

50

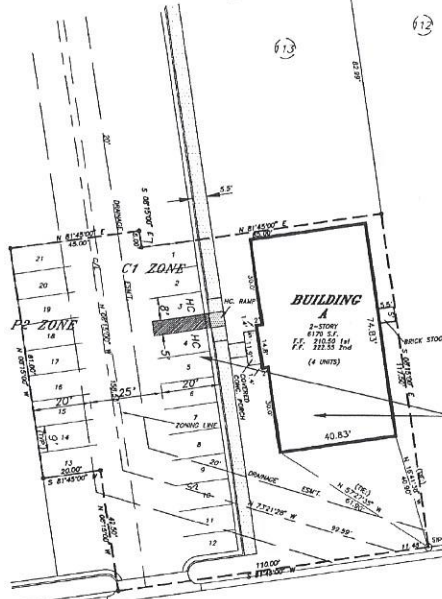
Condo BK 5 Pg 50



BREEZEWOOD ASSOCIATES, LLC

BREEZEWOOD AVENUE

40' R/W



KENNEDY, JOHN L. & wife MARION

0427(12)11-5097



I, James M. Kizer, professional engineer of North Carolina, No. 4783, certify that the attached plat map entitled BREEZEWOOD, Phase Condominium, Phase One, contains all the information required by Section 47C-2-109 of the North Carolina Condominium Act and fully and accurately depicts the same to include the layout, unit numbers, locations, ceiling and floor elevations and dimensions of the condominium as shown on the plat.

NORTH CAROLINA CUMBERLAND COUNTY
I, Kimberly J. Brashers, a Notary Public for said county and state do hereby certify that James M. Kizer, Professional Engineer personally appeared before me this day and witnessed my hand and official seal this day at Fayetteville, NC.
MY COMMISSION EXPIRES July 25, 1997.

NOTES

1. PROPERTY ZONED P2 & C1
2. TRACT CONTAINS 0.337 ACRES
3. DEED REFERENCE: D.D. 2391, PG. 76 & D.B. 2432, PG. 533
4. TAX MAP REFERENCE: 0427(17)10-3941, 4908, 4955, 5908, 5957
5. THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000'
6. TOTAL OF 21 PARKING SPACES ALLOTTED THIS PHASE
7. ALL OF THE AREA SHOWN ON THIS PLAT SHALL CONSTITUTE COMMON AREA EXCEPT FOR THE AREA INSIDE THE BUILDING WALLS.
8. COMMON AREA IS SUBJECT TO EASEMENTS TO VARIOUS CITY AGENCIES FOR SEWER, WATER, TELEPHONE, ELECTRICAL, CABLE, ETC. IN ADDITION TO EASEMENTS SHOWN.

PHASE ONE
BREEZEWOOD PLACE CONDOMINIUM
(A CONDOMINIUM DEVELOPMENT)

Property of
BREEZEWOOD ASSOCIATES, LLC

CROSS CREEK TWP FAYETTEVILLE, NC
Scale 1" = 20' OCTOBER 1996

20' 10' 0' 20' 40'

MOORMAN, KIZER & REITZEL, INC.
Engineers, Planners & Surveyors
115 Broadfoot Ave.
Fayetteville, NC
(910) 494-5191

SHT. 1 of 6 F.B. 100-555

State of North Carolina CUMBERLAND County
I, RONALD DAVID PUMPER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 2391, Page 76, etc.) that the boundaries not surveyed are clearly indicated as shown on the information furnished to me by the owner of the land that the plat was prepared in accordance with G.S. 47-30 or General Statutes, my original signature, registration number and seal this day of October, 1996.

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

☐ The survey is of an existing parcel or parcels of land.



Seal or Stamp
Registration Number
1-2763

North Carolina, CUMBERLAND County
I, JAMES M. KIZER, a Notary Public of the County and State do hereby certify that JAMES M. KIZER, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 11th day of December, 1996.
My commission expires July 25, 1997.



How all met by these presents, that I, JAMES M. KIZER, hereby acknowledge this plat and document to be the BEST AND TRUE copy of the original that I, JAMES M. KIZER, do hereby declare to public use on this day at Fayetteville, NC.



Signature
Kimberly J. Brashers



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 11th day of October, 1996.
Mayor
PLANNING DEPARTMENT

LEGEND

- EIP (EXIST. IRON)
- SIP (SET IRON PIN)
- SURVEYED LINE
- - - LINE NOT SURVEYED
- CALCULATED CORNER

50339
North Carolina, Cumberland County
The foregoing, or approved, certificate is of
Kimberly J. Brashers
Notary Public/Notaries Public are certified to be correct.
This instrument was presented for registration and recorded in this
Office at Book 5, Page 50-55
This 11th day of NOV. 1996 at 1:30 PM.
George E. Tatum
Register of Deeds
By: James H. Gore
Deputy Register of Deeds
Aash

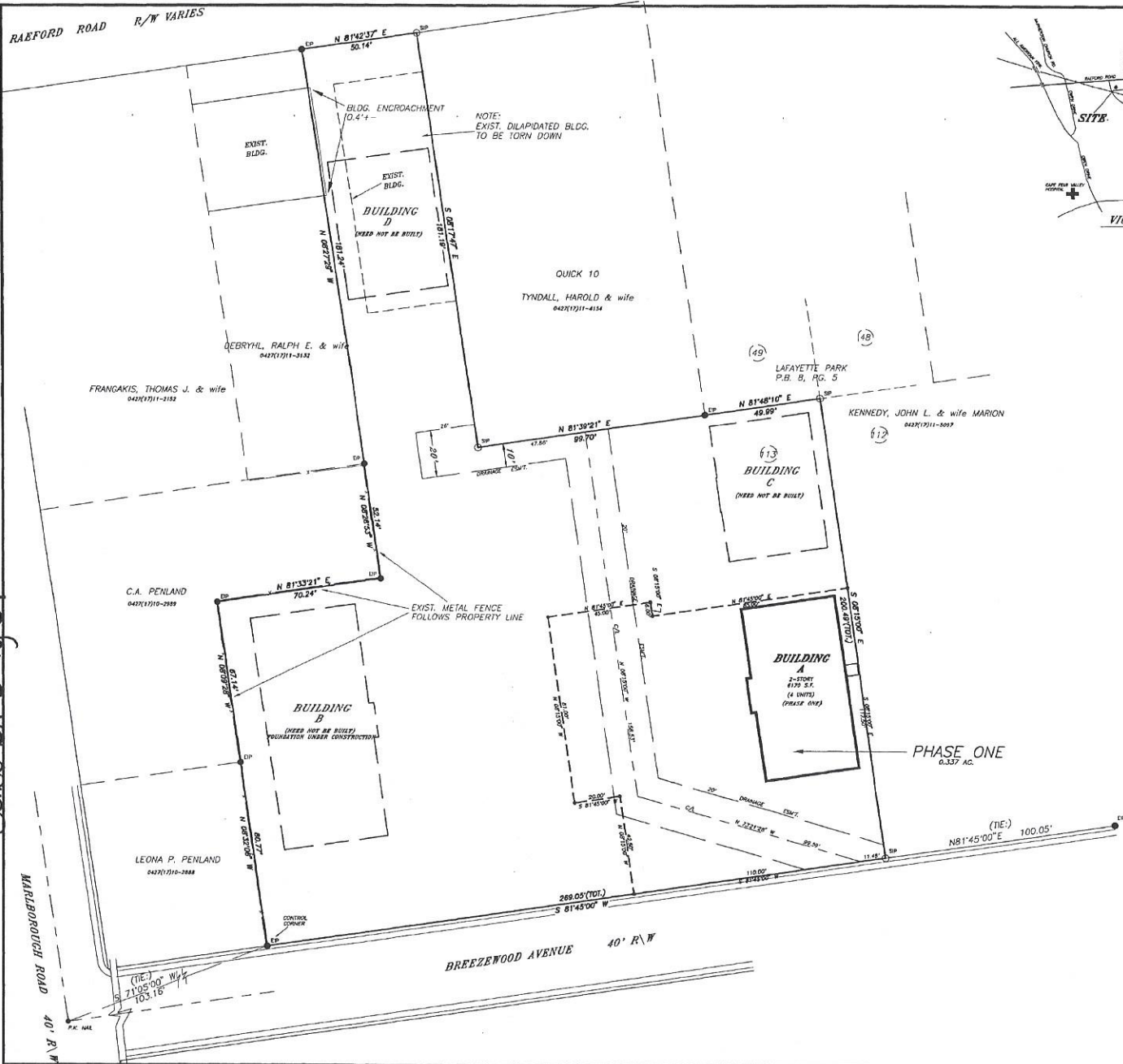
ENGINEERING DIVISION
CITY OF FAYETTEVILLE
NO. 100 CAROLINA
NO APPROVAL REQUIRED
Michael W. Wicks, P.E., City Engineer
OCTOBER 15, 1996

DECLARATIONS in BK 4574 Pg 404

Condo Bk 5 Pg 51

RAEFORD ROAD R/W VARIES

MARLBOROUGH ROAD 40' R/W

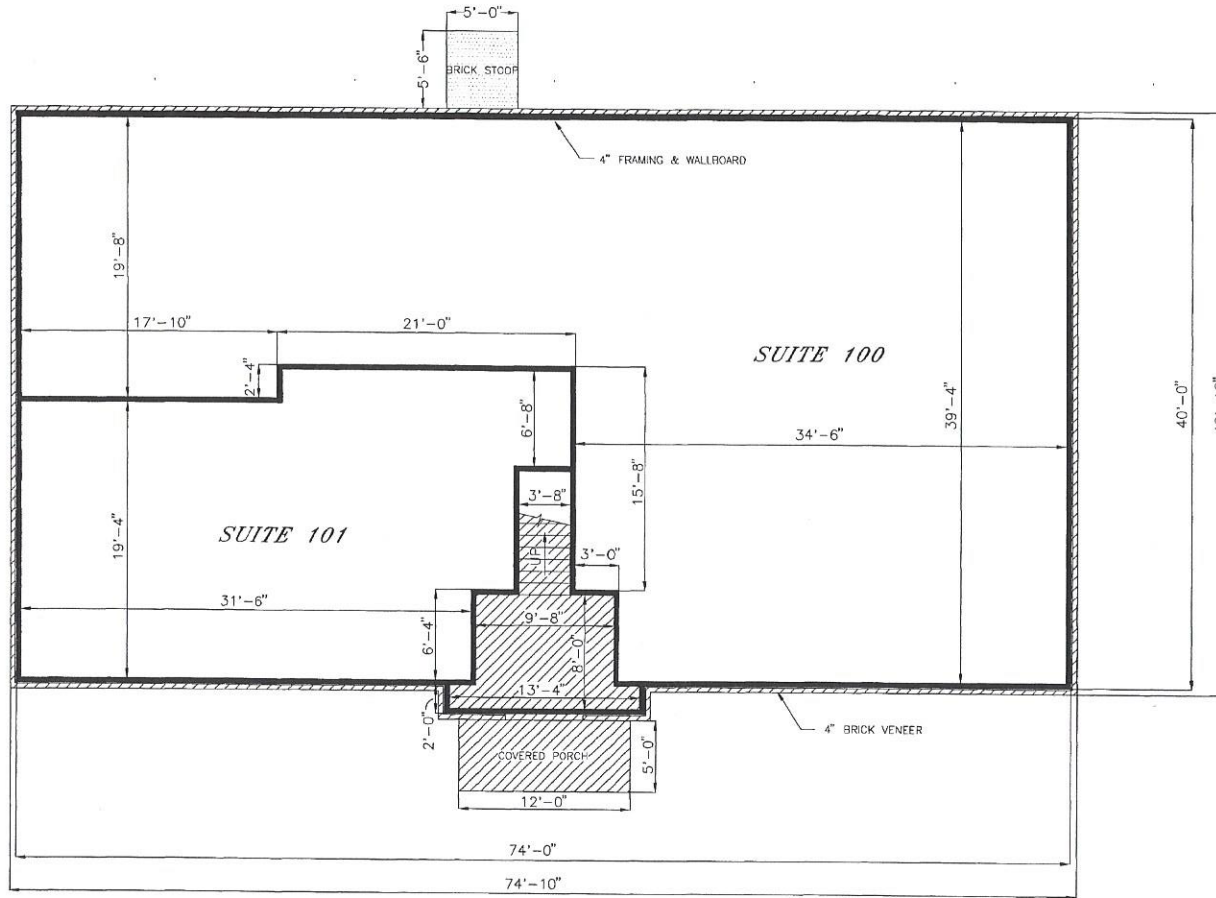


- LEGEND**
- EIP (EXIST. IRON)
 - SIP (SET IRON PIN)
 - SURVEYED LINE
 - - - LINE NOT SURVEYED
 - CALCULATED CORNER

- NOTES**
1. PROPERTY ZONED P2 & C1
 2. TRACT CONTAINS 1.36 ACRES +-
 3. DEED REFERENCE: D.B. 2391, PG. 76 & D.B. 2432, PG. 553
 4. TAX MAP REFERENCE: 0427(17)10-3941, 4902, 4955, 5906, 5957, AND 0427(17)11-3181
 5. THERE ARE NO M.C. GRID MONUMENTS WITHIN 2000'
 6. ADDITIONAL REAL ESTATE, NOT SHOWN AS PHASE ONE ON THIS MAP, IS RESERVED FOR DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM, ARTICLE IV. NEED NOT BE BUILT.

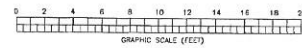
51

DRAWN BY: NEW/200	
CHECKED	
DATE: OCT-98	
PROJECT: BREEZEWOOD PLACE CONDOMINIUM	
PROPERTY OF: BREEZEWOOD ASSOCIATES, LLC	
CROSS CREEK TWP	
BY DATE	
No.	
MOORMAN, KIZER & REITZEL, INC. 115 DRAKEWOOD AVE. P.O. BOX 5374 NORTH CAROLINA FAYETTEVILLE, NC 28404 PHONE 484-5191	
MKR ENGINEERS ARCHITECTS SURVEYORS	
SCALE	1" = 20'
BOOK	# 100-852
SHEET	2 of 6



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



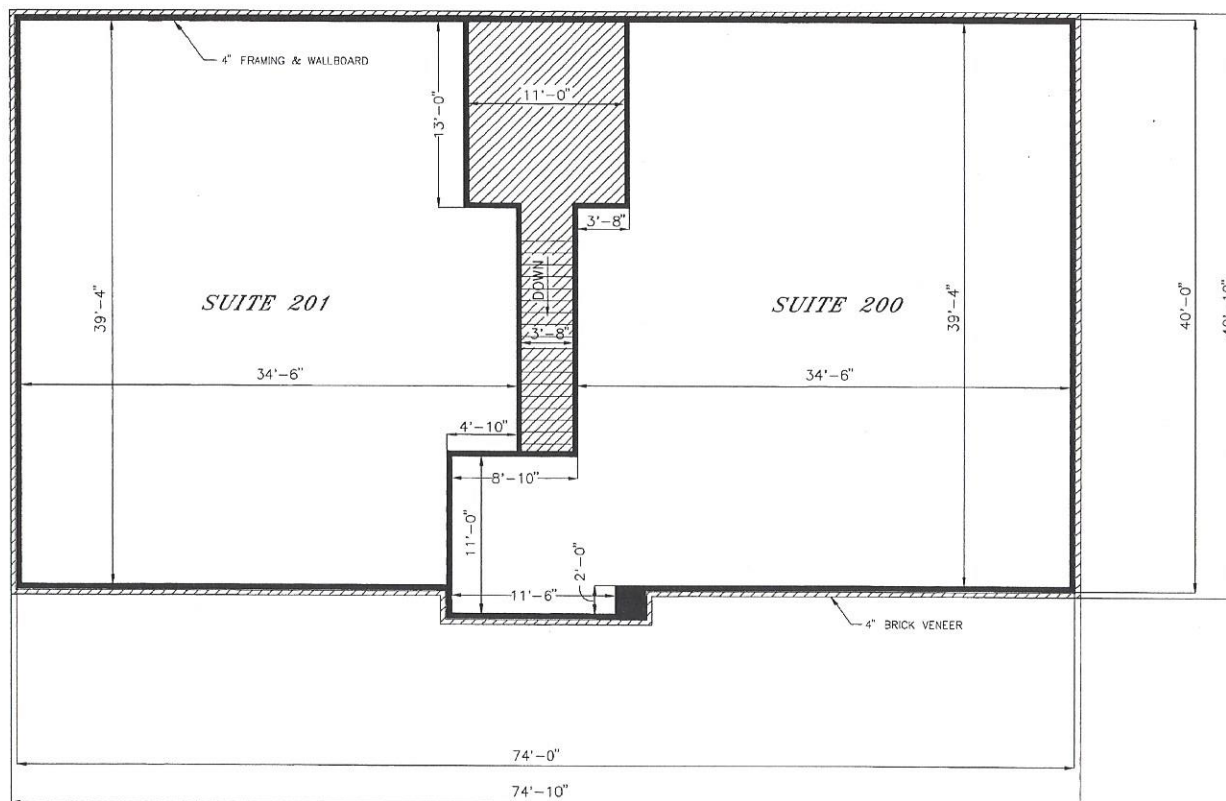
FINISH FLOOR ELEVATION 210.50

FINISH CEILING ELEVATION * 219.00

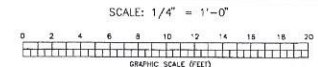
* ELEVATION IN THE CONDOMINIUM UNITS.
THE CEILING ELEVATION IN THE FOYER
IS 219.96.

- CONDOMINIUM UNIT
- COMMON AREA
- COMMON AREA
- LIMITED COMMON AREA

Condo BK 5 Pg 53



SECOND FLOOR PLAN



FINISH FLOOR ELEVATION 222.55
FINISH CEILING ELEVATION 231.55

- CONDOMINIUM UNIT
- COMMON AREA
- COMMON AREA
- LIMITED COMMON AREA

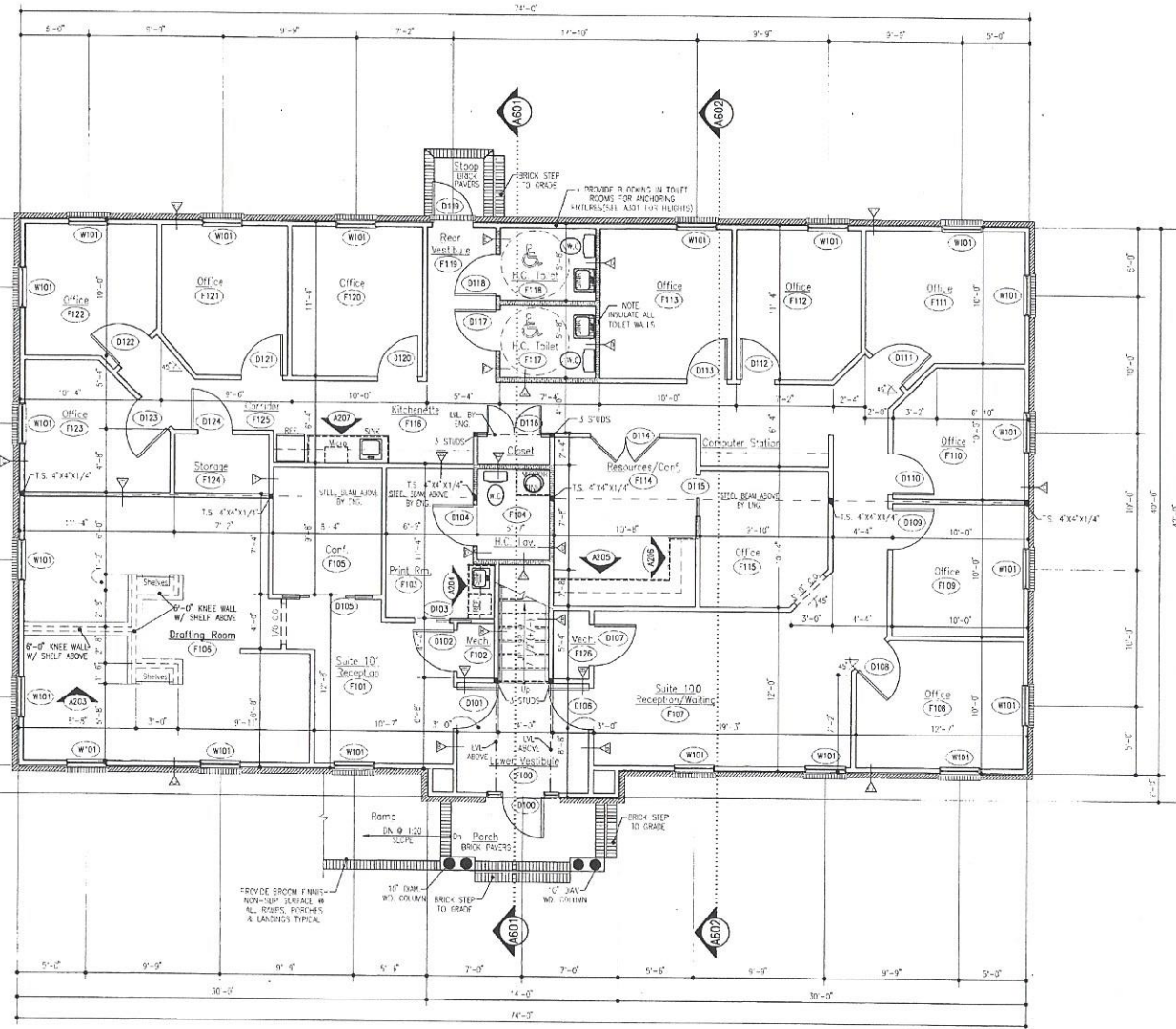
53

DRAWN BY		CHECKED		DATE	
BY DATE		BY DATE		BY DATE	
BLDG. A SECOND FLOOR BREEZEWOOD PLACE CONDOMINIUM Property of BREEZEWOOD ASSOCIATES, LLC CROSS CREEK TWP FAYETTEVILLE NC					
MOORMAN, KIZER & REITZEL, INC. 116 BROADFOOT AVE. P.O. BOX 63774 FAYETTEVILLE, NORTH CAROLINA PHONE 484-5191					
SCALE 1/4" = 1'-0" BOOK # 100-852 SHEET 4 of 6					

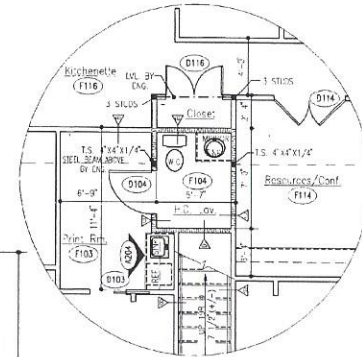
54

Condo Bk 5 Pg 54

1" = 1'-0"



A101 FIRST FLOOR PLAN
1/4" = 1'-0"



A102 FIRST FLOOR PLAN (REVISION #1)
1/4" = 1'-0"

PARTITION LEGEND					
ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.					
	NON-RATED PARTITION		1 HR. PARTITION W/ BATT INSUL.		NON-RATED EXT. PARTITION
	1 HR. PARTITION		NON-RATED PARTITION W/ BATT INSUL.		NON-RATED PARTITION
	NON-RATED EXT. PARTITION		1 HR. BATTED INTERIOR U.L. GLASS		NON-RATED PARTITION
	NON-RATED PARTITION		1 HR. BATTED EXTERIOR U.L. GLASS		NON-RATED PARTITION
	NON-RATED PARTITION		1 HR. BATTED INTERIOR U.L. GLASS		NON-RATED PARTITION
	NON-RATED PARTITION		1 HR. BATTED EXTERIOR U.L. GLASS		NON-RATED PARTITION

ROBERT CHARLES EVANS
ARCHITECT, A.I.A.
ARCHITECTURE
2504 Rufford Road Suite 113 Fayetteville, North Carolina 28305

PROPOSED OFFICE BUILDING FOR
BREEZWOOD OFFICE PARK
38122 WOOD AVENUE
FAYETTEVILLE, N.C. 28305

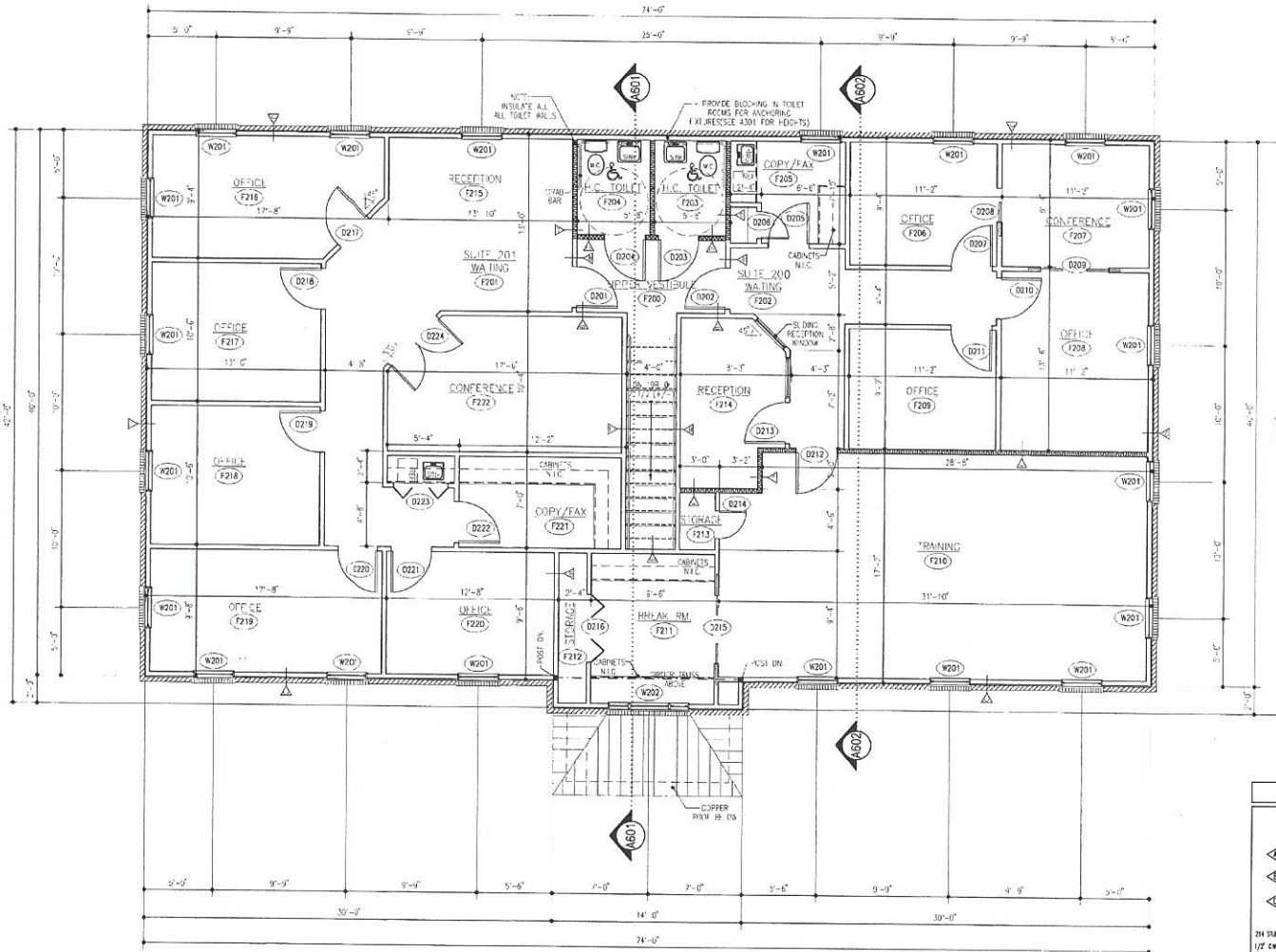
PROJECT NO. 9515
DATE 06.06.95
SHEET NO. 5
REVISED 6

SHEET NO. 5
REVISED 6

Condo BK 5 Pg 55



55



A201 SECOND FLOOR PLAN
1/4" = 1'-0"

PARTITION LEGEND					
ALL PARTITIONS ARE TYPE "X" UNLESS OTHERWISE NOTED					
	NON-RATED PARTITION		1 HR. PARTITION		1 HR. PARTITION w/ BATT INSUL.
	NON-RATED EXT. PARTITION		NON-RATED PARTITION w/ BATT INSUL.		NON-RATED PARTITION w/ SOUND PROOFING
	24 HR. PARTITION		24 HR. PARTITION w/ BATT INSUL.		24 HR. PARTITION w/ SOUND PROOFING
	1 HR. RATED INTERIOR UL PLUGS		NON-RATED EXTERIOR		1 HR. RATED INTERIOR w/ UL PLUGS
	NON-RATED PARTITION		NON-RATED PARTITION		NON-RATED PARTITION

ROBERT CHARLES EVANS
ARCHITECT, A.I.A.
ARCHITECTURE
2504 Bedford Road Suite 113 Fayetteville, North Carolina 28305

PROPOSED OFFICE BUILDING FOR
BREZEWOOD OFFICE PARK
BREZEWOOD AVENUE
FAYETTEVILLE, NORTH CAROLINA

REVISIONS ARE THE DESIGN AND THE PROPERTY OF THE ARCHITECT. ANY CHANGES TO THE PROJECT FOR WHICH THE ARCHITECT IS NOT RESPONSIBLE SHALL BE THE PROPERTY OF THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE PROJECT OWNER OR OTHER PARTY'S USE OF THIS PROJECT.

PROJECT NO: 9616
OWNER: RMC/ICE
DATE: 06.05.96
REGION: REGIONAL

SHEET NO:
6
OF 6