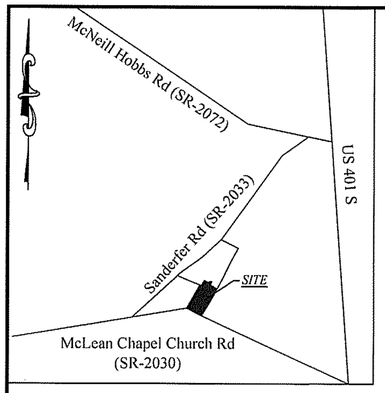


VICINITY MAP
Not to Scale

Site Data

Project Information: PIN:0556-78-1684, PID:120556 0031
McLean Chapel Church Rd, Bunnlevel NC 28323

Owner Information: McLean Road Investors, LLC
1501 Lakestone Village Ln
Ste 205
Fuquay-Varina, NC 27526

Surveyor Information: Troy J. Klungseth
North Carolina
L-4644

Date of Survey & Plat Preparation: 8/26/2025

Zoning District & Zoning Case #: RA-20R

Land Use Classification: Residential

Township, County, State: Stewarts Creek, Harnett County, North Carolina

Primary or Secondary Watershed: Secondary - Cape Fear River WS-IV

Watershed: Site is located within the watershed MLRA

FEMA Designated Floodplain: 'X' (Map 3720054600J Date 10/03/2006)

Subdivision is located within one mile of a Voluntary Agriculture District

Land Use Classification: Residential & Agricultural

Minimum Lot Size: 20,000 Square Feet
Minimum Lot Width: 80 Feet

Total Site Area:	630,840 sf / 14.48 ac
Phase 1 Area:	630,840 sf / 14.48 ac
Lots:	553,063 sf / 12.70 ac
Open Space:	15,733 sf / 0.36 ac
Right of Way:	62,044 sf / 1.42 ac
Total Lots:	26

Maximum Impervious Per Lot: 4,500 sf

Street Lengths:
Ambrosia Way: 1,192 lf

Note:
The street address number designated on the plat map shall not be used as the identifying number on the closing documents. The Wake County PIN number is the official identifying number. The street address number is subject to change in the future.

Note:
Riparian Buffer: All areas delineated as a Riparian Buffer shall be maintained and remain in its natural state in perpetuity based on state and local regulations that are in force that may be amended from time to time. The owner(s), heirs, successor, administrator, executor and any and all assignees with property impacted by the riparian buffer may not disturbed such buffer and shall protect and preserve said area(s) according to existing regulations by the Town and/or the State of North Carolina.

Note:
Before acquiring a building permit for lots marked by (*) on the subdivision plat, the builder shall obtain a flood hazard permit from the Town of Fuquay-Varina. Town engineer, architect or surveyor shall certify that all flood hazard soils are identified on the plot plan and no structure is within flood hazard soils. No refilling or the erection of permanent structures is permitted in areas of flood hazard soils (per Wake County soil maps or Federal Emergency Management Agency (FEMA) zones) until a flood study is completed and approved by the Town of Fuquay-Varina or FEMA.

Note:
By submission of this plat map or approval by the Town of Fuquay-Varina, the owner(s) dedicates to the Town for public use all streets, easements, rights-of-way, water and sewer utilities, parks and/or greenways shown hereon for all lawful purposes to which the Town may devote or allow the same to be used, and upon acceptance thereof and in accordance with Town policies, ordinances, regulations or conditions of the Town for the benefit of the public, said dedication shall be irrevocable, except dedications of easements outside the public right-of-way for storm drainage are not made to the Town, but are irrevocably made for the subsequent owner(s) of any and all properties shown hereon for their use and benefit.

Note:
Owner(s) (and any successor-in-interest) hereby warrants and agrees to make repair(s) to any and all streets, curb, gutter, storm drainage, storm water facilities, utilities, and appurtenances, referred to herein as" improvements(s)", installed by the owner(s) within the dedicated rights-of-way or easement(s) due to defective materials or faulty workmanship for a period of one (1) year beginning from the date of recordation of this plat map. In the event the owner(s) posts a bond for construction of future improvements, then the owner's warranty and agreement shall begin from the date said bond is released. Owner's obligation to repair(s) shall be triggered when, in the opinion of the Director of Engineering or Public Works Director, a defect in said improvements occurs.

REFERENCES
Deed Book 4196 Page 617
Plat Book 2023 Page 183
Plat Book 2025 Page 479

"I, Troy J. Klungseth, certify that this plat was drawn under my supervision from an actual survey made under my supervision ((deed description recorded in Book 4196, page 617); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2025, page 479; 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 4th day of December, A.D. 2025."

I, Troy J. Klungseth, Professional Land Surveyor No. L-4644 certify: a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor
License Number L-4644

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
12-4-25

Certificate of Ownership, Dedication and Jurisdiction:
I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described hereon and that I (we) hereby adopt this plan with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the Unified Development Ordinance jurisdiction of Harnett County:

December 8, 2025

120556 0031 Tax Parcel I.D. Number

Manager Owner

Manager Owner

Certificate of Improvements Maintenance
I hereby certify that I assume all financial and legal responsibilities for the maintenance and upkeep of all streets and other required improvements in Ambrosia Farm Subdivision Ph 1 until such time that they are accepted for maintenance by North Carolina Department of Transportation or other appropriate public or private entities.

Owner

GENERAL NOTES

1. *This survey was prepared by Bateman Civil Survey Co., under the supervision of Troy J. Klungseth, PLS.*
2. *Property lines shown were taken from existing field evidence, existing deeds and/or plats of public record, and information supplied to the surveyor by the client.*
3. *Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.*
4. *No investigation into the existence of jurisdictional wetlands or riparian buffers performed by this firm.*
5. *Utility structures and other features if shown on this plat are shown at the request of the jurisdictional municipality and are approximate locations. Only certified As-builts should be used for verification.*
6. *All distances are horizontal ground distances and all bearings are North Carolina State Plane Coordinate System unless otherwise shown.*
7. *Areas are by coordinate computation.*
8. *Bearings are based from PB 2025, Pg 479*
9. *This plat is considered preliminary unless signed & sealed by a Licensed Surveyor.*
10. *Wetlands locations shown were provided from McLean Road Investors, LLC and have not been field verified by this firm.*
11. *Fire Hydrants will meet the UDO Regulations at one per every five hundred feet.*
12. *Street Lights will meet the UDO Regulations at one per every three hundred feet.*
13. *Zoning and building setbacks to be verified by the appropriate authorities.*
14. *Prior to building permits being issued a boundary survey will be required for lots being permitted.*
15. *Prior to CO's being issued a foundation & setback verification survey will be required for lots being permitted.*
16. *All Drainage Easements & Maintenance thereof are the responsibility of the Ambrosia Farm Homeowner's Association.*
17. *All lots are served by Public Water.*
18. *All lots are served by individual septic systems.*
19. *The Landscape Easement is to be left undisturbed in perpetuity or is an improved buffer, maintained as approved.*

Instrument #:2025024950
Recorded: 12/31/2025 11:42:04 AM
Fee Amt: $84.00 Page 1 of 4

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2025 PG 836 - 839 (4)

Department of Transportation
Division of Highways

Proposed Subdivision Road
Construction Standards Certification

Approved Lee F. Hines Jr. P.E.
District Engineer

Date 12-5-2025

I hereby certify that the development hereon has been granted final approval by the Harnett County Development Review Board pursuant to the regulations set forth by E-911 Addressing, Environmental Health, Fire Marshal, Planning, and Public Utilities of Harnett County, N.C., subject to recordation in the Harnett County Office of Register of Deeds within thirty days of the date below.

Development Review Board Chairman 12/31/25 Date

Stormwater Certification
I certify that the stormwater management facilities are constructed and installed in conformance with the ordinances, rules, regulations, drainage design standards of Harnett County, the State of North Carolina, and the approved stormwater permit and erosion control plan.

12/8/25
Date

Public Plat Declaration
All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of McLean Road Investors, LLC and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina State Highway System. If the District Engineer has not recommended that the N.C. Department of Transportation accept maintenance responsibility for the required public road improvements by the time that the County has issued building permits for seventy-five percent (75%) of the lots shown on the record plat, the County shall not issue any more building permits until the District Engineer makes such a recommendation and formally notifies the Subdivision Administrator.

Certificate of Registration by Register of Deeds

North Carolina
Harnett County

Filed for registration on the _____day of _____at __:__ (am/pm)

and duly recorded in the Map Book _____ at page _____.

Register of Deeds of Harnett County

Review Officer Certification:
State of North Carolina
County of Harnett

I, Kayla Robinson Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recordation.

Review Officer

Date 12/31/2025

Certificate of Registration by Register of Deeds

North Carolina Harnett County

Filed for registration on the 31st day of Dec. at 11:42 (am/pm)

and duly recorded in the Map Book 2025 at page 836-839

Matthew S. Willis
Register of Deeds of Harnett County

By: Victoria G. Rodriguez, Deputy

SUB2509-0021
Preliminary Plat: SUB2211-0012

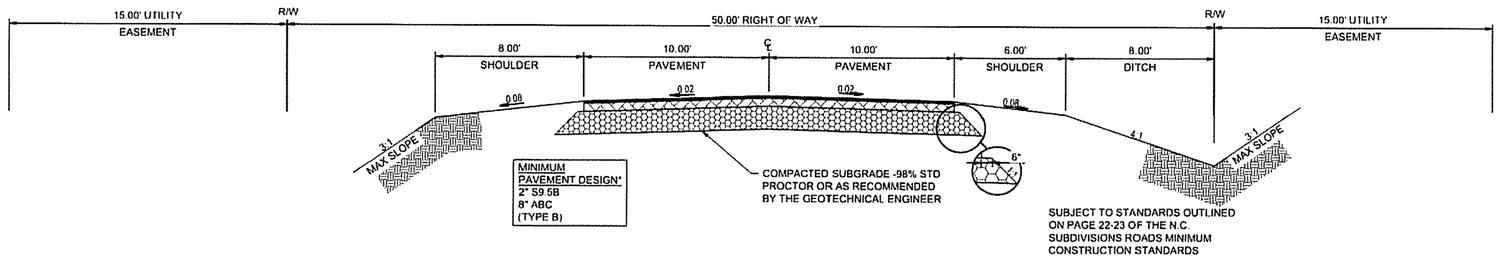
Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Ave., Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

McLean Road Investors, LLC
1501 Lakestone Village Ln
Ste 205
Fuquay-Varina, NC 27526

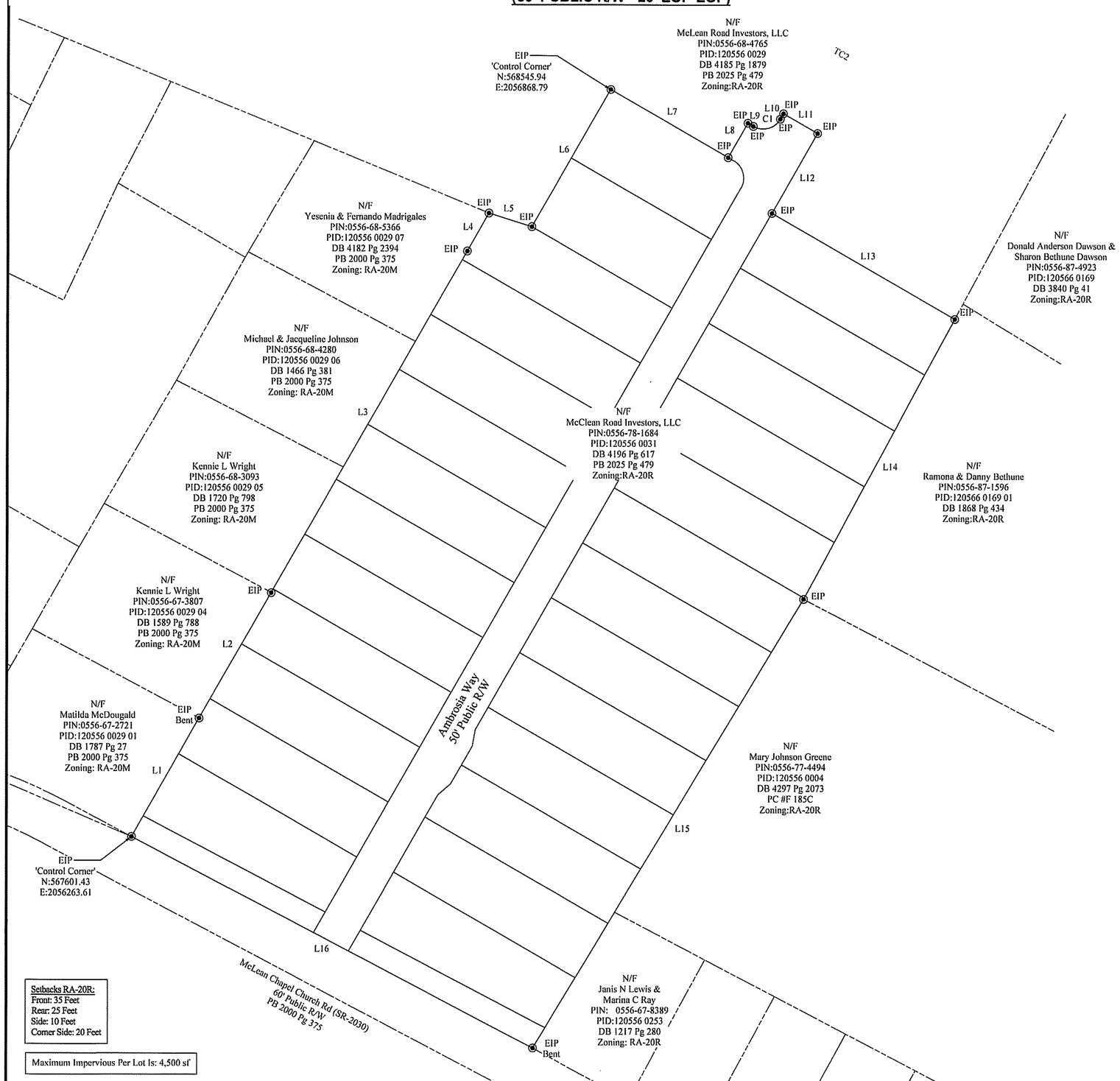
SUBDIVISION PLAT
Ambrosia Farm Phase 1
Bunnlevel, Stewarts Creek, Harnett County, North Carolina

Rev: 10/15/2025	
Drawn By: ABB	
Checked By: JCH	
Scale: N/A	
Date: 8/26/2025	
Project #: 240985	

SHEET 1
OF 4



RESIDENTIAL COLLECTOR ROAD
(50' PUBLIC R/W - 20' EOP-EOP)



Setbacks RA-20R:
Front: 35 Feet
Rear: 25 Feet
Side: 10 Feet
Corner Side: 20 Feet

Maximum Impervious Per Lot Is: 4,500 sf

LEGEND

○	IRON PIPE/REBAR SET
◉	IRON PIPE/REBAR FOUND
○	WITNESS POST
⊗	COMPUTED POINT
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
VW	VARIABLE WIDTH
R/W	RIGHT OF WAY
WM	WATER METER
FH	FIRE HYDRANT
SL	STREET LIGHT
PVC	POLYVINYL CHLORIDE
BOV	BLOW OFF VALVE
STE	SIGHT TRIANGLE EASEMENT
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
NAE	NO ACCESS EASEMENT
HOAM	HOMEOWNER ASSOCIATION MAINTAINED
HRWE	HARNETT REGIONAL WATER EASEMENT

BOUNDARY LINE
BUFFER LINE
EXISTING R/W-PROPERTY LINE
WETLANDS LINE
NEW R/W-LOT LINE
EASEMENT LINE
SETBACK LINE

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

PB 2025, Pg 479

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N29°40'37"E	172.20	L45	N29°40'37"E	90.38	L82	N29°49'36"E	80.00
L2	N29°54'19"E	182.84	L46	N29°40'37"E	51.80	L83	N29°49'36"E	80.00
L3	N29°48'00"E	497.89	L47	N29°54'19"E	28.20	L84	N29°49'36"E	80.00
L4	N29°46'54"E	55.08	L48	N29°54'19"E	80.00	L85	N29°49'36"E	80.00
L5	S72°42'36"E	57.07	L49	N29°54'19"E	74.64	L86	N29°49'36"E	80.00
L6	N29°49'36"E	200.00	L50	N29°48'00"E	5.36	L87	N29°49'36"E	80.00
L7	S60°10'24"E	172.00	L51	N29°48'00"E	80.00	L88	N29°49'36"E	80.00
L8	N29°49'36"E	50.00	L52	N29°48'00"E	80.00	L89	N29°49'36"E	100.00
L9	S60°10'24"E	8.00	L53	N29°48'00"E	80.00	L90	N29°49'36"E	75.00
L10	N29°49'36"E	8.00	L54	N29°48'00"E	80.00	L91	N60°10'24"W	8.00
L11	S60°10'24"E	50.00	L55	N29°48'00"E	80.00	L122	N62°29'17"W	260.53
L12	S29°49'36"W	116.11	L56	N29°48'00"E	80.00	L123	S60°10'24"E	260.55
L13	S60°10'24"E	267.53	L57	N29°48'00"E	12.53	L124	S60°10'24"E	260.65
L14	S28°18'47"W	401.85	L58	N29°46'54"E	55.08	L125	S60°10'24"E	260.54
L15	S31°05'59"W	662.56	L59	S29°49'36"W	80.00	L126	S60°10'24"E	260.44
L16	N62°29'17"W	574.12	L60	S29°49'36"W	80.00	L127	S60°10'24"E	260.47
L24	N29°49'36"E	100.00	L61	S29°49'36"W	80.00	L128	S60°10'24"E	260.51
L25	N29°49'36"E	100.00	L62	S29°49'36"W	80.00	L129	S60°10'24"E	260.55
L26	S28°18'47"W	80.03	L63	S29°49'36"W	80.00	L130	S60°10'24"E	260.58
L27	S28°18'47"W	80.03	L64	S29°49'36"W	80.00	L131	S60°10'24"E	260.62
L28	S28°18'47"W	80.03	L65	S29°49'36"W	80.00	L132	S60°10'24"E	260.66
L29	S28°18'47"W	80.03	L66	S29°49'36"W	80.00	L133	S60°10'24"E	205.00
L30	S28°18'47"W	80.03	L67	S29°49'36"W	80.00	L134	S60°10'24"E	205.00
L31	S28°18'47"W	1.71	L68	S29°49'36"W	32.45	L135	N62°29'17"W	264.30
L32	S31°05'59"W	78.31	L69	S10°32'12"W	21.19	L136	N60°10'24"W	265.73
L33	S31°05'59"W	80.02	L70	S29°49'36"W	27.55	L137	N60°10'24"W	267.51
L34	S31°05'59"W	80.02	L71	S29°49'36"W	27.55	L138	N60°10'24"W	262.29
L35	S31°05'59"W	80.02	L72	S49°07'00"W	21.19	L139	N60°10'24"W	271.07
L36	S31°05'59"W	80.02	L73	S29°49'36"W	32.45	L140	N60°10'24"W	272.84
L37	S31°05'59"W	80.02	L74	S29°49'36"W	80.00	L141	N60°10'24"W	274.62
L38	S31°05'59"W	80.02	L75	S29°49'36"W	84.73	L142	N60°10'24"W	276.40
L39	S31°05'59"W	74.07	L76	S29°49'36"W	30.02	L143	N60°10'24"W	278.09
L40	S31°05'59"W	30.06	L77	N29°49'36"E	30.02	L144	N60°10'24"W	275.98
L41	N62°29'17"W	263.63	L78	N29°49'36"E	79.86	L145	N60°10'24"W	273.87
L42	N62°29'17"W	50.04	L79	N29°49'36"E	80.00	L146	N60°10'24"W	271.75
L43	N62°29'17"W	260.45	L80	N29°49'36"E	80.00	L147	N60°10'24"W	269.64
L44	N29°40'37"E	30.02	L81	N29°49'36"E	80.00			

Curve Table				
Curve #	Radius	Length	Direction	Chord
C1	25.00	39.27	N74°49'36"E	35.36
C5	25.00	39.27	N15°10'24"W	35.36

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
12-08-25

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

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SUBDIVISION PLAT
Ambrosia Farm Phase 1
Bunnlevel, Stewarts Creek, Harnett County, North Carolina

Rev: 10/15/2025
Drawn By: ABB
Checked By: JCH
Scale: 1" = 100'
Date: 8/26/2025
Project #: 240985

SHEET 2
OF 4

LEGEND

○	IRON PIPE/REBAR SET
◉	IRON PIPE/REBAR FOUND
○	WITNESS POST
⊗	COMPUTED POINT
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
VW	VARIABLE WIDTH
R/W	RIGHT OF WAY
WM	WATER METER
FH	FIRE HYDRANT
SL	STREET LIGHT
PVC	POLYVINYL CHLORIDE
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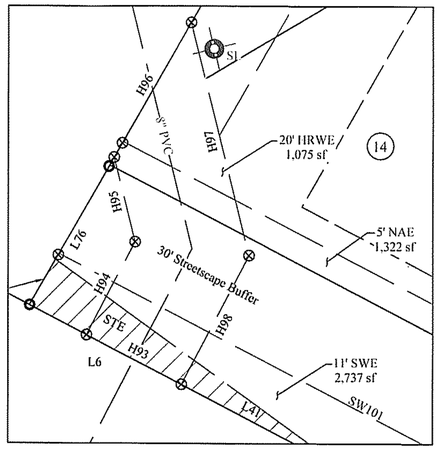
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
NAE	NO ACCESS EASEMENT
HOAM	HOMEOWNER ASSOCIATION MAINTAINED
HRWE	HARNETT REGIONAL WATER EASEMENT

BOUNDARY LINE
BUFFER LINE
EXISTING R/W-PROPERTY LINE
WETLANDS LINE
NEW R/W-LOT LINE
EASEMENT LINE
SETBACK LINE

Sidewalk Easement Line Table		
Line #	Direction	Length
SW99	S31°05'59"W	11.02
SW100	N29°49'36"E	11.01
SW101	S62°29'17"E	263.88
SW102	S62°29'17"E	260.48
SW103	S29°49'36"W	11.01
SW104	N29°40'37"E	11.01

No Access Easement Line Table		
Line #	Direction	Length
NA114	S29°49'36"W	5.00
NA115	N62°28'37"W	220.49
NA116	N29°40'37"E	5.00
NA117	S62°29'17"E	260.54
NA118	S31°05'59"W	5.01
NA119	N62°29'17"W	224.30
NA120	N29°49'36"E	5.00
NA121	S62°29'17"E	264.41



INSET SCALE

0 10 20

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.

PB 2025, Pg 479

N/F
Michael & Jacqueline Johnson
PIN:0556-68-4280
PID:120556 0029 06
DB 1466 Pg 381
PB 2000 Pg 375
Zoning: RA-20M

N/F
Kennie L Wright
PIN:0556-68-3093
PID:120556 0029 05
DB 1720 Pg 798
PB 2000 Pg 375
Zoning: RA-20M

N/F
Kennie L Wright
PIN:0556-67-3807
PID:120556 0029 04
DB 1589 Pg 788
PB 2000 Pg 375
Zoning: RA-20M

N/F
Matilda McDougald
PIN:0556-67-2721
PID:120556 0029 01
DB 1787 Pg 27
PB 2000 Pg 375
Zoning: RA-20M

N/F
Mary Johnson Greene
PIN:0556-77-4494
PID:120556 0004
DB 4297 Pg 2037
PC #F 185C
Zoning:RA-20R

N/F
Janis N Lewis &
Marina C Ray
PIN: 0556-67-8389
PID:120556 0253
DB 1217 Pg 280
Zoning: RA-20R

Matchline Sheet 4

15' HRWE
1,075 sf

Ambrosia Way
50' Public R/W
Hereby Dedicated

McLean Chapel Church Rd (SR-2030)
60' Public R/W
PB 2000 Pg 375

Approximate
Mail Kiosk
Location

See
Inset

Open Space
HOAM
7,814 sf / 0.18 ac

Open Space
HOAM
7,919 sf / 0.18 ac

10' Side Path

11' SWE
2,866 sf

11' SWE
2,901 sf

5' NAE
1,301 sf

5' NAE
1,322 sf

30' Streetscape Buffer

Temporary Turnarouind Easement Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
TC2	50.00	261.80	299°59'55"	S59°48'27"E	50.00	28.87

HRWE Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
HC3	10.00	15.71	090°00'00"	N15°10'24"W	14.14	10.00
HC4	25.00	39.27	090°00'00"	S15°10'24"E	35.36	25.00

HRWE Line Table		
Line #	Direction	Length
H17	N62°29'17"W	15.01
H18	N29°49'36"E	1055.46
H19	N60°10'24"W	180.00
H20	N29°49'36"E	15.00
H21	S60°10'24"E	180.00
H22	S29°49'36"W	1054.86
H23	N14°00'25"W	21.66
H93	N62°29'17"W	20.00
H94	N27°40'59"E	19.52
H95	N14°00'25"W	16.22
H96	N29°49'36"E	28.88
H97	S14°00'25"E	44.67
H98	S27°40'59"W	27.07
H105	S62°29'17"E	40.00
H106	S29°45'51"W	30.02
H107	N62°29'17"W	8.06
H108	N62°29'17"W	11.97
H109	N29°49'36"E	19.02
H148	N29°49'36"E	166.64
H149	N29°49'36"E	55.10
H150	N29°49'36"E	752.45
H151	S60°10'24"E	15.00
H152	S29°49'36"W	1029.81

Maximum Impervious Per Lot Is: 4,500 sf

Setbacks RA-20R:
Front: 35 Feet
Rear: 25 Feet
Side: 10 Feet
Corner Side: 20 Feet

NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
12-04-25

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
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SUBDIVISION PLAT
Ambrosia Farm Phase 1
Bunnlevel, Stewarts Creek, Harnett County, North Carolina

Rev: 10/15/2025
Drawn By: ABB
Checked By: JCH
Scale: 1" = 60'
Date: 8/26/2025
Project #: 240985

SHEET 3
OF 4

Note:
Temporary Turnaround Easement to Dissolve
Once Public R/W is Recorded

Maximum Impervious Per Lot Is: 4,500 sf

Setbacks RA-20R:
Front: 35 Feet
Rear: 25 Feet
Side: 10 Feet
Corner Side: 20 Feet

LEGEND

○	IRON PIPE/REBAR SET
◉	IRON PIPE/REBAR FOUND
○	WITNESS POST
⊗	COMPUTED POINT
DB	DEED BOOK
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VW	VARIABLE WIDTH
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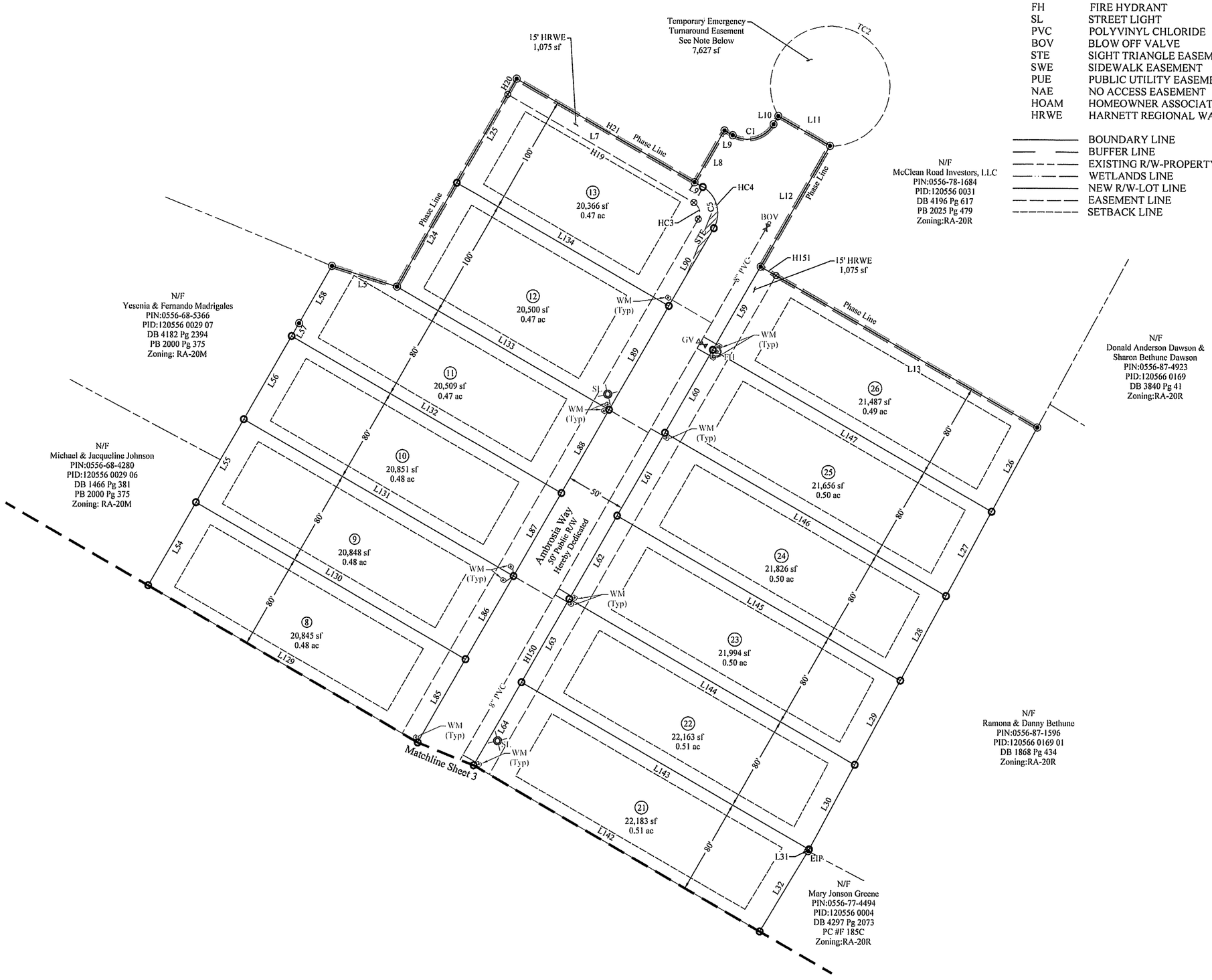
FH	FIRE HYDRANT
SL	STREET LIGHT
PVC	POLYVINYL CHLORIDE
BOV	BLOW OFF VALVE
STE	SIGHT TRIANGLE EASEMENT
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
NAE	NO ACCESS EASEMENT
HOAM	HOMEOWNER ASSOCIATION MAINTAINED
HRWE	HARNETT REGIONAL WATER EASEMENT

BOUNDARY LINE
BUFFER LINE
EXISTING R/W-PROPERTY LINE
WETLANDS LINE
NEW R/W-LOT LINE
EASEMENT LINE
SETBACK LINE

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

PB 2025, Pg 479



NORTH CAROLINA PROFESSIONAL SEAL L-4644 LAND SURVEYOR TROY J. KLUNGSETH
12-04-25

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

McLean Road Investors, LLC
1501 Lakestone Village Ln
Ste 205
Fuquay-Varina, NC 27526

SUBDIVISION PLAT
Ambrosia Farm Phase I
Bunnlevel, Stewarts Creek, Harnett County, North Carolina

Rev: 10/15/2025	
Drawn By: ABB	
Checked By: JCH	
Scale: 1" = 60'	
Date: 8/26/2025	
Project #: 240985	

SHEET 4
OF 4