

VICINITY MAP
NOT TO SCALE

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



 CHARLES SCHATULLE

Sampson COUNTY, NORTH CAROLINA
I, Natasha A Wind A NOTARY PUBLIC OF
THE COUNTY AND STATE ABOVE, CERTIFY THAT
Brian Ranner
PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT IN MY PRESENCE AND NOTARIAL STAMP AND
SEAL, THIS 29th DAY OF November, 2021.
Natasha A Wind
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/26

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 RB
REVIEW OFFICER



- LEGEND**
- EXISTING FOOT PIPE
- EXISTING REBAR
- SPOT-SET REBAR
- COMPUTED POINT
- NOW OR FORMERLY
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- POINT-OF-ENTRY
- SETBACK LINE
- STORM DRAINAGE
- WATER LINE
- OVERHEAD UTILITY
- PERMANENT EASEMENT
- FENCE LINE
- WOODEN FENCE
- TREE LINE
- BOLLARD
- MAILBOX
- UTILITY POLE
- CURB WIRE
- TELEPHONE PEDestal
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- ASPHALT
- CONCRETE

AREA: (BY COORDINATE COMPUTATION)
3,353,455 SF (76.98 AC)

33' FRONT
10' SIDE (1 STORY)
15' SIDE (2 STORY)
ADD 8' / STORY OVER 2 STORES

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARCEL BOUNDARY AND ALONG THE STREET RIGHT-OF-WAYS. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

- [illegible]

CURVE	LENGTH	RADIUS	BEA/TNG	CHP
C1	39.04	25.00	543°17'03"E	35.01
C2	30.77	33.00	58°28'51"E	28.87
C3	149.08	50.00	87°21'18"E	68.50
C4	39.27	50.00	52°47'43"W	38.72
C5	39.27	50.00	50°19'43"W	38.72
C6	39.27	25.00	54°54'43"E	33.26
C7	38.27	25.00	143°15'17"E	35.34
C8	21.03	25.00	56°7'39"E	20.30
C9	55.58	50.00	97°52'30"W	53.73
C10	85.00	50.00	83°20'48"W	60.53
C11	39.27	50.00	102°47'43"E	38.72
C12	39.27	50.00	101°19'43"E	38.72
C13	42.05	50.00	55°47'30"E	40.82
C14	42.05	25.00	56°10'30"E	35.45
C15	34.50	25.00	164°29'56"E	29.52

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.

Sean R. Seever

PROFESSIONAL LAND SURVEYOR 1 4529

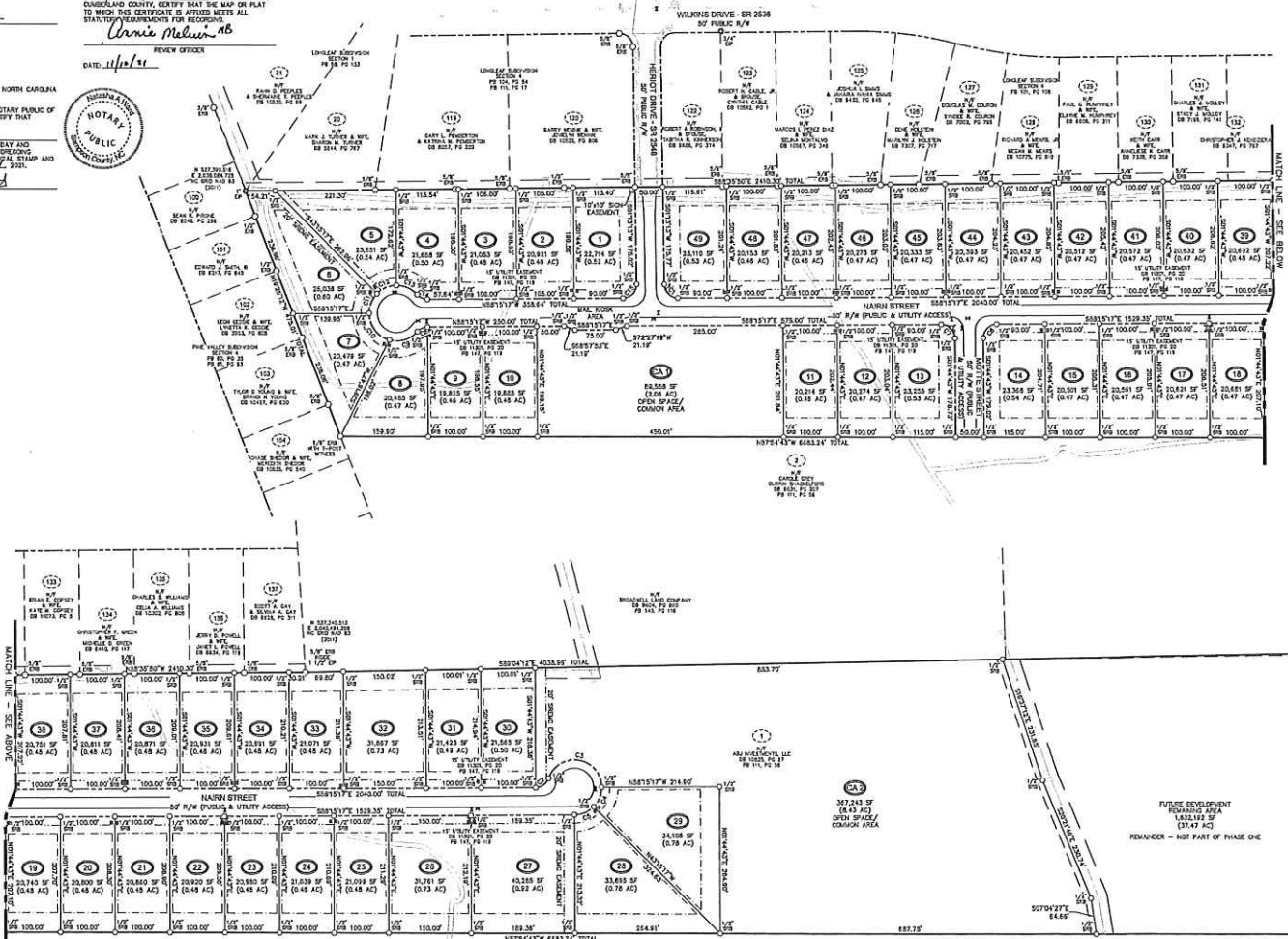
I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (CHECK DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____), THAT THE BOUNDARIES NOT SURVEINED ARE INDICATED AS DRAIN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS (1:10,000); THAT THIS PLAN WAS MADE IN ACCORDANCE WITH G.S. 47-32 AS AMENDED. WITNESS MY HAND AND SEAL THIS 4 DAY OF NOVEMBER, 2021.

Sean R. Seever



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-28 FCCC SPECIFICATIONS RTK GPS WITH WIS FIELD PROCEDURES FOR THE DATA. THE COORDINATES WERE OBTAINED THROUGH A GOOD TO EXCELLENT ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JUNE 3, 2020 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever



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 THEREON, SO AS TO
MAINTAIN THE INTEGRITY OF THE
DRAINAGE SYSTEM AND INSURE
PROPER DRAINAGE.

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION

BY Cec. R. Hines Jr P.E. &
DATE 11.5.2021

FILED Nov 10, 2021 10:28:45 am FILED
BOOK 00147 CLATSOP
PAGE 0127 NEW 0127 COUNTY NO
INSTRUMENT # 52348 J. LEE WARREN
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
ONE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

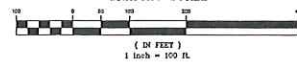
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED L. R. Hines Jr. P.E.
DISTRICT ENGINEER
DATE 11.5.2021

Approved by the Cumberland County Local Planning Board
on the 10 Day of February, 2021
Signed [Signature] (Seal)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF ECONOMIC ANALYSIS
WASHINGTON, D. C. 20540

GRAPHIC SCALE



REVISIONS

PROJECT NAME:

**CURRIN HILL
SUBDIVISION
PHASE I
(ZERO LOT LINE)**

PIN: 0542-17-6087
HERIOT DRIVE
CARVERS CREEK TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIMATE

**ABJ INVESTMENTS,
LLC**

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 455-5790
Fax: (910) 678-9088

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JAMY
PROJECT NUMBER:	1009

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED _____

SEPTEMBER 2, 2021

SHEET NUMBER

1

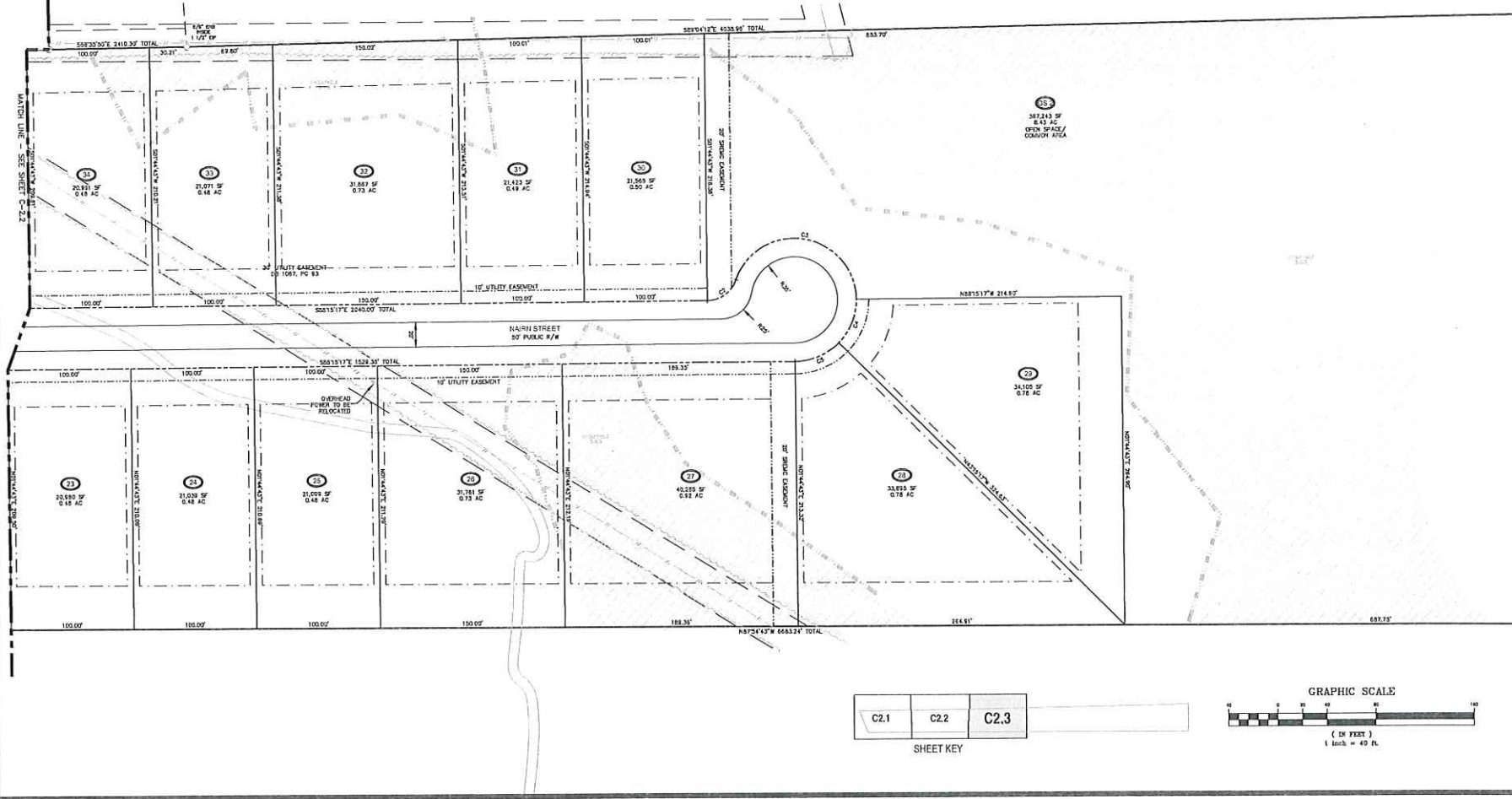
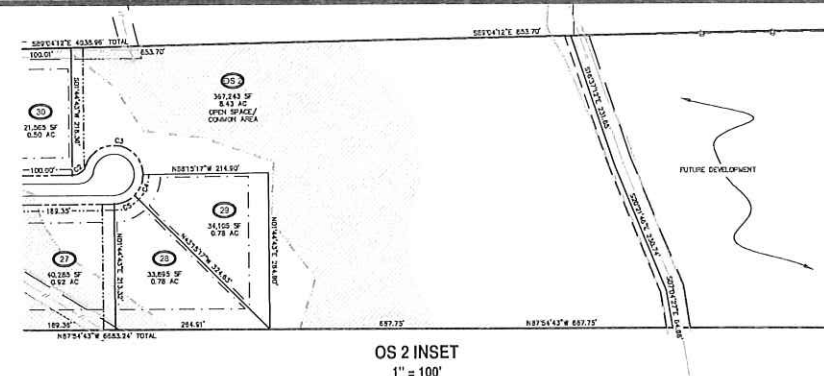
1

of

- LEGEND
- 1" DP - DITCHED FROM PIPE
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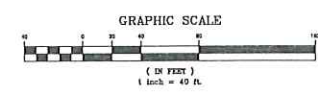


NORTH
N 0° 0' 0" E 100.00' TOTAL



C2.1	C2.2	C2.3
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SHEET KEY



4Dsite solutions
Civil Engineering & Land Surveying
10000 Highway 100, Suite 100, Raleigh, NC 27615
Phone: (919) 465-5790 Fax: (919) 465-5791



REVISIONS
ISSUED FOR CONSTRUCTION

PROJECT NAME
**CURRIN HILL
SUBDIVISION
(ZERO LOT LINE)**

DETAILED
SITE PLAN

CLIENT
**ABJ INVESTMENTS,
LLC**

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (919) 465-5790
Fax: (919) 465-5791

DESIGNED BY:	CA-18
DRAWN BY:	CA-18
CHECKED BY:	SCOTT
PROJECT NUMBER:	188

DRAWING SCALE
HORIZONTAL: 1" = 40'

DATE RELEASED
FEBRUARY 18, 2021

SHEET NUMBER
C-2.3