



Donna M. Snyder
REVIEW OFFICER
DATE: 2-29-16

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	49.81	255.00	N251°24'E	49.73
C2	81.48	255.00	N39°56'28"E	81.14
C3	29.08	255.00	N52°23'44"E	29.07
C4	39.27	255.00	N103°46'E	35.36
C5	31.38	205.00	N34°32'22"W	31.35
C6	119.48	205.00	N5°46'16"W	117.79
C7	20.13	205.00	N79°16'50"W	20.12
C8	9.86	255.00	S81°42'42"E	9.86
C9	88.73	255.00	S70°30'08"E	88.28
C10	68.79	255.00	S52°26'18"E	68.58
C11	48.39	255.00	S39°46'25"E	48.32
C12	43.34	50.00	S09°30'16"E	42.00
C13	69.70	50.00	S55°15'40"W	64.19
C14	34.70	50.00	M4°55'31"W	34.01
C15	34.70	50.00	N25°09'48"W	34.01
C16	36.19	50.00	N15°27'16"E	35.41
C17	30.77	25.00	N00°55'38"E	28.87
C18	39.27	255.00	S79°20'14"W	35.36
C19	128.93	205.00	S3°36'42"W	126.82

TO WHOM IT MAY CONCERN, I HEREBY CERTIFY THAT ON THIS
THE _____ DAY OF _____, 20____, ALL STREETS
AND ALLEYS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE
APPROVED PLANS DATED _____, HAVE BEEN
CONSTRUCTED AND STORM WATER FACILITIES HAVE BEEN
INSTALLED BY THE SUBDIVIDER IN A MANNER APPROVED BY THE
CITY MANAGER.

PROFESSIONAL LAND SURVEYOR - L-4571

Paul Laver
PROFESSIONAL LAND SURVEYOR - L-4571

Leah L. Sever
PROFESSIONAL LAND SURVEYOR - L-4571

PIN NO: 9495-98-1162

ZONING:

<u>SF-10</u>	<u>ZERO LO</u>
30' FRONT	8' FRONT
10' SIDE	0' SIDE
35' REAR	0' REAR

THIS IS A ZERO LOT LINE SUBDIVISION.
THE CURRENT ZONING SETBACKS MUST BE
HELD AROUND THE PARENT BOUNDARY.
THE INTERNAL SETBACKS MUST MAINTAIN
A MINIMUM OF 10 FEET OF SEPARATION
BETWEEN BUILDINGS ON EITHER LOT.

SOURCE OF TITLE	REFERENCES:
DB 8626, PG 468	DB 459, PG
CUMBERLAND COUNTY	DB 3449, PG
REGISTER OF DEEDS	DB 3718, PG

REFERENCES:
DB 459, PG
DB 3449, PG
DB 3718, PG
DB 3739, PG
DB 3838, PG
DB 3936, PG
DB 4497, PG
DB 4981, PG
DB 5370, PG
DB 5370, PG
DB 7430, PG
DB 7472, PG
DB 8399, PG
PB 53, PG 4
PB 65, PG 9
PB 71, PG 1

N/F
BERT T. BUIE ET AL
DB 459, PG 102
9495-78-7538

C. SCOTT BROWN
NOTARY
PUBLIC
SANDERS COUNTY, NC

THE UNDERSIGNED HERE ACKNOWLEDGES 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.

OWNER'S SIGNATURE _____

Sampson COUNTY, NORTH CAROLINA
I, C. Scott Brown, A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND
SEAL, THIS 15 DAY OF October, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-06-20

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 00131, AND PAGE 0074.

***NOTES:**

1. NO STREET TREES NEEDED ON INTERNAL STREET.
2. STREET TREES ARE TO BE LOCATED ALONG FISHER ROAD OR 6 ACI OF CANOPY TREES WILL BE PLACED BETWEEN DWELLING AND RIGHT OF WAY.
3. TREES REFERENCED IN #2 ABOVE ARE REQUIRED BY THE CITY AND SHALL REQUIRE CITY APPROVAL FOR REMOVAL.

Know all men by these presents, that I hereby
certify that on this the 29th day of
February 2016, 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.

Rosalee Rodriguez City Engineer

REVISIONS

PROJECT NAME

**ARRAN'S
COVE
SUBDIVISION
ZERO LOT LINE**

**TAX ID# 9495-99-1162
LAKEWELL CIRCLE
ROCKFISH TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA**

CLIENT

**MOHLER
HOMES, INC.**

7670 Raeford Road
Fayetteville, North Carolina 28304
Phone: (910) 221-9901
Fax: (910) 826-4546

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	650

DRAWING SCALE

HORIZONTAL: 1"=50'

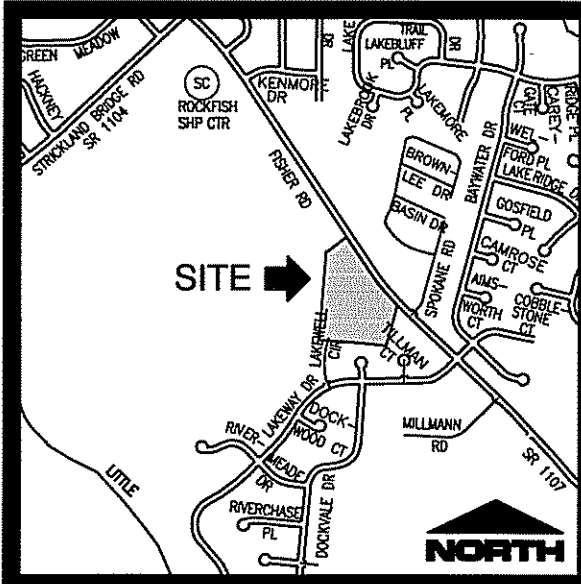
DATE SURVEYED _____

DECEMBER 16, 2014

SHEET NUMBER

1

OF



VICINITY MAP
NOT TO SCALE

LEGEND:

- EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
ERB - EXISTING REBAR
C - COMPUTED POINT
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY
- PROPERTY LINE
ADJACENT PROPERTY LINE
TIE LINE
RIGHT-OF-WAY
SETBACK LINE
SS - SANITARY SEWER LINE
SD - STORM DRAINAGE
WL - WATER LINE
// - OVERHEAD UTILITY
PERMANENT EASEMENT
X - FENCE LINE
WOODEN FENCE

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99988155
LOCALIZATION POINT N: 458,060,418 E: 1,999,525,714
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710949500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
- SPECIMEN TREES THAT ARE TO BE RETAINED AND NEW TREE PLANTING AREAS MUST BE PROTECTED AND MAINTAINED BY THE HOA.
- THE FENCE AND LANDSCAPING ALONG FISHER ROAD SHALL BE MAINTAINED BY THE HOA.
- THE MAXIMUM BUILT UPON AREA PER LOT IS 3,000 SF.
- SINGLE FAMILY DESIGN STANDARDS SHALL APPLY.

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY HAND AND SEAL THIS 8 DAY OF MARCH 2018.

PROFESSIONAL LAND SURVEYOR - L-4571

THE UNDERSIGNED HERE ACKNOWLEDGES 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.

OWNER'S SIGNATURE

Sampson

COUNTY, NORTH CAROLINA

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

Lorraine Mohler

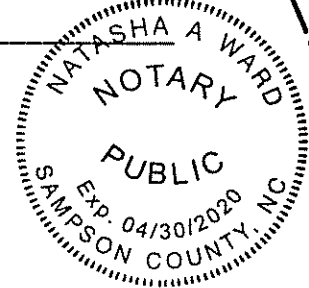
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 15 DAY OF March 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/20

*NOTES:

- NO STREET TREES NEEDED ON INTERNAL STREET.
- STREET TREES ARE TO BE LOCATED ALONG FISHER ROAD OR 6 ACI OF CANOPY TREES WILL BE PLACED BETWEEN DWELLING AND RIGHT OF WAY.
- TREES REFERENCED IN #2 ABOVE ARE REQUIRED BY THE CITY AND SHALL REQUIRE CITY APPROVAL FOR REMOVAL.



32
N/F
MOHLER HOMES, INC.
DB 10099, PG 600
PB 137, PG 74

31
N/F
MOHLER INVESTMENTS, LLC
DB 8626, PG 468
PB 137, PG 74

30
N/F
SHALA N. PARKS
DB 10160, PG 395
PB 137, PG 74

LAKEWELL CIRCLE
50' R/W (PUBLIC STREET)

THE PURPOSE OF THIS MAP IS TO ADD A MAINTENANCE ACCESS FOR THE POND AREA TO THE 20' DRAINAGE EASEMENT PREVIOUSLY SHOWN BETWEEN LOTS 2 & 3 AS RECORDED IN PLAT BOOK 137, PAGE 74.

NO FENCES OR OBSTRUCTIONS WILL BE ALLOWED WITHIN THE EASEMENTS THAT MAY PROHIBIT ACCESS TO THE POND

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Annie Melvin, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Annie Melvin MS
REVIEW OFFICER

DATE: 3/14/18

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

ZONING:

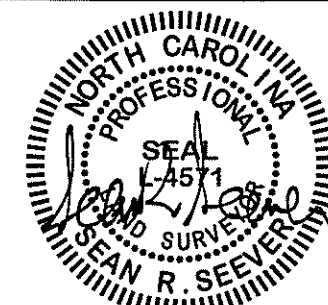
SF-10
30' FRONT
10' SIDE
35' REAR

ZERO LOT LINE
8' FRONT
0' SIDE
0' REAR

AREA: (BY COORDINATE COMPUTATION)
LOT 2 7,029 SF (0.16 AC)
LOT 3 7,475 SF (0.17 AC)

PIN NO: 9495-87-9962 & 9495-97-0916

SOURCE OF TITLE
DB 8626, PG 468
PB 137, PG 74
CUMBERLAND COUNTY
REGISTER OF DEEDS



03.08.18

REVISIONS

PROJECT NAME

EASEMENT
REVISION
LOTS 2 & 3
ARRAN'S COVE
(ZERO LOT LINE)
PB 137, PG 74

TAX ID# 9495-87-9962 &
9495-97-0916
2274 & 2278 LAKEWELL CIRCLE
ROCKFISH TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

MOHLER
HOMES, INC.

7670 RaeFord Road
Fayetteville, North Carolina 28304
Phone: (910) 221-9901
Fax: (910) 826-4546

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	650

DRAWING SCALE

HORIZONTAL: 1"=30'

DATE SURVEYED

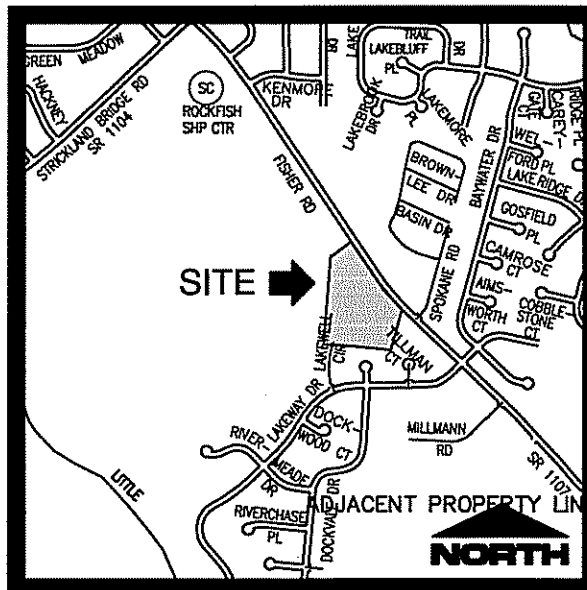
DECEMBER 16, 2014

SHEET NUMBER

1

OF

1



VICINITY MAP
NOT TO SCALE

LEGEND:

- EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
ERB - EXISTING REBAR
C - COMPUTED POINT
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY
- PROPERTY LINE
ADJACENT PROPERTY LINE
TIE LINE
RIGHT-OF-WAY
SETBACK LINE
SS - SANITARY SEWER LINE
SD - STORM DRAINAGE
WL - WATER LINE
// - OVERHEAD UTILITY
PERMANENT EASEMENT
X - FENCE LINE
WOODEN FENCE

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99988155
LOCALIZATION POINT N: 458,060.418 E: 1,999,525.714
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- ALL LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710949500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
- THERE IS A NO ACCESS EASEMENT FOR LOT 14 ALONG FISHER ROAD.
- SPECIMEN TREES THAT ARE TO BE RETAINED AND NEW TREE PLANTING AREAS MUST BE PROTECTED AND MAINTAINED BY THE HOA.
- THE FENCE AND LANDSCAPING ALONG FISHER ROAD SHALL BE MAINTAINED BY THE HOA.
- THE MAXIMUM BUILT UPON AREA PER LOT IS 3,000 SF.
- SINGLE FAMILY DESIGN STANDARDS SHALL APPLY.

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE COMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY HAND AND SEAL THIS 19 DAY OF MAY 2017.

PROFESSIONAL LAND SURVEYOR - L-4571

THE UNDERSIGNED HERE ACKNOWLEDGES 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.

OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, C. Scott Brown, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Lorraine Mohler
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 19 DAY OF May 2017.

C. Scott Brown
NOTARY PUBLIC

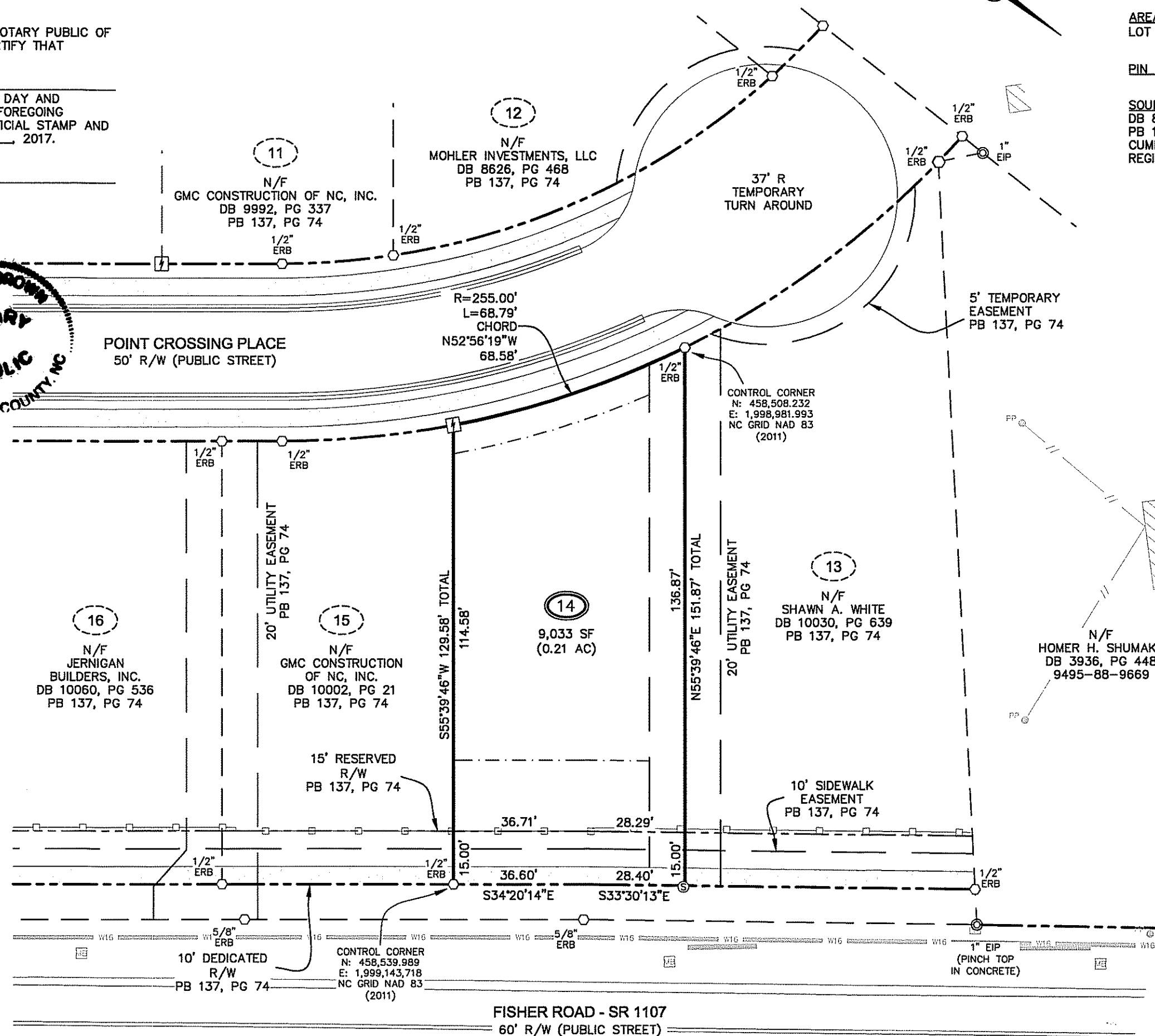
MY COMMISSION EXPIRES 10-06-20

- MAILBOX
TRANSFORMER
LIGHT POLE
UTILITY POLE
GUY WIRE
CABLE PEDESTAL
TELEPHONE PEDESTAL
WATER VALVE
FIRE HYDRANT
WATER METER
WELL
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
TREE
CONCRETE

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9812, AND PAGE 221.

*NOTES:

- NO STREET TREES NEEDED ON INTERNAL STREET.
- STREET TREES ARE TO BE LOCATED ALONG FISHER ROAD OR 8 ACI OF CANOPY TREES WILL BE PLACED BETWEEN DWELLING AND RIGHT OF WAY.
- TREES REFERENCED IN #2 ABOVE ARE REQUIRED BY THE CITY AND SHALL REQUIRE CITY APPROVAL FOR REMOVAL.



FISHER ROAD - SR 1107
60' R/W (PUBLIC STREET)

NO APPROVAL REQUIRED
BY THE CITY OF FAYETTEVILLE

SIGNATURE
DATE

Dev. Advocate 5-22-2017
TITLE



THE PURPOSE OF THIS MAP IS TO REMOVE THE PEDESTRIAN ACCESS WITH 5' SIDEWALK PREVIOUSLY SHOWN ON LOT 14 AS RECORDED IN PLAT BOOK 137, PAGE 74.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Annie Melvin, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Annie Melvin
REVIEW OFFICER

DATE: 5/22/17

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

ZONING:

SF-10
30' FRONT
10' SIDE
35' REAR

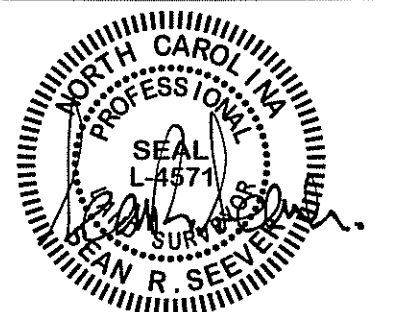
ZERO LOT LINE
8' FRONT
0' SIDE
0' REAR

AREAL (BY COORDINATE COMPUTATION)
LOT 14 9,033 SF (0.21 AC)

PIN NO: 9495-98-0562

SOURCE OF TITLE
DB 8626, PG 468
PB 137, PG 74
CUMBERLAND COUNTY
REGISTER OF DEEDS

4Dsite
solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-2354
www.4Dsite.com



05-18-17

REVISIONS

PROJECT NAME

EASEMENT
REVISION
LOT 14
ARRAN'S COVE
(ZERO LOT LINE)
PB 137, PG 74

TAX ID# 9495-98-0562
3205 POINT CROSSING PLACE
ROCKFISH TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

MOHLER
HOMES, INC.

7670 Raeform Road
Fayetteville, North Carolina 28304
Phone: (910) 221-9901
Fax: (910) 826-4546

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	650

DRAWING SCALE

HORIZONTAL: 1"=30'

DATE SURVEYED

DECEMBER 16, 2014

SHEET NUMBER

1

OF

1