

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: 7/13/23 REVIEW OFFICER

APPROVED BY THE COUNTY PLANNING DEPARTMENT ON 7/13/23

AG on behalf of AG

Subject to conditions DE 180047-21

ADDITIONAL NOTES:

- 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. NO FURTHER DEVELOPMENT WILL BE ALLOWED IN THE RIPARIAN BUFFER ZONES, WHICH ARE ALSO OWNED AND MAINTAINED BY THE HOA.
- BUILDINGS ON THE PERIPHERY OF THE DEVELOPMENT PLAN MUST MEET ALL SETBACK REQUIREMENTS OF THE ZONING DISTRICT (R-40) IN WHICH THE DEVELOPMENT IS LOCATED PER SECTION 2402.

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

B. J. [Signature]
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

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

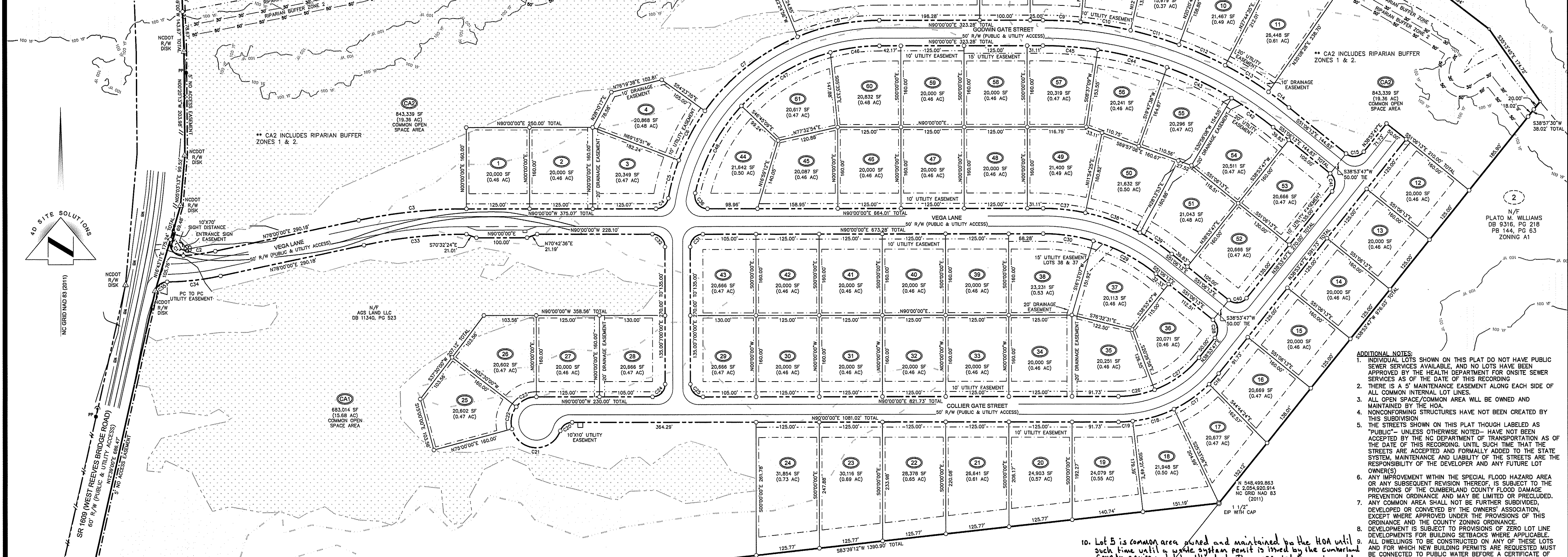
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS 30 DAY OF JANUARY, 2023.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-06-25



VICINITY MAP
NOT TO SCALE



ADDITIONAL NOTES:

- INDIVIDUAL LOTS SHOWN ON THIS PLAT DO NOT HAVE PUBLIC LOTTER SEWER AVAILABLE AND LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ONSITE SEWER SERVICES AS OF THE DATE OF THIS RECORDING.
- THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
- ALL OPEN SPACE/Common Area WILL BE OWNED AND MAINTAINED BY THE HOA.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
- THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "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).
- ANY IMPROVEMENT WITHIN THE SPECIAL FLOOD HAZARD AREA OR ANY SUBSEQUENT REVISION THEREOF, IS SUBJECT TO THE PROVISIONS OF THE CUMBERLAND COUNTY FLOOD DAMAGE PREVENTION ORDINANCE AND MAY BE LIMITED OR PRECLUDED.
- 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.
- DEVELOPMENT IS SUBJECT TO PROVISIONS OF ZERO LOT LINE DEVELOPMENTS FOR BUILDING SETBACKS WHERE APPLICABLE. 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.

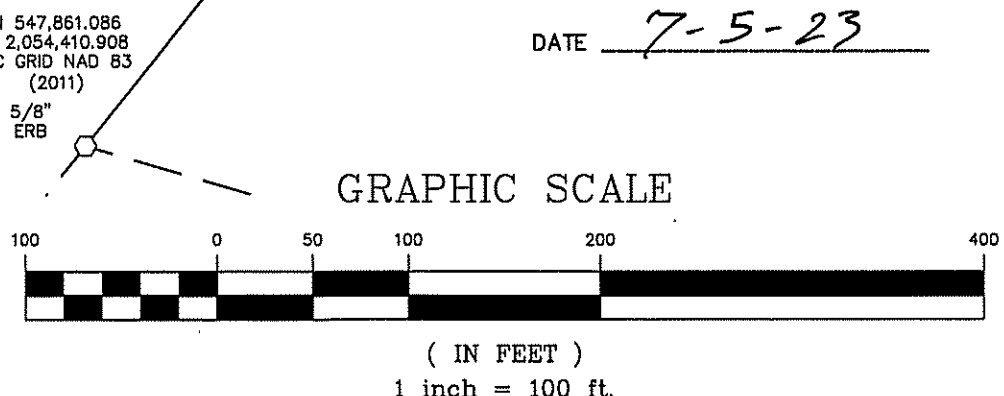
10. Lot 5 is common area owned and maintained by the HOA until such time until a water system permit is issued by the Cumberland County Environmental Health Dept. Thereupon, lot 5 can be sold and developed for residential purposes. See Set

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON THE PUBLIC RIGHT OF WAY.

ALL DRAINAGE EASEMENTS ARE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS INTO DEPARTMENTAL RIGHT OF WAY

- LEGEND:
- DOT DISK
 - EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET 1/2" REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCF - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - OVERHEAD UTILITY
 - METLANDS
 - PERMANENT EASEMENT
 - PROPOSED EASEMENT
 - 30' VEGETATED BUFFER
 - 50' VEGETATED BUFFER
 - 100 YEAR FLOOD ZONE
 - UTILITY POLE
 - GUY WIRE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - ASPHALT
 - METLANDS
 - UNSATURABLE SOILS
 - SURFACE WATER



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	48.45	25.00	S38°48'15"E	41.22
C2	63.60	475.00	N81°50'09"E	63.55
C3	214.68	1025.00	S84°00'00"W	214.28
C4	34.80	25.00	N50°07'13"E	32.06
C5	77.85	425.00	N15°29'17"E	77.74
C6	110.31	425.00	N28°10'17"E	110.00
C7	237.20	425.00	N51°35'45"E	234.13
C8	166.27	425.00	S78°47'32"W	165.21
C9	75.05	775.00	S87°13'33"E	75.02
C10	100.07	775.00	S80°45'09"E	100.00
C11	100.07	775.00	S73°21'15"E	100.00
C12	100.07	775.00	S65°57'22"E	100.00
C13	100.07	775.00	S58°33'29"E	100.00
C14	50.80	775.00	S52°58'52"E	50.79
C15	39.27	25.00	N83°53'47"E	35.36
C16	28.32	255.00	S42°04'42"W	28.31
C17	85.40	255.00	S54°51'15"W	85.00
C18	85.40	255.00	S74°02'32"W	85.00
C19	28.32	255.00	S86°49'05"W	28.31
C20	30.77	25.00	S54°44'08"W	28.87
C21	127.00	50.00	N87°45'52"W	95.51
C22	45.81	50.00	N11°15'00"E	44.23
C23	45.81	50.00	N63°45'00"E	44.23
C24	39.27	25.00	N45°00'00"E	35.36

CURVE	LENGTH	RADIUS	BEARING	CHORD
C25	39.27	25.00	S45°00'00"E	35.36
C26	73.17	205.00	N79°46'31"E	72.78
C27	109.68	205.00	N54°13'25"E	108.37
C28	39.27	25.00	N06°06'13"W	35.36
C29	140.51	355.00	N62°26'33"W	139.59
C30	100.49	355.00	N81°53'27"W	100.15
C31	39.27	25.00	S45°00'00"W	35.36
C32	39.27	25.00	N45°00'00"W	35.36
C33	204.20	975.00	S84°00'00"W	203.83
C34	106.58	525.00	N83°48'58"E	106.39
C35	31.81	25.00	S53°10'32"W	29.71
C36	45.04	25.00	S38°23'37"E	39.19
C37	84.17	405.00	S84°02'47"E	84.01
C38	115.39	405.00	S69°55'51"E	115.00
C39	75.39	405.00	S56°26'10"E	75.28
C40	39.27	25.00	N83°53'47"E	35.36
C41	39.27	25.00	N06°06'13"W	35.36
C42	100.31	725.00	N55°04'03"W	100.23
C43	141.40	725.00	N64°37'07"W	141.18
C44	141.40	725.00	N75°47'37"W	141.18
C45	108.08	725.00	N85°41'26"W	108.96
C46	98.36	375.00	S82°29'08"W	98.08
C47	207.63	375.00	S59°08'33"W	204.99
C48	196.58	375.00	S28°13'49"W	194.33

TOTAL AREA: (BY COORDINATE COMPUTATION)
3,161,332 SF (72.57 AC)

50' RIPARIAN BUFFER ZONE AREA: 348,413 SF (8.00 AC)

30' RIPARIAN BUFFER ZONE AREA: 269,169 SF (6.18 AC)

FIN: 0554-49-0024

ZONING: R-40
30' FRONT
15' SIDE
35' REAR

SOURCE OF TITLE
DB 11340, PG 523
CUMBERLAND COUNTY REGISTER OF DEEDS

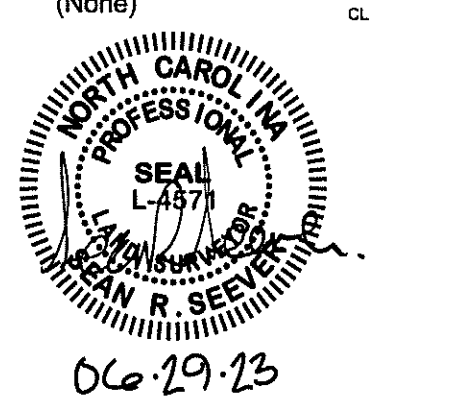
I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

FILED Jul 13, 2023 02:54:59 pm FILED
BOOK 00150
PAGE 0010 THRU 0010
INSTRUMENT # 21810
RECORDING \$21.00
EXCISE TAX (None)

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 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 7, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571



REVISIONS

PROJECT NAME
COLLIER GATE ESTATES SUBDIVISION (ZERO LOT LINE)

PIN: 0554-49-0024
WEST REEVES BRIDGE ROAD
CARVERS CREEK
TOWN OF LINDEN
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT
AGS LAND LLC

1786 Metromedical Drive
Fayetteville, North Carolina 28304
Phone: (810) 779-0019

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1784

DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
JUNE 15, 2023

SHEET NUMBER
1