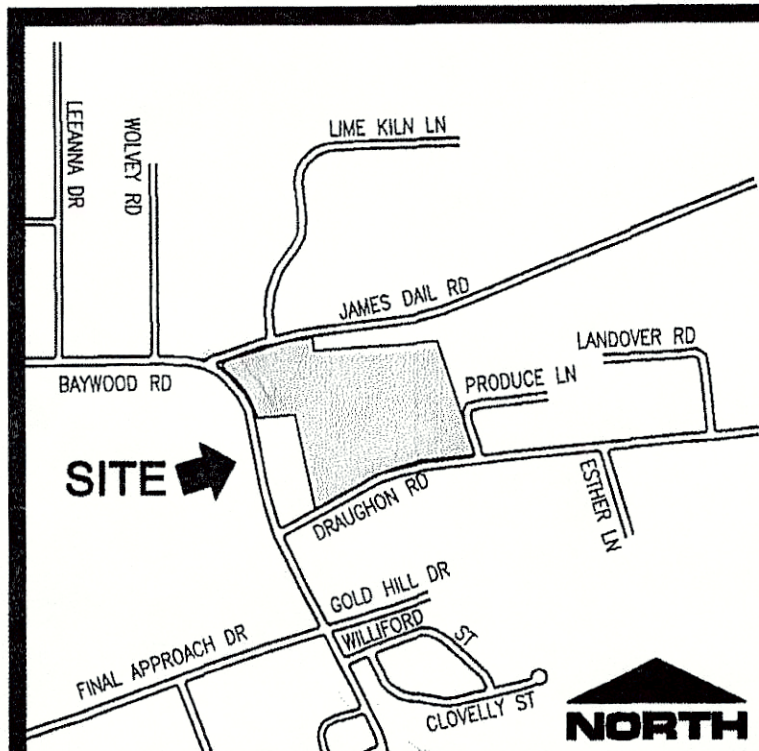




VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

DATE: 10/2/24

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND
SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION
REGULATION JURISDICTION OF CUMBERLAND COUNTY AND
THAT THIS PLAN AND ALLOTMENT IS (MY OR OUR) FREE
ACT AND DEED.

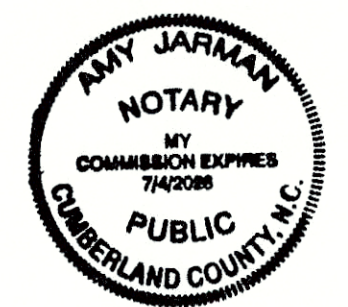
D. Ralph Huff III
OWNERS SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Amy Jarman, A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID, CERTIFY THAT

D. Ralph Huff III
PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND
SEAL, THIS 1 DAY OF October, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/1/25



ACCEPTED FOR THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

BY: Cecilia Hines Jr. PE
DISTRICT ENGINEER
DATE: 10-1-24

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION

BY: Cecilia Hines Jr. PE
DATE: 10-1-24

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-6777 license number | C-2554
www.4dsitesolutions.com

PROFESSIONAL LAND SURVEYOR
SEAL
09-30-24

REVISIONS

PROJECT NAME

BAYWOOD PRESERVE SUBDIVISION

PIN 0478-18-0589
JAMES DAIL ROAD
EASTOVER TOWNSHIP
TOWN OF EASTOVER
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

RALPH HUFF HOLDINGS, LLC

2919 Breezewood Ave - Suite 100
Fayetteville, North Carolina 28303
Phone: (910) 302-3508

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1919

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

AUGUST 19, 2024

SHEET NUMBER

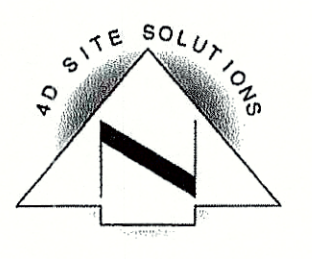
1

OF

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EIS - EXISTING IRON STAKE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SRB - SET 1/2" REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - OLD PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - OVERHEAD UTILITY
 - STREAM CENTERLINE
 - WETLANDS
 - WOODEN FENCE
 - PROPOSED EASEMENT
 - TREE LINE
 - SIGN
 - ELECTRICAL METER
 - TRANSFORMER
 - LIGHT POLE
 - GUY WIRE
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - CLEANOUT
 - SOIL
 - BUILDINGS
 - ASPHALT
 - CONCRETE
 - WETLANDS

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	196.18	520.00	N44°17'00"W	195.02
C2	162.30	520.00	N24°32'02"W	161.64
C3	101.52	1689.03	N73°51'34"E	101.50
C4	122.10	1689.03	N77°39'08"E	122.07
C5	81.77	1689.03	N81°06'36"E	81.77
C6	40.02	25.00	N62°00'06"W	35.88
C7	44.32	205.00	N09°56'50"W	44.23
C8	39.27	25.00	N41°14'46"E	35.36
C9	21.03	25.00	S69°39'33"E	20.41
C10	40.74	50.00	N68°54'21"W	39.62
C11	104.95	50.00	S27°37'20"W	86.72
C12	95.50	50.00	S87°13'33"E	81.63
C13	21.03	25.00	S62°09'04"W	20.41
C14	39.27	25.00	N48°45'14"W	35.36
C15	21.03	25.00	N20°20'27"E	20.41
C16	42.05	50.00	S20°20'27"W	40.82
C17	43.63	50.00	S28°45'14"E	42.26
C18	48.00	50.00	S81°51'14"E	46.17
C19	48.00	50.00	N43°44'46"E	46.17
C20	59.51	50.00	N17°50'56"W	56.06
C21	21.03	25.00	S27°50'56"E	20.41
C22	39.27	25.00	S41°14'46"W	35.36
C23	21.03	25.00	N69°39'33"W	20.41
C24	63.67	50.00	S82°09'33"E	59.62
C25	91.63	50.00	N08°44'46"E	79.34
C26	43.63	50.00	N68°54'14"W	42.26
C27	42.05	50.00	S62°09'04"W	40.82
C28	21.03	25.00	N62°09'04"E	20.41
C29	39.27	25.00	S48°45'14"E	35.36
C30	55.13	25.00	N09°56'50"W	55.02
C31	40.02	25.00	S29°43'13"W	35.88

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987840
LOCALIZATION POINT N: 488,944.286 E: 2,071,181.000
CONTROL ESTABLISHED BY 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.
 - UNITS NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION. 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 3720048800J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - ORIGINALLY SURVEYED JULY 10, 2014, UPDATED JANUARY 27, 2015 & MAY 19, 2022.
 - THE WETLANDS DELINEATION WAS PROVIDED BY:
SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC.
P.O. BOX 9321
FAYETTEVILLE, NORTH CAROLINA 28311
PHONE 910-622-4540
DATED NOVEMBER 7, 2014
 - ALL DWELLINGS TO BE CONSTRUCTED ON ANY OF THESE LOTS AND FOR WHICH NEW BUILDING PERMITS ARE REQUESTED MUST BE CONNECTED TO PUBLIC WATER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS' ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.
 - THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.
 - THE STREETS SHOWN ON THIS PLAT THOUGH LABELED "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE NC DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
 - INDIVIDUAL LOTS SHOWN ON THIS PLAT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AS OF THE DATE OF THIS RECORDING.
 - TRACT 1 & TRACT 2 COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOA.
 - DEVELOPMENT IS SUBJECT TO PROVISIONS OF ZERO LOT LINE DEVELOPMENTS FOR BUILDING SETBACKS WHERE APPLICABLE.
 - ALL LOTS WILL BE SERVED BY EASTOVER SANITARY DISTRICT BY CONNECTION TO THE EXISTING WATER LINE ALONG BAYWOOD ROAD. ALL LOTS TO BE SERVED INDIVIDUALLY THROUGH SUBSURFACE SEPTIC TANKS AND DRAIN FIELDS.
 - THE LANDSCAPE EASEMENT ALONG BAYWOOD ROAD WILL BE MAINTAINED BY THE HOA.
 - THE MAXIMUM IMPERVIOUS AREA ALLOWED ON EACH LOT IS 9,090 SF PER DEED BOOK 10716 AND PAGE 35.

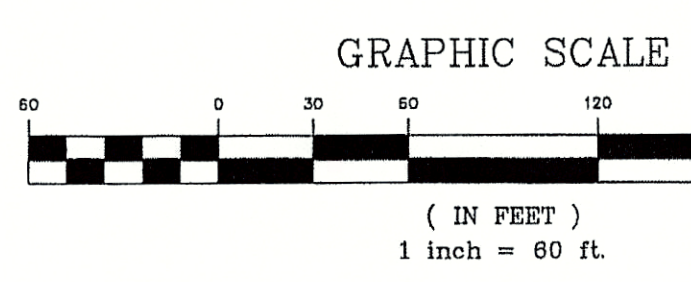


TOTAL AREA: (BY COORDINATE COMPUTATION)
975,518 SF (22.39 AC)

PIN: 0478-18-0589

ZONING: RR
30' FRONT
15' SIDE
35' REAR

SOURCE OF TITLE:
DB 11777, PG 47
CUMBERLAND COUNTY
REGISTER OF DEEDS



Town of Eastover
I, Ronald D. Huff, Review Officer
of the Town of Eastover, certify that
the map to which this certificate is affixed
meets all statutory requirements for recording.

D. Ralph Huff III
Review Officer
Date: October 2, 2024

FILED Oct 03, 2024 09:26:25 am FILED
BOOK 0151
PAGE 0184 THRU 0184
INSTRUMENT # 29817
RECORDING \$21.00
EXCISE TAX (None)

THE WETLAND DELINEATION WAS COMPLETED BY
MIKE EAKER, LSS WITH SOUTHEASTERN SOIL &
ENVIRONMENTAL ASSOCIATES, INC.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION. THIS GPS SURVEY WAS
PERFORMED TO C-20 FCC SPECIFICATIONS RTK GPS WITH
VRS FIELD PROCEDURES WERE USED. THE COORDINATES
WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT
USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS
SURVEY WAS PERFORMED ON JULY 10, 2014 USING TWO
TRIMBLE 5700 RECEIVERS.

Sean R. Seever
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. THIS GPS SURVEY WAS
PERFORMED TO C-20 FCC SPECIFICATIONS RTK GPS WITH
VRS FIELD PROCEDURES WERE USED. THE COORDINATES
WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT
USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS
SURVEY WAS PERFORMED ON JULY 10, 2014 USING TWO
TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571