

LEGEND

- PROPERTY BOUNDARY LINE
- - - LINE NOT SURVEYED
- - - EASEMENT LINE
- - - WETLANDS LINE
- EX. IRON
- EX. C.M.
- ANGLE POINT
- N.R. NON RADIAL BEARING
- EXISTING IRON STAKE
- EXISTING CONCRETE MONUMENT
-

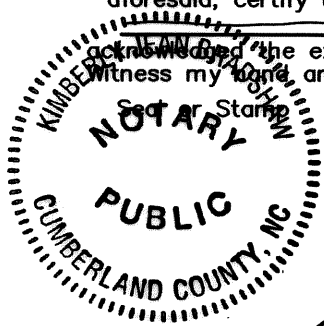
State of North Carolina
County of Cumberland

I, Annie Faircloth, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Annie Faircloth
Review Officer

Date 7-8-10

North Carolina, Cumberland County.
I, Randall S. Williams, Notary Public of the County and State aforesaid, certify that David B. Broadwell, Jr., and Kimberly Jean Broadwell, personally appeared before me this day and acknowledged the execution of the foregoing instrument, and the official seal, this 10th day of June, 2010.



Kimberly Jean Broadwell
Notary Public
My Commission expires July 26, 2012

State of North Carolina Cumberland County
I, Randall S. Williams, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7889, Page 793, etc.) (other); that the boundaries not surveyed are clearly indicated

that the ratio of precision as calculated is 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 10th day of June, A.D., 2010.

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is for establishing boundaries or parcels of land.

Seal or Stamp
Randall S. Williams
Surveyor
L-3307
Registration Number L-2763

NOTES:

1. THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2. TRACT CONTAINS 18.51 ACRES BY COORDINATES.
3. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT. IRON REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. TOTAL OPEN SPACE IS 5.18 ACRES. 6.) AREAS BY COORDINATES.

CURVE TABLE

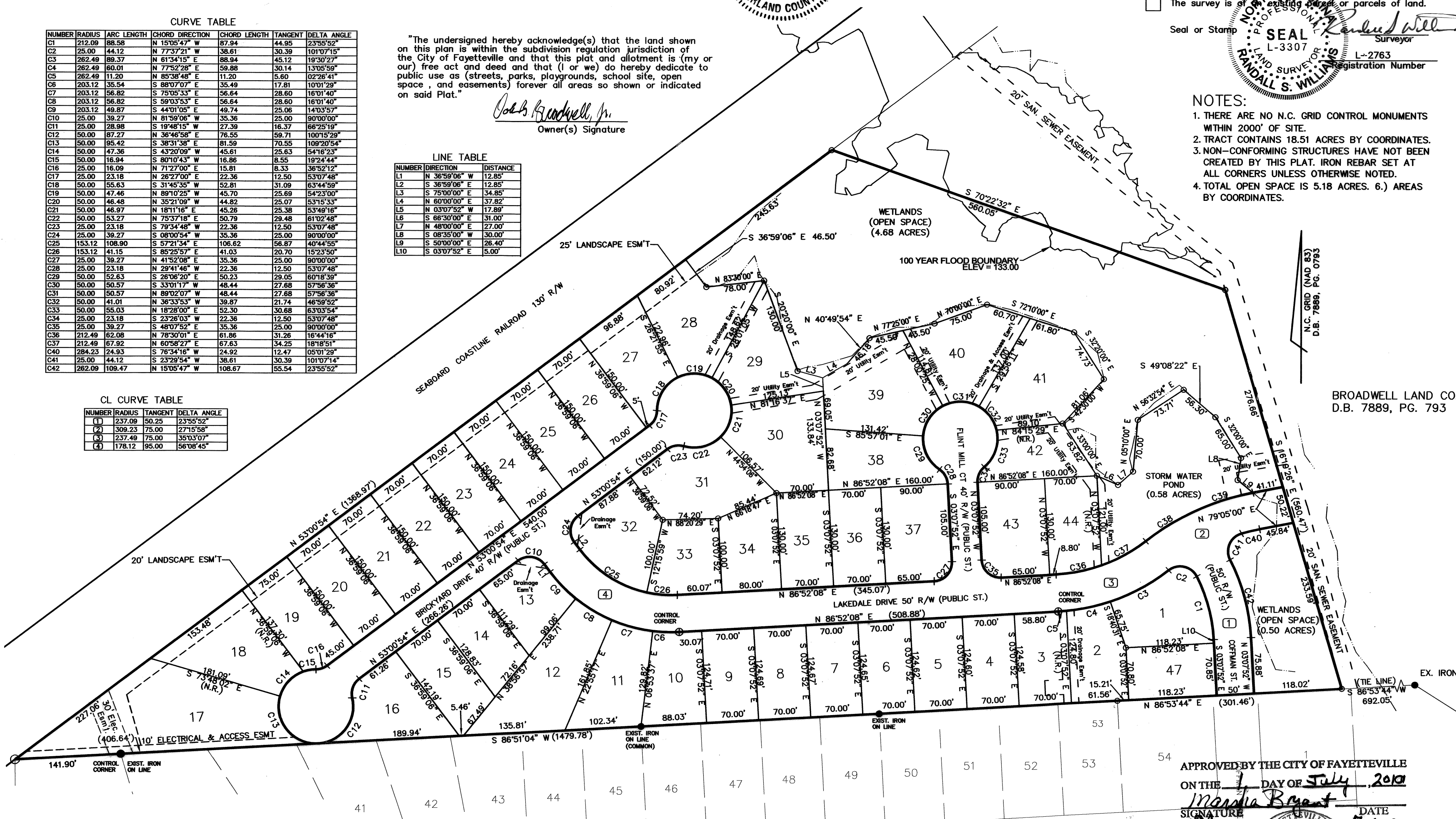
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	212.09	88.58	N 15°05'47" W	87.94	44.95	23°55'52"
C2	25.00	44.12	N 77°57'21" W	38.61	30.39	101°07'15"
C3	262.49	89.37	N 61°34'15" E	88.94	45.12	19°30'27"
C4	262.49	60.01	N 77°52'28" E	59.88	30.14	13°05'59"
C5	262.49	11.20	N 85°38'48" E	11.20	5.60	02°26'41"
C6	203.12	35.54	S 89°07'07" E	35.49	17.81	10°01'29"
C7	203.12	56.82	S 75°03'53" E	56.64	28.60	18°01'40"
C8	203.12	56.82	S 59°03'53" E	56.64	28.60	18°01'40"
C9	203.12	49.87	S 44°01'05" E	49.74	25.06	14°03'57"
C10	25.00	39.27	N 81°59'06" W	35.36	25.00	90°00'00"
C11	25.00	28.98	S 19°48'15" W	27.39	16.37	66°25'19"
C12	50.00	87.27	S 36°46'59" E	76.55	59.71	100°18'29"
C13	50.00	95.42	S 38°31'38" E	81.59	70.55	109°20'54"
C14	50.00	47.36	S 43°20'09" W	45.61	25.63	54°16'23"
C15	50.00	16.94	S 80°10'43" W	16.86	8.55	19°24'44"
C16	25.00	16.09	N 71°27'00" E	15.81	8.33	36°52'12"
C17	25.00	23.18	N 26°27'00" E	22.36	12.50	53°07'48"
C18	50.00	55.63	S 31°45'35" W	52.81	31.09	63°44'59"
C19	50.00	47.46	N 89°10'25" W	45.70	25.69	54°23'00"
C20	50.00	46.48	N 35°21'09" W	44.82	25.07	53°15'33"
C21	50.00	46.97	N 18°11'16" E	45.26	25.38	53°49'16"
C22	50.00	53.27	N 75°37'18" E	50.79	29.48	61°02'48"
C23	25.00	23.18	S 79°34'48" W	22.36	12.50	53°07'48"
C24	25.00	38.27	S 08°00'54" W	35.36	25.00	90°00'00"
C25	153.12	108.90	S 67°31'34" E	108.82	56.87	40°44'55"
C26	153.12	41.15	S 85°25'57" E	41.03	20.70	15°23'50"
C27	25.00	39.27	N 41°52'08" E	35.36	25.00	90°00'00"
C28	25.00	23.18	N 29°41'46" W	22.36	12.50	53°07'48"
C29	50.00	52.63	S 28°06'20" E	50.23	29.05	60°18'39"
C30	50.00	50.57	S 53°01'17" W	48.44	27.88	57°56'36"
C31	50.00	50.57	N 89°02'07" W	48.44	27.88	57°56'36"
C32	50.00	41.01	N 36°33'53" W	39.87	21.74	46°59'52"
C33	50.00	55.03	N 18°28'00" E	52.30	30.68	63°03'54"
C34	25.00	23.18	S 23°26'03" W	22.36	12.50	53°07'48"
C35	25.00	39.27	S 48°07'52" E	35.36	25.00	90°00'00"
C36	212.49	82.08	N 78°30'01" E	81.88	31.26	16°44'16"
C37	212.49	67.92	N 63°58'27" E	67.63	34.25	18°18'51"
C38	284.23	24.93	S 76°34'16" W	24.92	12.47	05°01'29"
C41	25.00	44.12	S 23°29'54" W	38.61	30.39	101°07'14"
C42	262.09	109.47	N 15°05'47" W	108.67	55.54	23°55'52"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 36°59'06" W	12.85'
L2	S 36°59'06" E	12.85'
L3	S 75°00'00" E	34.88'
L4	N 60°00'00" E	37.82'
L5	N 03°07'52" W	17.89'
L6	S 66°30'00" E	31.00'
L7	N 48°00'00" E	27.00'
L8	S 08°35'00" W	30.00'
L9	S 50°00'00" E	26.40'
L10	S 03°07'52" E	5.00'

CL CURVE TABLE

NUMBER	RADIUS	TANGENT	DELTA ANGLE
(1)	237.09	50.25	23°55'52"
(2)	309.23	75.00	27°15'58"
(3)	237.49	75.00	35°03'07"
(4)	178.12	95.00	56°08'45"



"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of the City of Fayetteville and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school site, open space, and easements) forever all areas so shown or indicated on said Plat."

David B. Broadwell, Jr.
Owner(s) Signature

DRAWN BY: DWM
CHECKED: RSW
REVIEWED: RSW
DATE: 5-20-10

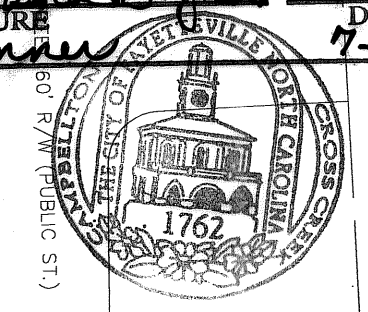
"ZERO LOT LINE DEVELOPMENT"
LAKEDALE SECTION 1
PROPERTY OF
BROADWELL LAND COMPANY
CUMBERLAND CO., N.C.
CROSS CREEK TWP. MAY 2010
SCALE: 1" = 100'

NO.	REVISION	BY	DATE

115 BROADFOOT AVE
FAYETTEVILLE, NC 28305
P.O. BOX 53774
P: 910-484-5191
LICENSE #: F-0106

M&R
ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 1 DAY OF July, 2010
Manda Bryant
SIGNATURE DATE
Planner 7-1-2010
TITLE



BORDEN HEIGHTS
SECTION TWO
P.B. 26, PG. 77

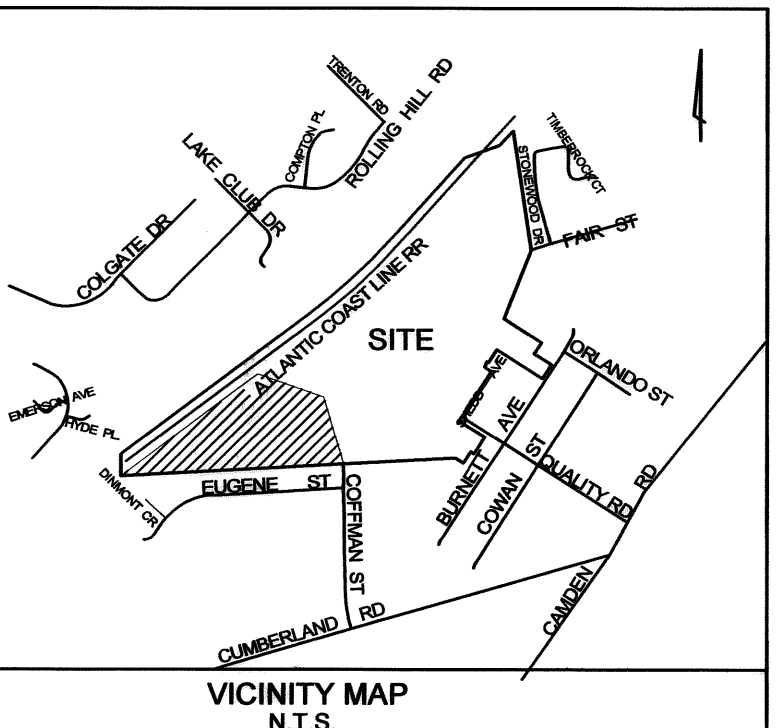
Fayetteville
North Carolina
Know all men by these presents, that I hereby certify that on this the 30th day of June, 2010, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

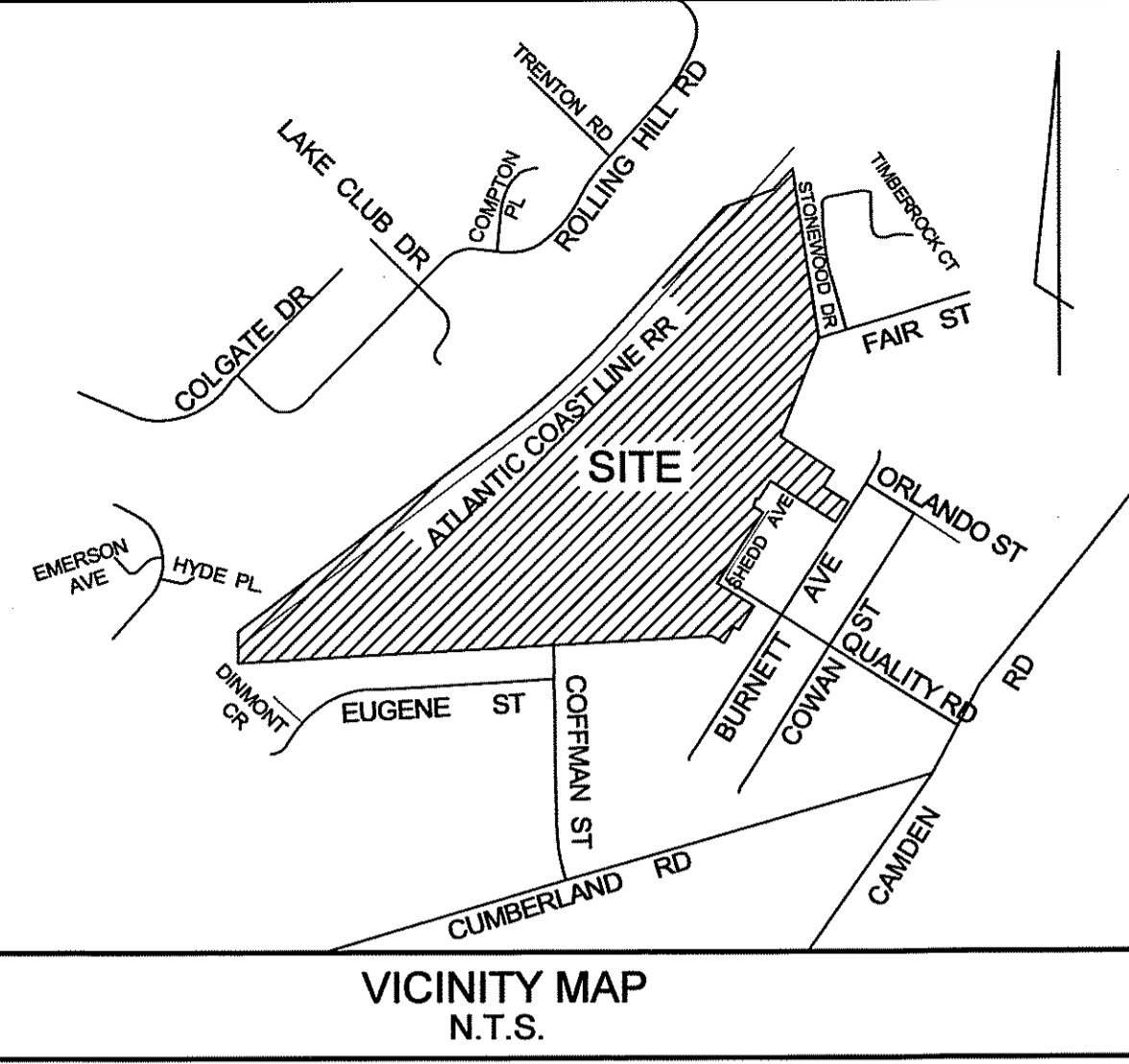
Jeffrey P. Blom
City Engineer



- OWNERS NOTES:
1. PERMANENT DETENTION POND WILL BE OWNED AND MAINTAINED BY THE LAKEDALE PROPERTY OWNERS' ASSOCIATION AS RECORDED IN THE STORMWATER OPERATION & MAINTENANCE AGREEMENT AS RECORDED IN D.B. 8388, PG. 151.
 2. OPEN SPACE WILL BE OWNED & MAINTAINED BY LAKEDALE PROPERTY OWNERS' ASSOCIATION AS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.

FILED Jul 08, 2010 04:16:00 pm FILED
BOOK 00126 CUMBERLAND
PAGE 0194 THRU 0194 COUNTY NC
INSTRUMENT # 21297 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS





CERTIFICATE OF OWNERSHIP AND DEDICATION
 The undersigned hereby acknowledges that the land shown on this plat is within the subdivision jurisdiction of the City of Fayetteville, that this plat and allotment is our free act and deed, and that we do hereby dedicate as easements forever all areas so shown or indicated on said plat.

Joe A. Mitchell, Jr.
 Owner

State of North Carolina
 Cumberland County
 I, *Ellen P. Newton*, a Notary Public of the County and State aforesaid, certify that *Dawn B. Broadwell* personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *9th* day of *May*, A.D. 2017.

Ellen P. Newton
 Notary Public
 My commission expires *05.16.2021*

OWNERS NOTES:

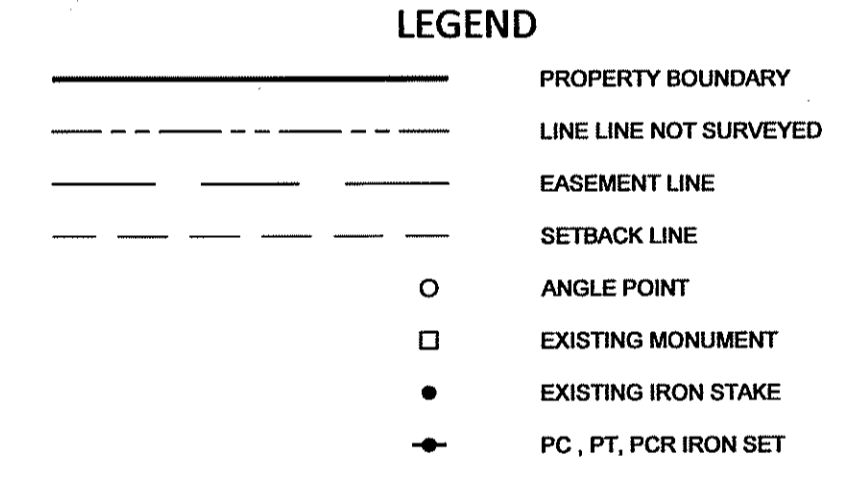
- PERMANENT DETENTION POND #1 (1.40ac) AND WETLAND AREA IN SECTION TWO PART ONE (0.45ac) WILL BE OWNED AND MAINTAINED BY THE LAKEDALE PROPERTY OWNERS' ASSOCIATION AS RECORDED IN THE STORMWATER OPERATION & MAINTENANCE AGREEMENT AS RECORDED IN D.B. 10650, PG. 151, OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.
- ALL COMMON AREAS, TREE SAVE AREAS OR OTHER REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY BY THE LAKEDALE PROPERTY OWNERS' ASSOCIATION AS RECORDED IN D.B. _____, PG. _____ OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.

State of North Carolina
 County of Cumberland

I, *Annie Melvin*, Review Officer of the County and State aforesaid, hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Annie Melvin 5-11-17
 Review Officer

- NOTES:**
- BEARINGS BASED ON P.B. 126, PG. 194.
 - ALL DISTANCES SHOWN ARE HORIZONTAL LENGTHS.
 - GRID FACTOR OF 0.9998516.
 - REFERENCE: DEED BOOK 7889, PAGE 0793.
 - PROPERTY PINS: 0426-84-1884; 0426-84-8169; 0426-84-9348; 0426-84-0370; 0426-84-2809; 0426-84-3754.
 - THIS PROPERTY IS ZONED SF-6.
 - 21 RESIDENTIAL LOTS AND 1 POND LOT IS BEING CREATED BY THIS PLAT; TOTAL AREA OF SECTION TWO PART ONE IS 48.89 AC.
 - PROPERTY SETBACKS ARE AS FOLLOWS:
 FRONT: 25'
 SIDE: 10' (5' Interior)
 REAR: 30'
 REAR 15' (CORNER LOTS ONLY)
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
 - WATER AND SEWER SERVICES BY P.W.C.
 - PROPERTY OWNER/DEVELOPER: BROADWELL LAND COMPANY, PO BOX 53587, FAYETTEVILLE, NORTH CAROLINA 28305-3587, PHONE: 910-484-5193
 - THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER RESIDENTIAL LOT IS 4,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. BUILT-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.



CURVE DATA *

NO.	RADIUS	TANGENT	DELTA ANGLE
1	125.00'	105.17'	80°09'15"
2	900.00'	202.52'	23°07'23"
3	175.00'	43.00'	27°36'38"
4	4670.00'	333.07'	08°09'32"

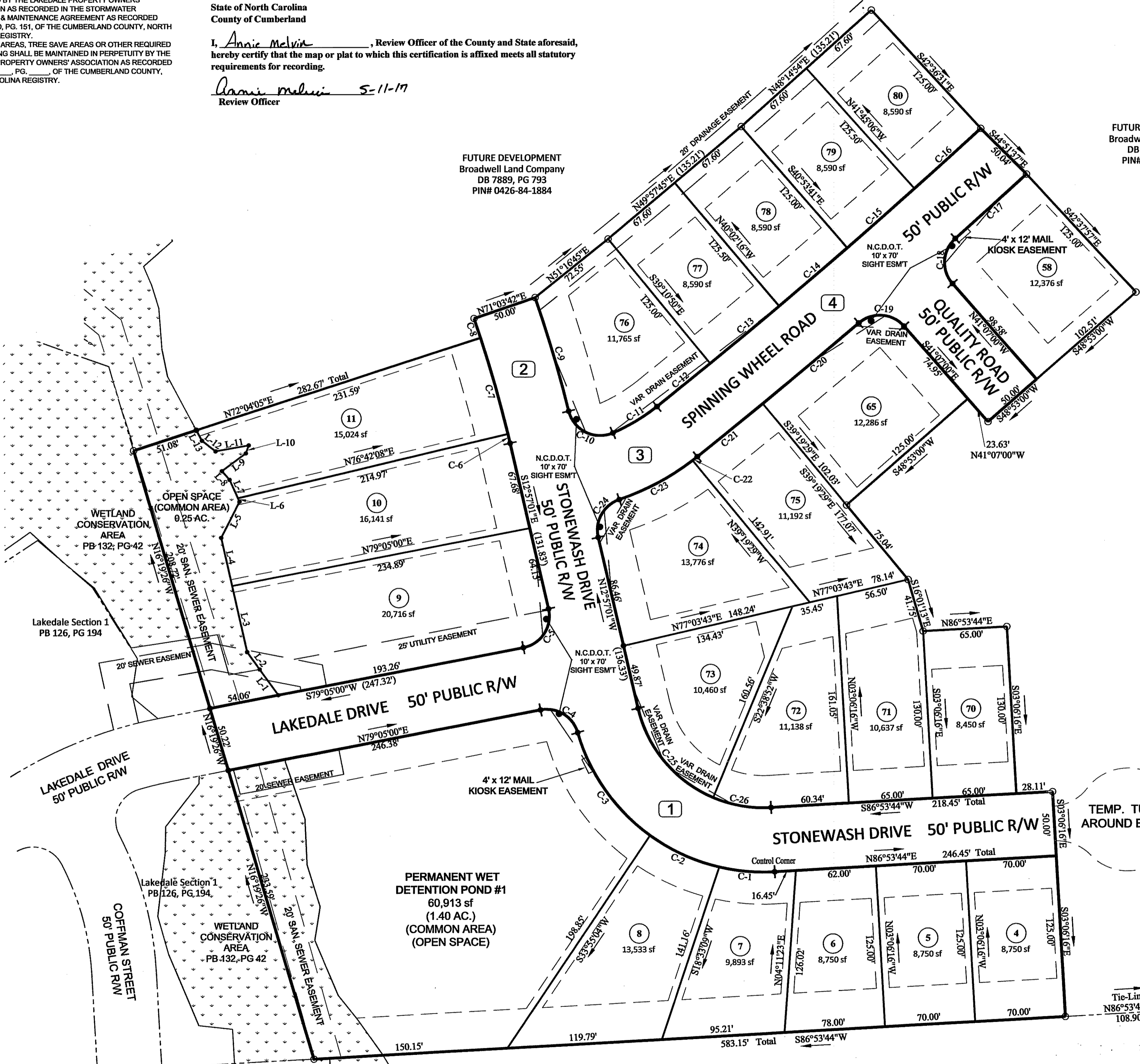
* TOTAL CURVE INCLUDES FUTURE PHASES

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA ANGLE
C1	150.00'	43.28'	58.45'	S 84°59'34" E	43.11'	21.76'
C2	150.00'	89.38'	97.57'	S 34°52'11" E	97.57'	30.08'
C3	25.00'	37.08'	33.77'	S 58°28'42" E	33.77'	22.80'
C4	25.00'	40.16'	35.98'	S 33°04'00" W	35.98'	25.90'
C5	25.00'	40.16'	35.98'	S 13°09'59" E	35.98'	25.90'
C6	965.00'	7.29'	7.29'	S 15°41'21" E	7.29'	3.64'
C7	965.00'	77.69'	77.67'	S 15°41'21" E	77.67'	38.87'
C8	965.00'	15.88'	15.88'	N 18°28'01" W	15.88'	7.94'
C9	1015.00'	91.99'	91.99'	N 20°23'22" W	91.99'	46.02'
C10	25.00'	43.41'	38.16'	N 63°22'27" W	38.16'	29.53'
C11	150.00'	40.03'	39.91'	S 59°07'08" W	39.91'	20.14'
C12	4645.00'	53.03'	53.03'	S 51°08'47" W	53.03'	26.52'
C13	4645.00'	69.48'	69.48'	S 50°23'27" W	69.48'	34.74'
C14	4645.00'	69.48'	69.48'	S 49°32'02" W	69.48'	34.74'
C15	4645.00'	69.48'	69.48'	S 48°40'37" W	69.48'	34.74'
C16	4645.00'	69.48'	69.48'	S 47°49'12" W	69.48'	34.74'
C17	4695.00'	74.49'	74.49'	N 47°49'18" E	74.49'	37.24'
C18	25.00'	39.01'	35.17'	N 03°34'47" E	35.17'	24.74'
C19	25.00'	39.01'	35.17'	S 85°48'47" E	35.17'	24.74'
C20	4695.00'	97.10'	97.10'	N 50°04'58" E	97.10'	48.55'
C21	4695.00'	65.41'	65.41'	N 51°04'28" E	65.41'	32.71'
C22	200.00'	4.59'	4.59'	N 52°07'53" E	4.59'	2.30'
C23	200.00'	64.72'	64.44'	N 62°03'37" E	64.44'	32.65'
C24	25.00'	36.78'	33.55'	N 59°11'26" E	33.55'	22.82'
C25	100.00'	63.94'	90.52'	N 39°51'43" W	90.52'	50.76'
C26	100.00'	45.96'	45.55'	N 79°56'20" W	45.55'	23.39'

LINE TABLE

LINE	BEARING	DIST
L-1	N 35°52'28" W	24.64'
L-2	N 35°52'28" W	16.57'
L-3	N 12°35'08" W	52.66'
L-4	N 12°35'08" W	38.35'
L-5	N 26°55'59" E	31.33'
L-6	N 24°08'13" W	2.99'
L-7	N 24°08'13" W	15.69'
L-8	N 41°07'12" W	8.99'
L-9	N 53°26'00" W	23.05'
L-10	N 20°01'39" E	6.80'
L-11	S 79°58'22" W	26.02'
L-12	N 52°06'50" W	13.42'
L-13	N 28°04'19" W	9.28'



CERTIFICATION OF SURVEY
 I Thomas J. Gooden, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7889, page 0793, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ page _____ that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this *04* day of *MAY*, A.D. 2017.

The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Thomas J. Gooden
 N.C. Professional Surveyor
 License Number *L-3176*

FUTURE DEVELOPMENT
 Broadwell Land Company
 DB 7889, PG 793
 PIN# 0426-84-1884

Fayetteville
 Know all men by these presents, that I hereby certify that on this the *10th* day of *May*, 2017, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.

Shirley M. R. Thomas City Engineer

FUTURE DEVELOPMENT
 Broadwell Land Company
 DB 7889, PG 793
 PIN# 0426-84-1884

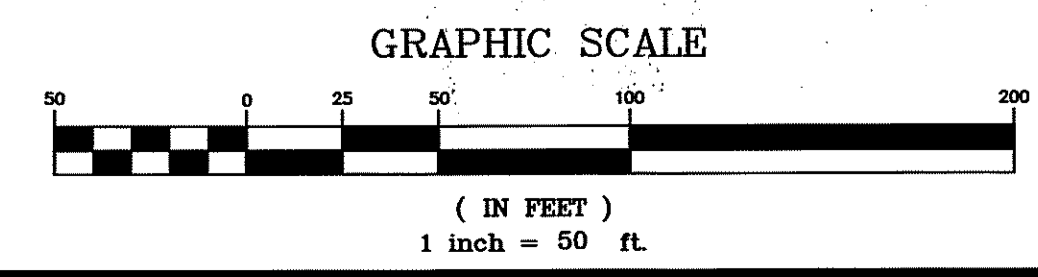
Cumberland County
 DB 4301, PG 161
 PB 88, PG 43
 PIN# 0426-83-3772

APPROVED BY THE CITY OF FAYETTEVILLE
 ON THE *10* DAY OF *May* 2017
Margie Britt Day
 SIGNATURE DATE
 TITLE



Earl Bradley Thomas & Wife
 Shirley M. R. Thomas
 DB 7598, PG 782
 Lot 1, Block A Villetex Mills Inc
 PB 10, PG 50
 PIN# 0426-84-8083

Know all men by these presents, that I hereby certify that on this the *10th* day of *May*, 2017, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.



FILED May 11, 2017 11:58:56 am
 BOOK 00139
 PAGE 0107 Thru 0107
 INSTRUMENT # 14808
 RECORDING \$21.00
 EXCISE TAX (None)

DRAWN BY: DAG
 CHECKED: JMK, JR
 REVIEWED: JMK, JR
 DATE: MAY 2017

A "ZERO LOT LINE" DEVELOPMENT
LAKEDALE - SECTION TWO, PART ONE
 PROPERTY OF
 BROADWELL LAND COMPANY
 CUMBERLAND CO., N. C.
 CROSS CREEK TWP.

NO.	REVISION	DATE	BY	DESCRIPTION
1	PER CITY OF FAYETTEVILLE COMMENTS	4.3.17	TBF	
2	EDIT TURNAROUND LABEL PER CITY OF FAY.	4.3.17	TBF	

115 BROADFOOT AVE
 FAYETTEVILLE, NC 28305
 P.O. BOX 53774
 P: 910-484-5191
 LICENSE #: F-0106

M&R
 ENGINEERS
 PLANNERS
 SURVEYORS
 MOORMAN, KIZER & REITZEL, INC.

SCALE 1" = 50'
 BOOK NO. N/A
 SHEET 1 OF 1