	50.00	0.12	000°08'02"	S69°33'02"E	0.12	0.06
UC94	50.00	20.86	023°54'31"	N57°31'45"W	20.71	10.59

Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
EC95	67.00	42.99	036°45'55"	N74°02'18"E	42.26	22.27
EC96	67.00	27.75	023°43'36"	S43°47'32"W	27.55	14.07
EC97	125.00	5.29	002°25'36"	N43°43'24"E	5.29	2.65
EC98	125.00	20.02	009°10'38"	N37°55'17"E	20.00	10.03
EC99	102.97	19.84	011°02'14"	N43°34'16"E	19.80	9.95
EC100	20.11	42.08	119°54'59"	S56°08'48"W	34.81	34.76
EC101	25.00	3.62	008°18'10"	N51°11'36"E	3.62	1.81
EC102	50.00	4.65	005°19'28"	N45°44'17"E	4.64	2.32
EC103	25.00	21.03	048°11'23"	N67°10'15"E	20.41	11.18
EC104	20.00	20.55	058°53'04"	S59°17'32"E	19.66	11.29
EC105	50.00	27.59	031°36'55"	S46°34'17"E	27.24	14.16
EC106	50.00	20.16	023°06'06"	S73°55'48"E	20.02	10.22
EC107	50.00	162.17	185°49'52"	N66°29'02"W	99.87	981.74

Easement Curve Table

Curve #	Radius	Length	Delta	Direction	Chord	Tangent
EC108	30.00	26.41	050°26'38"	S49°30'06"E	25.57	14.13
EC109	50.00	31.25	035°48'46"	S44°20'17"W	30.75	16.16
EC110	23.76	8.88	021°24'42"	S26°37'15"E	8.83	4.49
EC111	50.00	32.00	036°40'15"	S17°06'10"E	31.46	16.57
EC112	30.00	20.21	038°36'17"	S20°32'06"W	19.83	10.51
EC113	30.00	20.56	039°15'37"	S59°28'04"W	20.16	10.70
EC114	30.00	5.04	009°37'31"	S83°54'38"W	5.03	2.53
EC115	30.00	8.67	016°33'11"	N83°00'01"W	8.64	4.36
EC116	30.00	33.98	064°53'33"	N08°09'59"E	32.19	19.07
EC117	20.00	11.70	033°31'27"	N23°51'02"E	11.54	6.02
EC118	20.00	10.25	029°22'15"	N21°53'50"E	10.14	5.24
EC119	50.00	14.91	017°05'20"	N28°02'17"E	14.86	7.51
EC120	23.75	10.69	025°47'51"	N32°23'33"E	10.60	5.44

WAKE COUNTY, NC 52
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01043

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
06-13-23

Harnett County, N.C.
Filed Date _____ *Time* _____
Map Number _____
Register of Deeds Stamp
By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1050 Fax: 919.577.1051
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By:	N/A
Drawn By:	JCH
Checked By:	TJK
Scale:	1"=60'
Date:	05/17/2023
Project Number:	220213

Line Table

Line #	Direction	Length
L1	S86°51'10"E	570.55
L2	S01°12'55"W	322.90
L3	S01°15'56"W	991.12
L4	S00°55'15"W	65.84
L5	S00°55'15"W	72.42
L6	S00°55'15"W	620.20
L7	N87°34'43"W	595.29
L8	N01°49'27"E	72.61
L9	N01°49'22"E	112.40
L10	N01°49'06"E	1894.28
L11	N55°20'42"E	283.65
L12	N55°20'42"E	285.13
L13	S00°55'15"W	120.64
L14	N69°17'50"W	384.43
L15	S87°34'45"E	361.87
L16	N55°20'41"E	55.11
L17	S00°55'15"W	0.32
L18	S00°55'15"W	24.00
L19	S00°55'15"W	24.00
L20	S00°55'15"W	29.00
L21	S00°55'15"W	10.00
L22	S00°55'15"W	29.00
L23	S00°55'15"W	21.81
L24	N89°12'43"W	9.17
L37	N87°34'45"W	29.08
L38	S34°25'35"W	9.43
L39	N87°34'45"W	8.53
L40	N87°34'45"W	29.00
L41	N87°34'45"W	24.00
L42	N87°34'45"W	24.00
L43	N87°34'45"W	24.00
L44	N87°34'45"W	22.05
L45	S87°34'45"E	8.77
L46	S87°34'45"E	24.00
L47	S87°34'45"E	24.00
L48	S87°34'45"E	24.00
L49	S87°34'45"E	29.00
L50	S87°34'45"E	20.00
L51	S87°34'45"E	29.00
L52	S87°34'45"E	8.86
L53	N00°55'15"E	12.20
L54	N00°55'15"E	24.00
L55	N00°55'15"E	29.00
L56	N00°55'15"E	10.00
L57	N00°55'15"E	29.00
L58	N00°55'15"E	24.00
L59	N00°55'15"E	9.93
L60	N55°20'42"E	130.01
L61	S89°04'45"E	125.57
L62	S00°55'15"W	29.00

Line Table

Line #	Direction	Length
L63	N89°04'45"W	111.38
L64	S00°55'15"W	24.00
L65	N89°04'45"W	104.19
L66	S89°04'45"E	104.19
L67	S00°55'15"W	24.00
L68	N89°04'45"W	100.57
L69	S00°55'15"W	24.00
L70	N89°04'45"W	100.00
L71	S00°55'15"W	24.00
L72	N89°04'45"W	100.00
L73	S00°55'15"W	29.00
L74	N89°04'45"W	100.00
L75	S89°04'45"E	100.00
L76	S00°55'15"W	29.00
L77	N89°04'45"W	100.00
L78	S00°55'15"W	24.00
L79	N89°04'45"W	100.00
L80	S00°55'15"W	24.00
L81	N89°04'45"W	100.56
L82	S00°55'15"W	24.00
L83	N89°04'45"W	105.24
L84	S00°55'15"W	29.00
L85	N89°04'45"W	118.11
L86	S02°25'15"W	140.53
L87	N87°34'45"W	29.00
L88	N02°25'15"E	117.12
L89	N87°34'45"W	24.00
L90	N02°25'15"E	106.28
L91	N87°34'45"W	24.00
L92	N02°25'15"E	100.92
L93	N87°34'45"W	24.00
L94	N02°25'15"E	100.00
L95	N87°34'45"W	29.00
L96	N02°25'15"E	100.00
L97	S02°25'15"W	100.00
L98	N87°34'45"W	29.00
L99	N02°25'15"E	100.00
L100	N87°34'45"W	24.00
L101	N02°25'15"E	100.00
L102	N87°34'45"W	24.00
L103	N02°25'15"E	100.00
L104	N87°34'45"W	24.00
L105	N02°25'15"E	100.00
L106	N87°34'45"W	29.00
L107	N02°25'15"E	90.07
L108	N02°25'15"E	99.02
L109	S87°34'45"E	29.00
L110	S02°25'15"W	100.00
L111	S87°34'45"E	24.00
L112	S02°25'15"W	100.00

Line Table

Line #	Direction	Length
L113	S87°34'45"E	24.00
L114	S02°25'15"W	100.00
L115	S87°34'45"E	24.00
L116	S02°25'15"W	100.00
L117	S87°34'45"E	29.00
L118	S02°25'15"W	100.00
L119	N89°04'45"W	93.21
L120	N00°55'15"E	29.00
L121	S89°04'45"E	99.97
L122	N00°55'15"E	24.00
L123	S89°04'45"E	100.00
L124	N00°55'15"E	29.00
L125	S89°04'45"E	100.00
L126	N89°04'45"W	100.00
L127	N00°55'15"E	29.00
L128	S89°04'45"E	100.00
L129	N00°55'15"E	24.00
L130	S89°04'45"E	100.00
L131	N00°55'15"E	24.00
L132	S89°04'45"E	100.00
L133	N00°55'15"E	29.00
L134	S89°04'45"E	96.66
L135	N55°20'42"E	100.00
L136	N55°20'42"E	48.85
L137	N34°49'17"W	13.05
L138	N26°43'41"W	35.21
L139	N34°39'18"W	34.90
L140	S55°20'42"W	29.76
L141	S55°20'42"W	55.50
L142	S55°20'42"W	55.50
L143	S55°20'42"W	54.71
L144	S00°55'15"W	10.00
L145	N55°20'42"E	61.39
L146	N55°20'42"E	100.39
L147	N55°20'42"E	55.00
L148	N55°20'42"E	55.00
L149	N55°20'42"E	45.78
L150	N01°15'56"E	21.78
L151	N01°15'57"E	69.56
L152	N88°44'04"W	20.64
L153	S88°44'04"E	20.64
L154	N01°15'55"E	114.46
L155	N01°15'56"E	20.00
L156	N01°15'56"E	90.00
L157	N88°52'15"W	44.95
L158	N88°52'15"W	55.00
L159	N88°52'15"W	39.17
L160	S88°52'15"E	55.00
L161	S88°52'15"E	55.00
L162	S88°52'15"E	55.00

Line Table

Line #	Direction	Length
L163	S88°52'15"E	45.05
L164	N01°15'56"E	90.11
L165	N01°15'56"E	55.00
L166	N01°15'56"E	55.00
L167	N01°15'56"E	55.00
L168	N01°15'56"E	55.00
L169	N01°15'56"E	25.00
L170	N01°15'56"E	18.80
L171	S01°16'00"W	35.65
L172	S01°15'56"W	55.01
L173	S01°15'56"W	55.01
L174	S01°15'56"W	55.01
L175	S01°15'57"W	55.01
L176	S01°15'57"W	55.01
L177	S01°15'57"W	55.01
L178	S01°15'57"W	55.01
L179	S01°15'57"W	20.00
L180	S01°15'57"W	55.01
L181	S01°15'57"W	55.01
L182	S01°15'57"W	55.01
L183	S01°15'57"W	55.01
L184	S01°15'57"W	55.01
L185	S01°15'57"W	55.01
L186	S01°15'57"W	55.01
L187	S01°15'57"W	55.01
L188	S01°15'57"W	39.51
L189	S55°35'19"W	47.87
L190	S55°07'57"W	54.94
L191	S34°39'18"E	4.40
L192	S13°29'28"W	5.98
L193	N55°20'42"E	129.84
L194	S55°20'42"W	104.96
L195	S34°39'18"E	110.02
L196	S56°13'35"W	55.51
L197	N34°39'18"W	109.17
L198	S56°13'35"W	14.35
L199	S55°07'22"W	41.15
L200	N34°39'18"W	109.11
L201	S55°07'22"W	55.50
L202	N34°39'18"W	109.33
L203	S46°18'39"W	134.26
L204	N01°49'24"E	174.36
L205	S41°20'41"W	94.29
L206	N01°49'24"E	261.04
L207	N60°49'15"E	20.00
L208	N57°10'26"W	20.00
L209	N01°49'24"E	119.95
L210	S86°47'21"E	50.56
L211	S15°00'24"E	115.95
L212	N77°48'49"E	52.54

Line Table

Line #	Direction	Length
L213	S34°12'08"E	110.00
L214	N34°39'18"W	110.00
L215	N55°20'42"E	55.00
L216	S34°39'18"E	110.00
L217	N55°20'42"E	55.00
L218	S34°39'18"E	110.00
L219	N13°33'06"E	20.18
L220	S88°59'23"E	128.32
L221	S13°33'06"W	69.69
L222	N34°45'32"W	99.17
L223	N59°14'10"E	113.89
L224	N18°20'06"W	101.30
L225	N26°32'37"E	15.79
L226	S80°12'29"E	117.76
L227	N26°32'37"E	73.68
L228	N43°54'14"E	37.60
L229	S45°28'34"E	110.89
L230	N17°17'02"W	118.20
L231	S88°44'04"E	85.04
L232	S01°15'56"W	120.66
L233	S88°44'04"E	65.00
L234	N88°44'04"W	65.00
L235	N01°15'56"E	109.89
L236	N88°44'04"W	55.50
L237	N01°15'56"E	109.75
L238	N88°44'04"W	55.60
L239	N01°15'56"E	103.00
L240	N01°15'56"E	160.21
L241	N88°27'28"E	55.07
L242	S01°15'56"W	162.78
L243	N88°27'28"E	55.07
L244	S01°15'56"W	55.00
L245	S01°15'56"W	110.34
L246	S88°44'04"E	55.00
L247	S01°15'56"W	110.21
L248	S88°44'04"E	65.00
L249	N88°44'04"W	110.00
L250	N88°44'04"W	10.00
L251	N01°15'56"E	55.00
L252	S88°44'04"E	110.00
L253	N01°15'56"E	55.00
L254	S88°44'04"E	110.00
L255	N35°24'37"W	68.58
L256	S88°44'04"E	150.96
L257	N88°44'04"W	156.55
L258	N01°15'56"E	55.00
L259	S88°44'04"E	120.38
L260	N01°15'56"E	55.50
L261	S88°44'04"E	111.18
L262	N01°15'56"E	55.00

Line Table

Line #	Direction	Length
L263	S88°44'04"E	115.96
L264	S35°25'18"E	36.87
L265	N01°15'56"E	55.00
L266	S88°44'04"E	118.53
L267	S42°30'43"E	80.35
L268	S03°53'49"W	25.76
L269	S88°44'04"E	110.00
L270	S01°15'56"W	55.01
L271	N88°44'04"W	110.00
L272	S01°15'56"W	55.01
L273	N88°44'04"W	110.00
L274	S01°15'56"W	55.01
L275	N88°44'04"W	110.00
L276	S01°15'56"W	55.01
L277	N88°44'04"W	110.00
L278	S01°15'56"W	55.01
L279	N88°44'04"W	110.00
L280	S01°15'56"W	55.01
L281	N88°44'04"W	110.00
L282	S01°15'56"W	55.01
L283	N88°44'04"W	110.00
L284	S88°44'04"E	110.00
L285	S01°15'56"W	55.01
L286	N88°44'04"W	110.00
L287	S01°15'56"W	55.01
L288	N88°44'04"W	110.00
L289	S01°15'56"W	55.01
L290	N88°44'04"W	110.00
L291	S01°15'56"W	55.01
L292	N88°44'04"W	110.00
L293	S01°15'55"W	55.01
L294	N88°44'04"W	110.00
L295	S01°15'57"W	55.01
L296	N88°44'04"W	110.00
L297	S01°15'56"W	55.01
L298	N88°44'04"W	110.00
L299	S01°15'56"W	55.01
L300	N88°44'04"W	110.00
L301	S01°15'56"W	65.15
L302	N82°30'28"W	111.39
L303	S01°15'56"W	94.87
L304	N62°48'56"W	139.16
L305	S55°38'36"W	106.19
L306	N37°55'33"W	110.29
L307	S55°16'17"W	61.29
L308	N34°39'18"W	110.19
L442	N02°51'29"E	72.79
L449	N09°12'25"E	164.15
L450	N24°16'48"W	78.84
L451	N17°36'58"E	84.75

Line Table

Line #	Direction	Length
L452	N33°52'38"E	121.59
L453	N05°14'13"E	202.73
L454	S85°50'27"E	29.21
L455	S01°15'56"W	66.27

Public Utility Easement Line Table

Line #	Direction	Length
U309	S52°55'02"E	21.37
U310	N52°55'02"W	24.61
U311	S16°19'32"W	9.22
U312	N75°54'15"W	20.05
U313	N16°50'25"E	13.09
U314	S16°19'32"W	9.71
U315	N75°54'15"W	20.00
U316	N16°50'25"E	7.71
U317	N19°26'08"W	11.20
U318	N70°33'52"E	20.00
U319	S19°26'08"E	11.51
U320	N88°52'15"W	11.65
U321	N01°10'41"E	8.10
U322	S88°49'19"E	20.00
U323	S01°10'41"W	6.26
U324	N34°42'46"W	10.22
U325	N55°17'14"E	20.00
U326	S34°45'26"E	12.35
U327	N50°23'13"E	11.71
U328	S39°36'47"E	20.00
U329	S50°23'13"W	13.12
U330	N47°32'55"E	59.91
U331	N21°46'41"W	110.28
U332	N02°33'06"E	135.68
U333	S86°51'10"E	20.00
U334	S02°34'21"W	131.04
U335	S21°46'41"E	119.93
U336	S47°32'55"W	68.35
U337	N01°15'56"E	20.00
U338	S88°44'04"E	120.00
U339	S01°15'56"W	20.00
U340	N88°44'04"W	10.00

WAKE COUNTY, NC 53
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/15/2023 12:22:22
BOOK:BM2023 PAGE:01044

Harnett County, N.C.

Filed Date ______ Time ______

Map Number ______

Register of Deeds Stamp

By: ______

Register of Deeds

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4644 TROY KLINGSETH 06-13-23

Bateman Civil Survey Company
Engineers Surveyors Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

EXCLUSIVELY FOR:
KCTBM, LLC
6131 Falls of Neuse Road #200
Raleigh, NC, 27609

EXEMPT PLAT
ADDRESS DESIGNATION PLAT
KENNEBEC CROSSING SUBDIVISION
BLACK RIVER TOWNSHIP / WAKE - HARNETT COUNTY
ANGIER, NORTH CAROLINA

Designed By: N/A
Drawn By: JCH
Checked By: TJK
Date: 05/17/2023
Project Number: 220213

Easement Line Table		
Line #	Direction	Length
E341	N89°39'16"W	65.09
E342	N10°46'42"W	83.23
E343	N87°34'45"W	99.66
E344	N02°25'15"E	20.00
E345	S87°34'45"E	97.42
E346	N00°55'16"E	109.79
E347	S89°04'44"E	20.00
E348	S00°55'07"W	119.50
E349	S10°46'42"E	73.22
E350	S89°40'19"E	67.58
E351	S51°01'31"E	27.92
E352	S24°56'35"E	128.25
E353	N56°42'31"E	16.62
E354	N38°52'21"E	27.57
E355	N44°11'57"E	17.28
E356	S46°53'29"E	17.77
E357	S34°45'05"W	53.09
E358	S69°06'49"E	16.35
E359	S14°09'29"W	11.64
E360	S33°29'32"E	6.75
E361	S03°48'42"E	55.55
E362	N70°10'44"W	130.02
E363	N75°28'05"W	54.61
E364	N69°17'50"W	26.64
E365	N23°29'57"W	5.26
E366	N21°48'19"E	23.69
E367	S89°22'15"E	102.00
E368	N12°47'43"E	24.25
E369	N00°06'39"E	121.88
E370	N51°50'20"W	7.02
E371	N55°20'43"E	19.87
E372	S66°52'26"E	96.88
E373	N00°55'15"E	100.77
E374	N55°25'39"E	24.56
E375	S00°55'15"W	440.02
E376	N72°29'37"W	13.08
E377	N89°04'45"W	12.94
E378	N34°58'35"E	8.78
E379	N01°00'27"E	292.42
E380	N66°52'30"W	117.21
E381	S34°39'18"E	0.95
E382	S34°39'18"E	33.40
E383	S03°00'41"W	12.09
E384	S89°45'31"E	6.81
E385	S26°44'04"E	22.44
E386	N89°45'31"W	17.88
E387	S02°32'06"W	44.12
E388	S54°17'52"W	169.96
E389	N34°56'22"W	20.00
E390	N54°17'52"E	159.99
E391	N02°32'06"E	93.13

Easement Line Table		
Line #	Direction	Length
E392	S88°44'04"E	20.64
E393	S00°00'21"W	10.00
E394	N89°59'39"W	59.67
E395	N00°00'21"E	9.33
E396	S13°16'29"W	62.47
E397	N76°43'31"W	20.00
E398	N13°16'29"E	63.45
E399	S88°44'04"E	10.00
E400	S01°15'38"W	20.08
E401	N88°44'04"W	6.03
E402	S01°00'05"W	165.11
E403	S01°45'09"W	165.00
E404	S01°56'37"W	175.50
E405	S16°16'33"W	87.15
E406	N73°43'27"W	20.00
E407	N16°16'33"E	84.64
E408	N01°56'37"E	172.96
E409	N01°45'09"E	164.83
E410	N01°00'05"E	165.07
E411	N88°41'08"W	93.97
E412	N03°45'36"E	52.52
E413	N09°12'25"E	165.38
E414	S24°16'48"E	2.04
E415	S10°20'16"W	149.68
E416	S03°45'36"W	28.02
E417	S88°38'37"E	94.62
E418	S88°44'04"E	20.00
E419	S01°04'52"W	239.16
E420	N88°55'08"W	20.00
E421	N01°04'52"E	239.23
E422	N88°44'04"W	8.33
E423	S35°26'18"E	50.54
E424	S01°13'58"W	50.36
E425	S88°43'23"W	77.11
E426	N24°16'48"W	72.87
E427	N40°36'46"E	9.44
E428	N07°12'42"E	23.95
E429	N36°34'57"E	88.30
E430	N19°29'38"E	9.59
E431	N05°14'13"E	199.10
E432	S85°50'27"E	19.99
E433	S05°13'40"W	194.83
E434	S04°37'15"W	71.44
E435	S88°44'04"E	160.59
E436	S01°15'56"W	20.00
E437	S37°41'07"E	17.09
E438	S00°12'02"W	53.78
E439	N89°47'58"W	20.00
E440	N00°12'02"E	46.91
E441	N37°41'07"W	12.74

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C1	1095.00	405.33	021°12'31"	N47°12'43"E	403.02	205.01
C2	2030.00	85.31	002°24'28"	N56°14'17"E	85.30	42.66
C3	1035.00	476.83	026°23'47"	N44°41'19"E	472.62	242.72
C4	1970.00	43.00	001°15'02"	N55°39'17"E	43.00	21.50
C5	25.00	39.27	090°00'01"	S79°39'18"E	35.36	25.00
C6	125.00	46.90	021°29'49"	S23°05'38"E	46.62	23.73
C7	125.00	28.94	013°15'58"	S05°42'44"E	28.88	14.54
C8	75.00	2.19	001°40'30"	S01°45'30"W	2.19	1.10
C9	75.00	29.98	022°54'03"	S14°02'46"W	29.78	15.19
C10	75.00	3.67	002°48'24"	S26°53'59"W	3.67	1.84
C11	67.00	70.74	060°29'31"	S62°10'30"W	67.50	39.07
C12	25.00	7.04	016°07'56"	N79°30'47"W	7.02	3.54
C13	25.00	14.48	033°10'34"	N54°51'31"W	14.27	7.45
C14	50.00	238.42	273°12'26"	S05°07'33"W	68.70	47.28
C22	50.00	2.75	003°09'08"	N46°56'46"E	2.75	1.38
C23	25.00	20.53	047°03'04"	N68°53'43"E	19.96	10.88
C24	125.00	15.17	006°57'18"	N88°56'36"E	15.16	7.60
C25	125.00	24.63	011°17'26"	N79°49'14"E	24.59	12.36
C26	125.00	26.38	012°05'30"	N68°07'46"E	26.33	13.24
C27	125.00	37.41	017°08'49"	N53°30'36"E	37.27	18.85
C28	125.00	27.90	012°47'19"	N38°32'32"E	27.84	14.01
C29	125.00	31.81	014°34'58"	N24°51'24"E	31.73	15.99
C30	125.00	24.49	011°13'33"	N11°57'09"E	24.45	12.28
C31	125.00	11.82	005°25'07"	N03°37'49"E	11.82	5.92
C32	175.00	14.09	004°36'45"	N01°23'07"W	14.08	7.05
C33	175.00	24.29	007°57'12"	N07°40'05"W	24.27	12.17
C34	175.00	25.07	008°12'34"	N15°44'58"W	25.05	12.56
C35	175.00	32.33	010°35'06"	N25°08'48"W	32.28	16.21
C36	175.00	11.10	003°38'07"	N32°15'25"W	11.10	5.55
C37	25.00	39.27	090°00'00"	N10°20'42"E	35.36	25.00
C38	25.00	39.34	090°09'58"	N10°15'43"E	35.41	25.07
C39	15.00	2.12	008°05'36"	N30°46'29"W	2.12	1.06
C40	20.00	31.42	090°00'00"	N79°39'18"W	28.28	20.00
C41	50.00	31.04	035°34'25"	S74°02'12"W	30.55	16.04
C42	50.00	51.48	058°59'50"	N58°40'41"W	49.24	28.29
C43	50.00	54.11	062°00'19"	N01°49'24"E	51.51	30.05
C44	50.00	76.65	087°49'50"	N76°44'29"E	69.36	48.14

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C45	50.00	4.55	005°13'01"	S56°44'05"E	4.55	2.28
C46	25.00	30.77	070°31'44"	S89°23'27"E	28.87	17.68
C47	75.00	70.79	054°04'46"	N28°18'19"E	68.19	38.28
C48	20.00	31.42	090°00'01"	N43°44'04"W	28.28	20.00
C49	25.00	21.03	048°11'23"	S67°10'15"W	20.41	11.18
C50	50.00	59.34	068°00'11"	S77°04'39"W	55.92	33.73
C51	50.00	33.30	038°09'26"	N49°50'33"W	32.69	17.29
C52	50.00	33.30	038°09'26"	N11°41'07"W	32.69	17.29
C53	50.00	42.88	049°08'22"	N31°57'47"E	41.58	22.86
C54	50.00	14.12	016°10'59"	N64°37'28"E	14.08	7.11
C55	50.00	50.31	057°39'14"	S78°27'25"E	48.22	27.52
C56	50.00	7.93	009°05'07"	S45°05'15"E	7.92	3.97
C57	25.00	21.03	048°11'23"	S64°38'23"E	20.41	11.18
C58	20.00	31.42	089°59'59"	N46°15'56"E	28.28	20.00
C59	20.00	31.36	089°49'37"	N43°57'24"W	28.24	19.94
C60	25.00	18.62	042°40'21"	S69°47'35"W	18.19	9.77
C61	25.00	12.15	027°51'22"	S34°31'43"W	12.04	6.20
C62	50.00	141.60	162°15'27"	N78°16'15"W	98.80	320.35
C63	20.00	31.37	089°51'49"	N46°11'51"E	28.25	19.95
C64	25.00	30.77	070°31'34"	N33°59'51"W	28.87	17.68
C65	50.00	23.46	026°52'52"	N55°49'12"W	23.24	11.95
C66	50.00	59.75	068°28'04"	N08°08'44"W	56.26	34.02
C67	50.00	37.85	043°22'42"	N47°46'39"E	36.96	19.89
C68	50.00	35.71	040°54'57"	N89°55'29"E	34.95	18.65
C69	50.00	61.86	070°52'55"	S34°10'35"E	57.99	35.59
C70	125.00	13.58	006°13'35"	S04°22'45"W	13.58	6.80
C71	125.00	48.63	022°17'27"	S18°38'16"W	48.33	24.63
C72	125.00	48.63	022°17'26"	S40°55'43"W	48.33	24.63
C73	125.00	7.14	003°16'14"	S53°42'34"W	7.13	3.57
C74	20.00	31.42	090°00'00"	S10°20'42"W	28.28	20.00
C75	9.50	9.33	056°16'15"	S62°47'26"E	8.96	5.08
C76	38.50	71.38	106°13'35"	S37°48'46"E	61.59	51.30
C77	9.50	7.90	047°37'10"	S10°19'07"E	7.67	4.19
C78	25.00	39.50	090°31'44"	S79°23'35"E	35.52	25.23
C122	50.00	77.03	088°16'16"	N46°59'37"E	69.64	48.51
C123	50.00	0.79	000°54'19"	N55°47'51"E	0.79	0.39

WAKE COUNTY, NC 54
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
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BOOK:BM2023 PAGE:01045

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH

Harnett County, N.C.

Filed Date _____ *Time* _____

Map Number _____

Register of Deeds Stamp

By: _____
Register of Deeds

Bateman Civil Survey Company
Engineers Surveyors Planners
2324 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
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