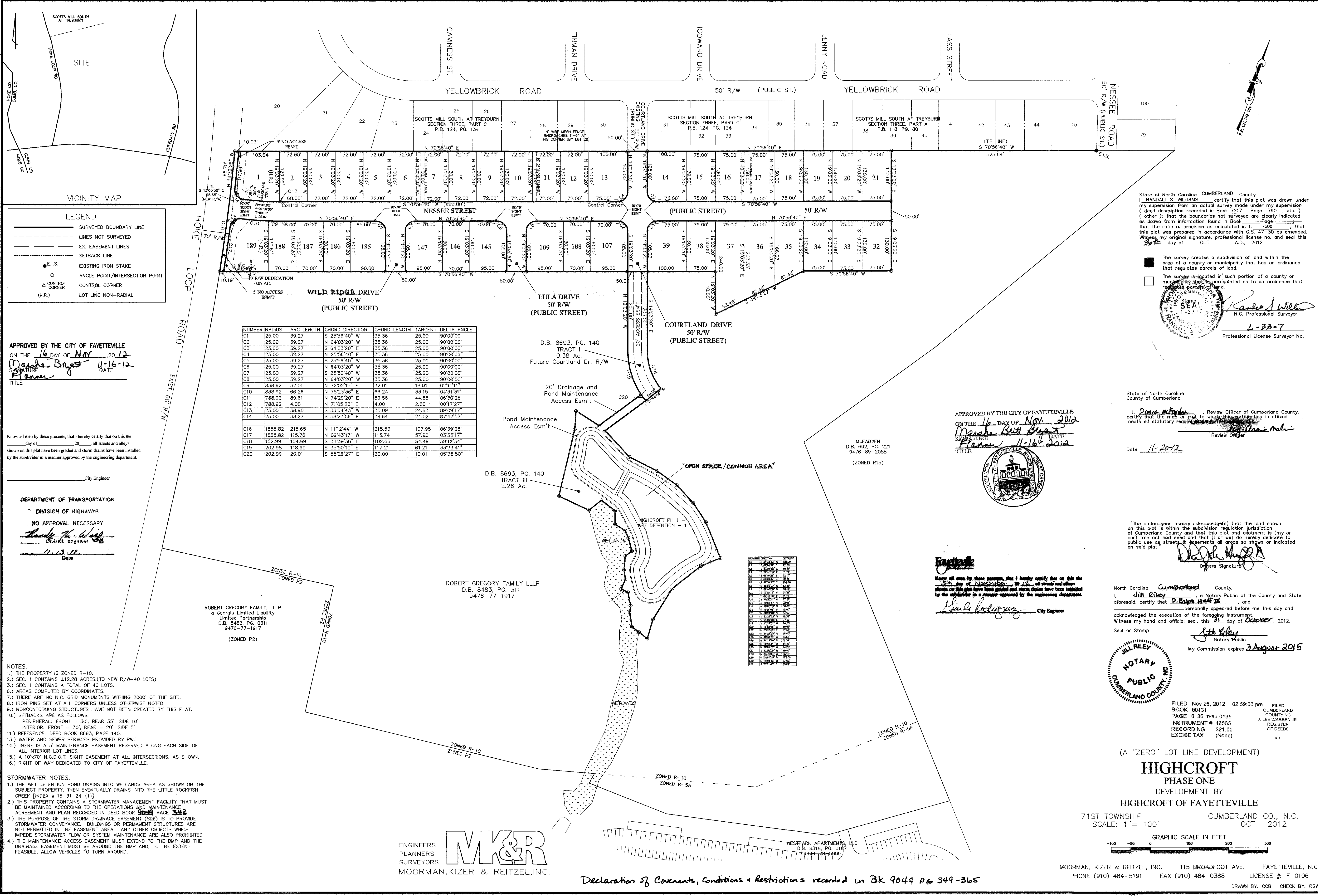




LEGEND

- SURVEYED BOUNDARY LINE
- LINES NOT SURVEYED
- EX. EASEMENT LINES
- SETBACK LINE
- E.I.S. EXISTING IRON STAKE
- ANGLE POINT/INTERSECTION POINT
- △ CONTROL CORNER
- (N.R.) LOT LINE NON-RADIAL

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 16 DAY OF Nov, 2012
Marsha B. Bryant 11-16-12
SIGNATURE DATE
TITLE

Know all men by these presents, that I hereby certify that on this the
day of _____, 20____, all streets and alleys
shown on this plan have been graded and storm drains have been installed
by the subdivider in a manner approved by the engineering department.

City Engineer

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NO APPROVAL NECESSARY
Marsha B. Bryant
District Engineer
11-16-12
Date

- NOTES:
- 1.) THE PROPERTY IS ZONED R-10.
 - 2.) SEC. 1 CONTAINS ±12.28 ACRES.(TO NEW R/W-40 LOTS)
 - 3.) SEC. 1 CONTAINS A TOTAL OF 40 LOTS.
 - 6.) AREAS COMPUTED BY COORDINATES.
 - 7.) THERE ARE NO N.C. GRID MONUMENTS WITHING 2000' OF THE SITE.
 - 8.) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 9.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 10.) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
 - 11.) REFERENCE: DEED BOOK 8693, PAGE 140.
 - 13.) WATER AND SEWER SERVICES PROVIDED BY PWC.
 - 14.) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 15.) A 10'x70' N.C.D.O.T. EIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 - 16.) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.

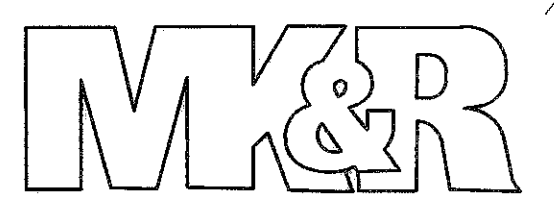
STORMWATER NOTES:

- 1.) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK [INDEX # 18-31-24-(1)]
- 2.) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9049 PAGE 342
- 3.) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED
- 4.) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	25.00	39.27	S 25°56'40" W	35.36	25.00	90°00'00"
C2	25.00	39.27	N 64°03'20" W	35.36	25.00	90°00'00"
C3	25.00	39.27	S 64°03'20" E	35.36	25.00	90°00'00"
C4	25.00	39.27	N 25°56'40" E	35.36	25.00	90°00'00"
C5	25.00	39.27	S 25°56'40" W	35.36	25.00	90°00'00"
C6	25.00	39.27	N 64°03'20" W	35.36	25.00	90°00'00"
C7	25.00	39.27	S 25°56'40" W	35.36	25.00	90°00'00"
C8	25.00	39.27	N 64°03'20" W	35.36	25.00	90°00'00"
C9	838.92	32.01	N 72°02'15" E	32.01	16.01	02°11'11"
C10	838.92	66.26	N 75°23'36" E	66.24	33.15	04°31'31"
C11	788.92	89.61	N 74°29'20" E	89.56	44.85	06°30'28"
C12	788.92	4.00	N 71°05'23" E	4.00	2.00	00°17'27"
C13	25.00	38.90	S 33°04'43" W	35.09	24.63	89°09'17"
C14	25.00	38.27	S 58°23'56" E	34.64	24.02	87°42'57"
C16	1855.82	215.65	N 11°12'44" W	215.53	107.95	06°39'28"
C17	1865.82	115.76	N 09°43'17" W	115.74	57.90	03°33'17"
C18	152.99	104.89	S 38°39'36" E	102.66	54.49	39°12'34"
C19	202.98	118.90	S 35°50'10" E	117.21	61.21	33°33'41"
C20	202.98	20.01	S 55°28'27" E	20.00	10.01	05°38'50"

ROBERT GREGORY FAMILY LLLP
D.B. 8483, PG. 311
9476-77-1917

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.



Declaration of Covenants, Conditions + Restrictions recorded in BK 9049 pg 349-365

State of North Carolina CUMBERLAND County
I, RANDALL S. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7217 Page 790 , etc.) (other) ; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____ that the ratio of precision as calculated is 1: 7500 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness, my original signature, professional license no. and seal this day of _____ OCT. , A.D., 2012.

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

The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

Randall S. Williams
N.C. Professional Surveyor
L-3307
Professional License Surveyor No.

State of North Carolina Cumberland County
I, Diane Williams, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for a subdivision of land.

Diane Williams
Review Officer

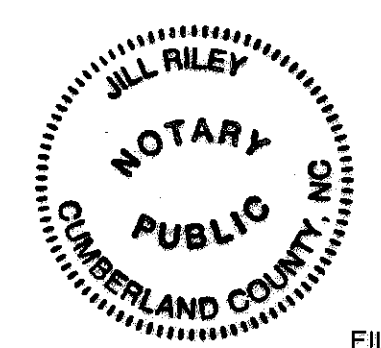
Date 11-20-12

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that I (or we) do hereby dedicate to public use as street easements all areas so shown or indicated on said plat."

Diane Williams
Others Signature

North Carolina, Cumberland County.
I, Jill Riley, a Notary Public of the County and State aforesaid, certify that Diane Williams personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 21 day of October, 2012.

Seal or Stamp
Jill Riley
Notary Public
My Commission expires 2 August 2015

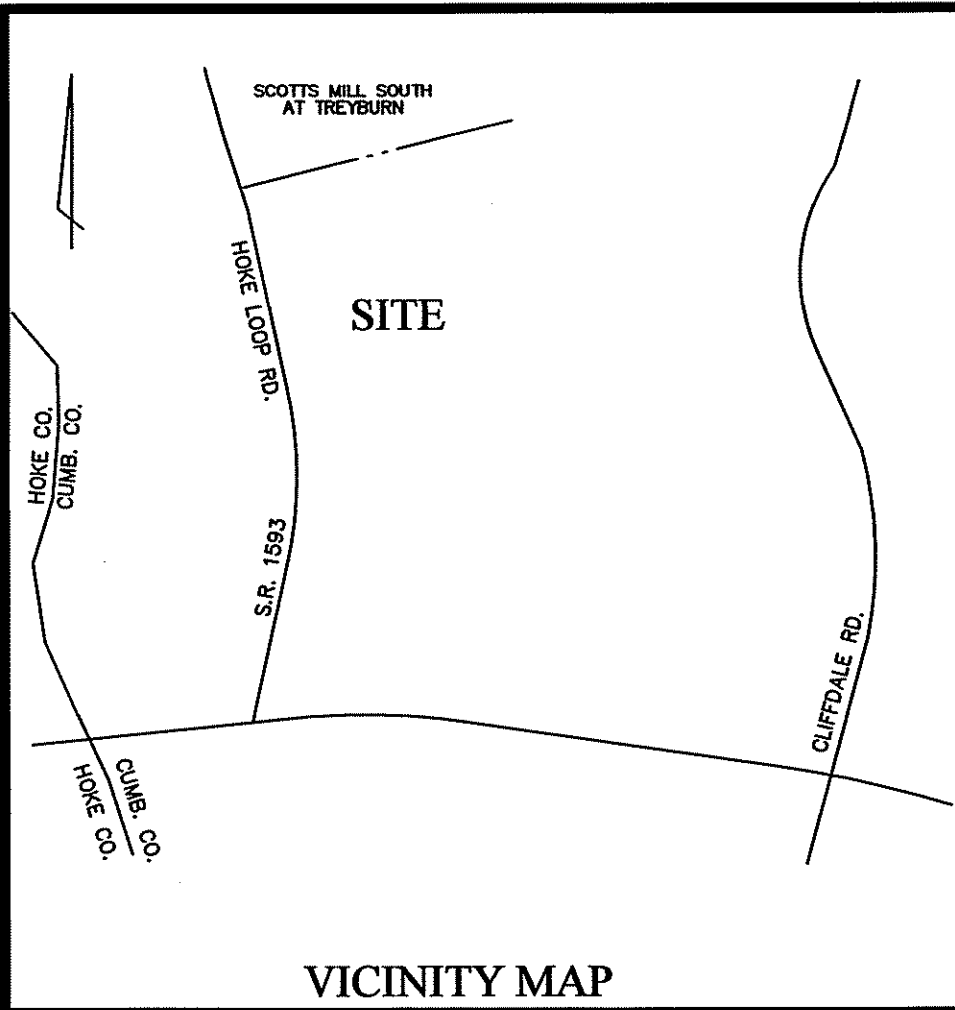


FILED Nov 26, 2012 02:59:00 pm
BOOK 00131
PAGE 0135 THRU 0135
INSTRUMENT # 43565
RECORDING \$21.00
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS
KSJ

(A "ZERO" LOT LINE DEVELOPMENT)
HIGHCROFT
PHASE ONE
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE
71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1"= 100' OCT. 2012
GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE #: F-0106
DRAWN BY: CCB CHECK BY: RSW



LEGEND

---	SURVEYED BOUNDARY LINE
---	LINE NOT SURVEYED
---	EASEMENT LINES
● EX. IRON	EXISTING IRON STAKE
○	ANGLE POINT
●	CONTROL CORNER
(N.R.)	NON-RADIAL LOT LINE

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE ____ DAY OF ____, 20__
SIGNATURE _____ DATE _____
TITLE _____

Know all men by these presents, that I hereby certify that on this the ____ day of ____, 20__, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

City Engineer

- NOTES:
1. THE PROPERTY IS ZONED SF-10.
 2. PHASE 2, PART 1 CONTAINS ±7.04 ACRES.
 3. PHASE 2, PART 1 CONTAINS A TOTAL OF 22 LOTS.
 6. AREAS COMPUTED BY COORDINATES.
 7. THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
 8. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 9. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 10. SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
 11. REFERENCE: DEED BOOK 9148, PAGE 575.
 13. WATER AND SEWER SERVICES PROVIDED BY PWC.
 14. THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 15. A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 16. RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.

- STORMWATER NOTES:
1. THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY. THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK [INDEX # 18-31-24-(1)]
 2. THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9042, PAGE 342.
 3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH WOULD OBSTRUCT STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 4. THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

LOT CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C20	202.99	20.01	S 55°26'27" E 20.00	05°38'50"
C21	202.99	51.94	S 45°17'10" E 51.80	14°39'36"
C22	202.99	61.86	S 29°12'42" E 61.72	17°29'22"
C23	202.99	5.00	S 19°45'40" E 5.00	01°24'41"
C24	152.99	15.88	N 22°01'47" W 15.88	05°56'55"
C25	152.99	153.49	N 53°44'49" W 147.14	57°29'08"
C26	503.74	14.74	N 81°39'05" W 14.74	01°40'37"
C27	503.74	72.32	N 76°42'00" W 72.25	08°13'31"
C28	25.00	36.90	S 65°07'32" W 33.64	84°34'25"
C29	494.88	95.03	S 28°20'23" W 94.88	11°00'07"
C30	494.88	9.90	S 34°24'50" W 9.90	01°08'46"
C31	444.88	94.32	N 28°54'46" E 94.15	12°08'53"
C32	25.00	36.90	N 19°26'53" W 33.64	84°34'25"
C33	503.74	85.49	N 56°52'23" W 85.39	09°43'25"
C34	453.74	33.69	N 54°08'19" W 33.69	04°15'17"
C35	453.74	87.22	S 61°46'21" E 87.06	11°00'48"
C36	453.74	86.66	S 72°45'03" E 86.53	10°56'36"
C37	453.74	33.79	S 80°21'22" E 33.79	04°16'02"
C38	202.99	33.88	S 77°42'27" E 33.85	09°33'52"
C39	202.99	51.94	S 65°35'40" E 51.80	14°39'41"

C/L STREET CURVE DATA

- ④ R=469.88' D=12°08'53" T=50.00' (CHD. N28°54'46"E 99.44')
⑤ R=177.99' D=63°26'03" T=110.00' (CHD. S50°46'22"E 187.14')
⑥ R=478.74' D=41°28'30" T=181.26' (CHD. S61°45'08"E 339.03') * - CURVE 6 DATA IS TOTAL TO FUTURE EXTENSION OF STREET

ROBERT GREGORY FAMILY, LLP
a Georgia Limited Liability
Limited Partnership
D.B. 8483, PG. 0311
9476-77-1917
(ZONED SF-10)

City of Fayetteville

Know all men by these presents, that I hereby certify that on this the 21st day of July, 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 the City Council.

City Engineer



HIGHCROFT OF FAYETTEVILLE, LLC
D.B. 9148, PG. 0575
(REMAINING PORTION TRACT I)
9476-78-3846
ZONED SF-10

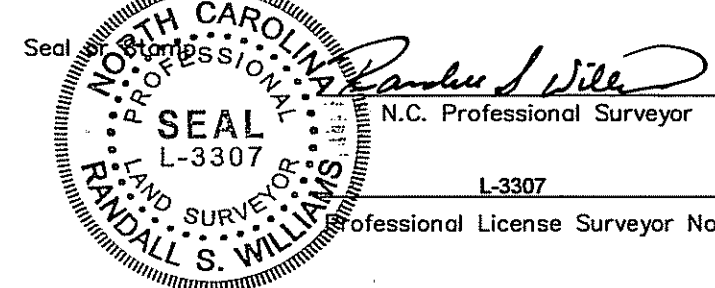
ROBERT GREGORY FAMILY, LLP
a Georgia Limited Liability
Limited Partnership
D.B. 8483, PG. 0311
9477-70-5003
(ZONED SF-10)

HIGHCROFT OF FAYETTEVILLE, LLC
D.B. 9148, PG. 0575
(REMAINING PORTION TRACT III)
9476-79-1692
(ZONED SF-10)

McFADYEN
D.B. 692, PG. 221
9476-89-2058
(ZONED SF-15)

State of North Carolina, CUMBERLAND County
I, RANDALL S. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9148, Page 0575, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 7800; that the ratio of precision as calculated is 1:7800; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 14th day of JUNE, A.D., 2016.

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.



State of North Carolina
County of Cumberland

I, DONNA McFADYEN, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date 7/21/16

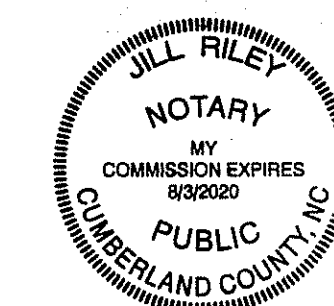
"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Owner's Signature
D. Ray Huff, III

North Carolina, Cumberland County.
I, Jill Riley, a Notary Public of the County and State aforesaid, certify that D. Ray Huff, III, and _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 20th day of June, 2016.

Seal or Stamp

Notary Public
My Commission expires 8-3-2020



FILED Jul 21, 2016 04:48:12 pm FILED
BOOK 00138 CUMBERLAND
PAGE 0010 THRU 0010 COUNTY NC
INSTRUMENT # 22086 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
RA

(A "ZERO" LOT LINE DEVELOPMENT)

HIGHCROFT
PHASE TWO, PART I
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE

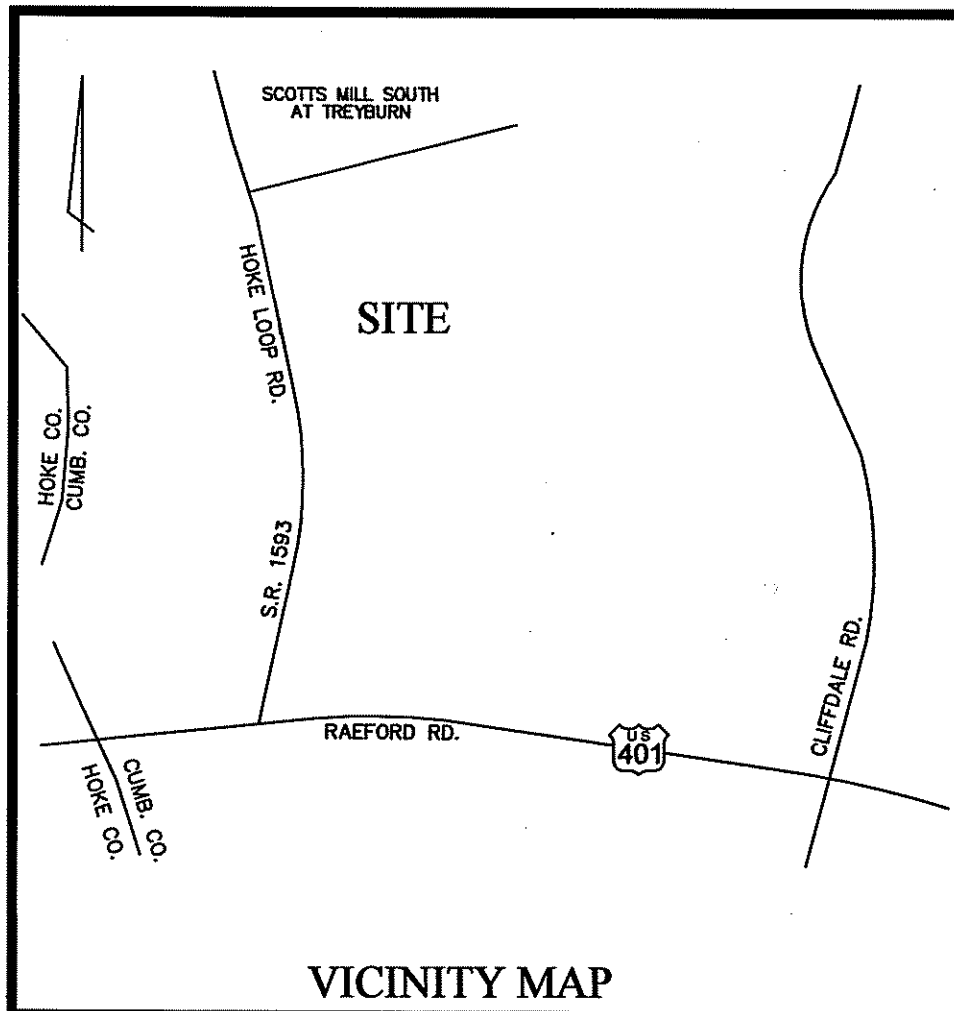
71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1"= 100' JUNE 2016

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE # F-0106

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.





LEGEND

SURVEYED BOUNDARY LINE

LINES NOT SURVEYED

EASEMENT LINES

EX. IRON

EXISTING IRON STAKE

ANGLE POINT

CONTROL CORNER

NON-RADIAL LOT LINE

Deed Book

Page

P.B.

Right of Way

Course	Bearing	Distance
L41	N 11°01'00" E	28.03'
L42	N 75°48'32" E	22.61'
L43	N 16°17'03" E	33.81'
L44	N 07°24'45" E	41.33'
L45	N 08°23'20" E	39.13'
L46	N 00°31'40" W	70.80'
L47	N 06°58'18" W	39.47'
L48	N 15°37'33" W	34.99'
L49	N 20°26'03" W	45.41'
L50	N 24°14'17" W	43.21'
L51	N 07°51'14" W	38.72'
L52	N 87°10'57" E	25.32'

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 5 DAY OF Dec. 20 17
Margarita Britt Bryant
SIGNATURE DATE
Deputy Mayor 12-5-2017
TITLE



Know all men by these presents, that I hereby certify that on this the 5th day of December, 2017, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

City Engineer

ROBERT GREGORY FAMILY, LLP
a Georgia Limited Liability Partnership
D.B. 8483, PG. 0311
9476-77-1917
(ZONED SF-10)

LOT CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	93.95	453.74	93.78	S89°20'41"E	11°51'49"
C2	33.62	453.74	33.62	S54°08'19"E	04°14'21"
C3	60.33	453.74	60.28	S48°13'17"E	07°37'28"
C4	20.02	453.74	20.01	S43°08'57"E	02°31'39"
C5	6.81	453.74	6.81	S47°27'18"E	00°51'37"
C6	39.27	25.00	35.38	S03°56'30"W	90°00'00"
C7	43.83	200.00	43.74	S42°41'50"W	12°33'21"
C8	54.78	200.00	54.61	S28°34'19"W	15°41'41"
C9	54.78	200.00	54.61	S12°58'38"W	15°41'41"
C10	54.78	200.00	54.61	S02°49'03"E	15°41'41"
C11	54.78	200.00	54.61	S18°30'43"E	15°41'41"
C12	51.19	200.00	51.05	S33°41'32"E	14°39'55"
C13	59.34	285.00	59.23	S46°59'23"E	11°55'46"
C14	63.08	285.00	62.95	S59°17'43"E	12°40'55"
C15	63.08	285.00	62.95	S71°58'38"E	12°40'55"
C16	63.08	285.00	62.95	S84°39'33"E	12°40'55"
C17	63.08	285.00	62.95	N82°39'33"E	12°40'55"
C18	72.09	285.00	71.90	N89°04'19"E	14°29'32"
C19	25.02	285.00	25.01	N59°18'40"E	05°01'45"
C20	38.91	285.00	38.89	N65°53'09"E	07°46'17"
C21	39.27	25.00	35.38	N86°01'30"W	90°00'00"
C22	39.27	25.00	35.38	S03°58'27"W	90°00'00"
C23	108.85	235.00	107.88	S82°14'41"W	28°32'21"
C24	194.43	235.00	188.93	N80°47'02"W	47°24'14"
C25	65.88	235.00	65.64	N49°03'13"W	16°03'28"
C26	40.49	150.00	40.37	N33°17'31"W	15°27'58"
C27	175.07	150.00	165.30	N07°52'37"E	66°52'18"
C28	20.06	150.00	20.04	N45°08'38"E	07°39'44"
C29	39.27	25.00	35.38	S86°01'30"E	90°00'00"
C30	26.82	503.74	26.82	N42°33'02"W	03°03'04"
C31	69.93	503.74	69.87	N48°03'10"W	07°57'12"

NOTES:

1. THE PROPERTY IS ZONED SF-10 and MR-5.
2. PHASE 2, PART 2 CONTAINS 212.233 ACRES.
3. PHASE 2, PART 2 CONTAINS A TOTAL OF 37 LOTS.
4. AREAS COMPUTED BY COORDINATES.
5. THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
6. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
8. SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
9. REFERENCE: DEED BOOK 9148, PAGE 575.
10. WATER AND SEWER SERVICES PROVIDED BY PWC.
11. THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
12. A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
13. RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.
14. AN EMERGENCY ACCESS IS PROVIDED BETWEEN LOTS 73 & 83 FOR EMERGENCY VEHICLE INGRESS/EGRESS/REGRESS TO OR FROM WESTPARK APARTMENTS.

STORMWATER NOTES:

1. THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK [INDEX # 18-31-24-(1)].
2. THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 10215, PAGE 440-450.
3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.
5. THIS PROPERTY HAS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANNEXATION OF HIGHCROFT PHASE 2, PART 2 RECORDED IN DEED BOOK 10215, PAGE 457-480.

50' PUBLIC RW

HIGHCROFT PHASE TWO, PART I
P.B. 138, PG. 10

EXIST. STORMWATER POND
TRACT P.B. 131, PG. 135

WESTPARK APARTMENTS, LLC
D.B. 8318, PG. 0187 (TRACT TWO)
Plat Book 133 Page 16
9476-78-5009

Lot 82 Easement Lines

Course	Bearing	Distance	Chord
L53	S 82°50'06" W	59.89'	Chord
L54	N 74°16'56" W	126.09'	Chord
L55	N 57°54'04" W	6.72'	Chord

OWNER
Highcroft of Fayetteville, LLC
A North Carolina limited liability company
2919 Breezewood Avenue, Suite 400
Fayetteville, N.C. 28303

Deed Reference
Deed Book 9148 Page 575
Tax ID # 9476-78-3846

CL STREET CURVE DATA

* - CURVE 6 DATA IS TOTAL INCLUDING PREVIOUS SECTION OF STREET

6	R=478.74'	L=346.55'	D=41°28'30"	T=181.26'	(CHD. S61°45'08"E 339.03') *
7	R=175.00'	L=274.88'	D=90°00'00"	T=175.00'	(CHD. S03°59'07"W 247.49')
8	R=260.00'	L=408.41'	D=90°00'00"	T=260.00'	(CHD. S86°00'53"E 367.70')

State of North Carolina, Cumberland County
I, Thomas J. Gooden, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9148, Page 0575, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 9148, Page 0575; that the ratio of precision as calculated is 1: 7500; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 27th day of November, A.D., 2017.



- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

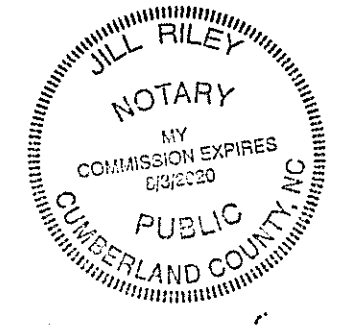
Seal or Stamp
Professional License Surveyor No. L-3196

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of City of Fayetteville and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Owners Signature

North Carolina, Cumberland County,
I, J. Riley, a Notary Public of the County and State aforesaid, certify that P. Royce Hulse III, and personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 30 day of November, 2017.

Seal or Stamp
Notary Public
My Commission expires 8-3-2020



City Engineer

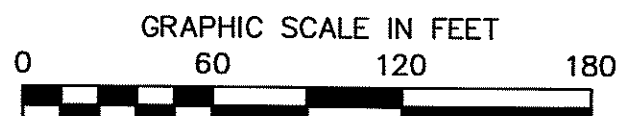
Know all men by these presents, that I hereby certify that on this 5th day of December, 2017, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.
Shirley Redding City Engineer

State of North Carolina
County of Cumberland
I, Annie Melus, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Annie Melus
Review Officer

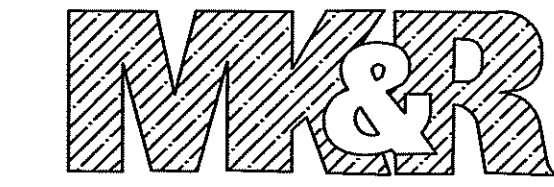
Date 12-6-17

FILED Dec 06, 2017 10:36:38 am
BOOK 00140
PAGE 0076 THRU 0076
INSTRUMENT # 38037
RECORDING \$21.00
EXCISE TAX (None)

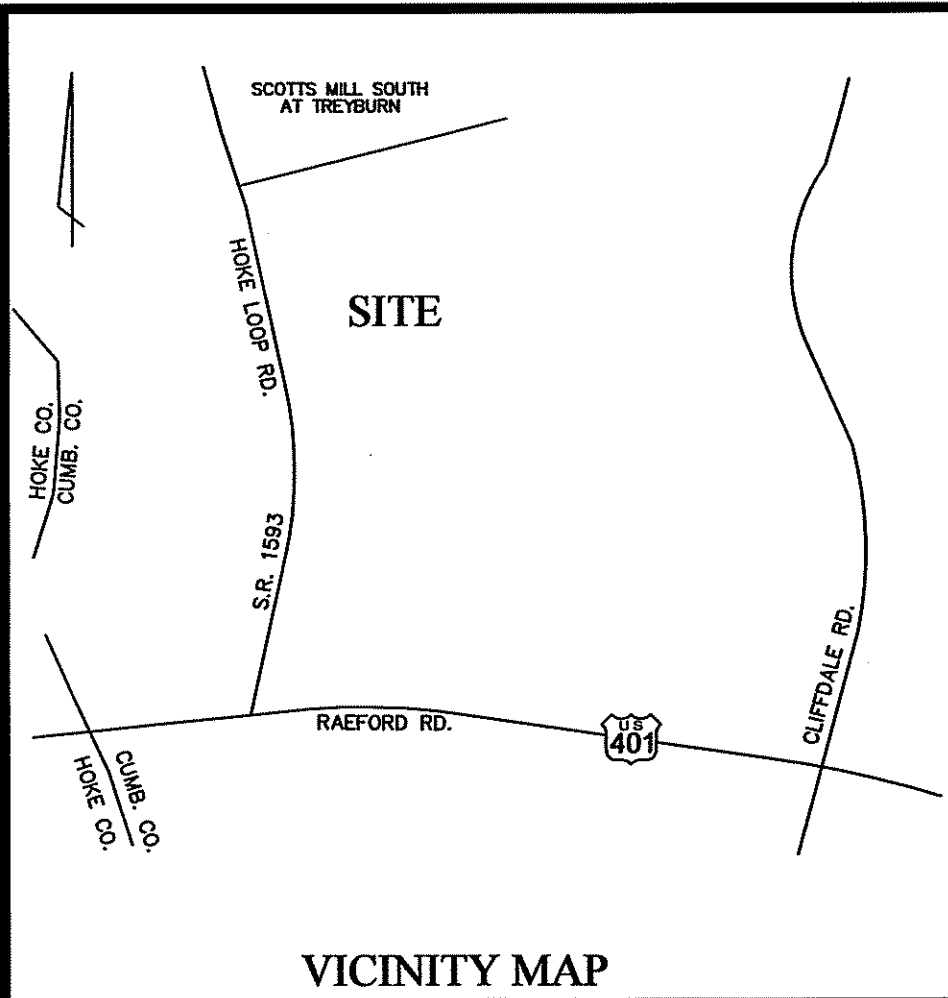
(A "ZERO" LOT LINE DEVELOPMENT)
HIGHCROFT
PHASE TWO, PART 2
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE
CITY OF FAYETTEVILLE
71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1"= 60'
NOVEMBER 2017



ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.



MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE # F-0106



LEGEND	
	SURVEYED BOUNDARY LINE
	LINE NOT SURVEYED
	EASEMENT LINES
	EX. IRON
	EXISTING IRON STAKE
	1/2" RE-BAR SET
	ANGLE POINT
	CONTROL CORNER
	NON-RADIAL LOT LINE
	Deed Book
	Page
	Plot Book
	Right of Way

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 17 DAY OF Jan, 2018
Marsha Beth Bryant
SIGNATURE DATE
Dev. Advocate 1-17-18
TITLE



Know all men by these presents, that I hereby certify that on this the
day of _____, 20____, all streets and alleys
shown on this plat have been graded and storm drains have been installed
by the subdivider in a manner approved by the engineering department.

City Engineer

NOTES:

- 1) THE PROPERTY IS ZONED SF-10 and MR-5.
- 2) PHASE 2, PART 2 CONTAINS 12,233 ACRES.
- 3) PHASE 2, PART 2 CONTAINS A TOTAL OF 37 LOTS.
- 4) AREAS COMPUTED BY COORDINATES.
- 5) THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
- 6) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 7) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
- 8) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
- 9) REFERENCE: DEED BOOK 9148, PAGE 575.
- 10) WATER AND SEWER SERVICES PROVIDED BY PWC.
- 11) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
- 12) A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
- 13) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.
- 14) AN EMERGENCY ACCESS IS PROVIDED BETWEEN LOTS 73 & 83 FOR EMERGENCY VEHICLE INGRESS/EGRESS/REGRESS TO OR FROM WESTPARK APARTMENTS.

STORMWATER NOTES:

- 1) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK [INDEX # 18-31-24-(1)].
- 2) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 10215, PAGE 440-450.
- 3) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 4) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.
- 5) THIS PROPERTY HAS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANNEXATION OF HIGHCROFT PHASE TWO, PART 2 RECORDED IN DEED BOOK 10215 PAGE 437-439.

LOT CURVE DATA

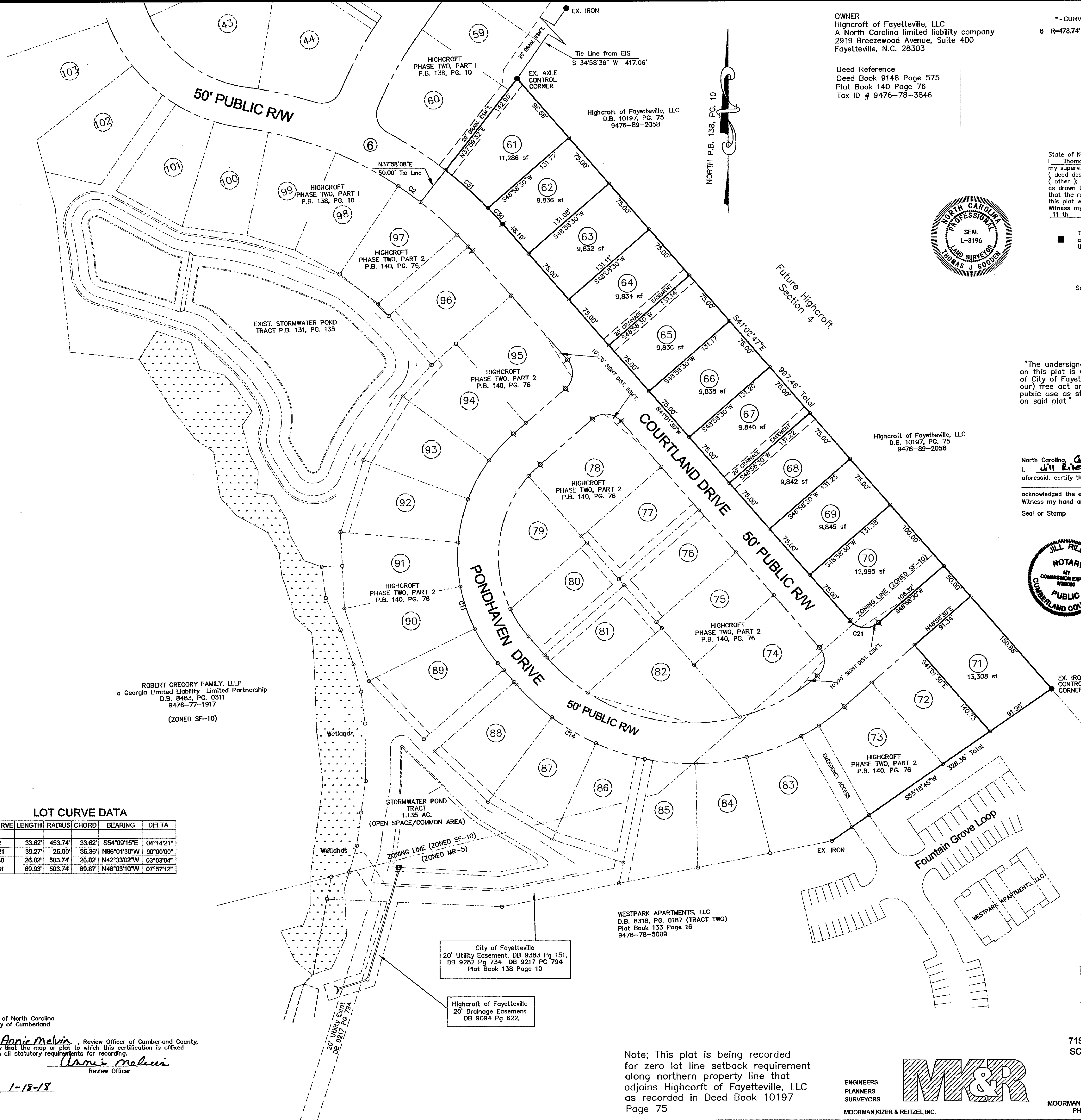
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C2	33.62	453.74	33.62	S54°09'15"E	04°14'21"
C21	39.27	25.00	35.36	N86°01'30"W	90°00'00"
C30	26.82	503.74	26.82	N42°33'02"W	03°03'04"
C31	69.93	503.74	69.87	N48°03'10"W	07°57'12"

State of North Carolina
County of Cumberland

I, Annie Melvin, Review Officer of Cumberland County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Annie Melvin
Review Officer

Date 1-18-18



OWNER
Highcroft of Fayetteville, LLC
A North Carolina limited liability company
2919 Breezewood Avenue, Suite 400
Fayetteville, N.C. 28303

Deed Reference
Deed Book 9148 Page 575
Plot Book 140 Page 76
Tax ID # 9476-78-3846

CL STREET CURVE DATA
*- CURVE 6 DATA IS TOTAL INCLUDING PREVIOUS SECTION OF STREET
6 R=478.74' L=346.55' D=41°28'30" T=181.26' (CHD. S61°45'08"E 339.03') *

State of North Carolina, Cumberland County
I, Thomas J. Gooden, certify that this plat was drawn under
my supervision from an actual survey made under my supervision
(deed description recorded in Book 9148, Page 0575, etc.)
(other), that the boundaries not surveyed are clearly indicated
as drawn from information found in Book _____ Page _____;
that the ratio of precision as calculated is 1: 7500; that
this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, professional license no. and seal this
11 th day of January, A.D., 2018.

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

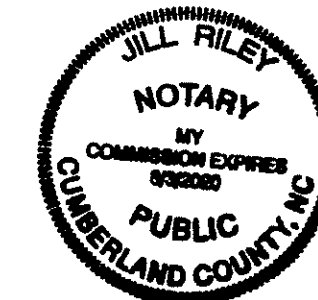
Seal or Stamp
Thomas J. Gooden
Professional License Surveyor No. L-3196

"The undersigned hereby acknowledge(s) that the land shown
on this plat is within the subdivision regulation jurisdiction
of City of Fayetteville and that this plat and allotment is (my or
our) free act and deed and that (I or we) do hereby dedicate to
public use of streets & easements all areas so shown or indicated
on said plat."

Debra Huffer
Owners Signature

North Carolina, Cumberland County.
I, Jill Riley, a Notary Public of the County and State
aforesaid, certify that Debra Huffer, and _____
personally appeared before me this day and
acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 16 day of January, 2018.

Seal or Stamp
Jill Riley
Notary Public
My Commission expires 8-3-2020



FILED Jan 18, 2018 01:27:45 pm FILED
BOOK 00140 CUMBERLAND
PAGE 0105 THRU 0105 COUNTY NC
INSTRUMENT # 01532 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
LC

(A "ZERO" LOT LINE DEVELOPMENT)
HIGHCROFT
PHASE TWO, PART 2
Lots 61 - 71, Plat Book 140 Page 76
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE

CITY OF FAYETTEVILLE
71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1"= 60' JANUARY 2018

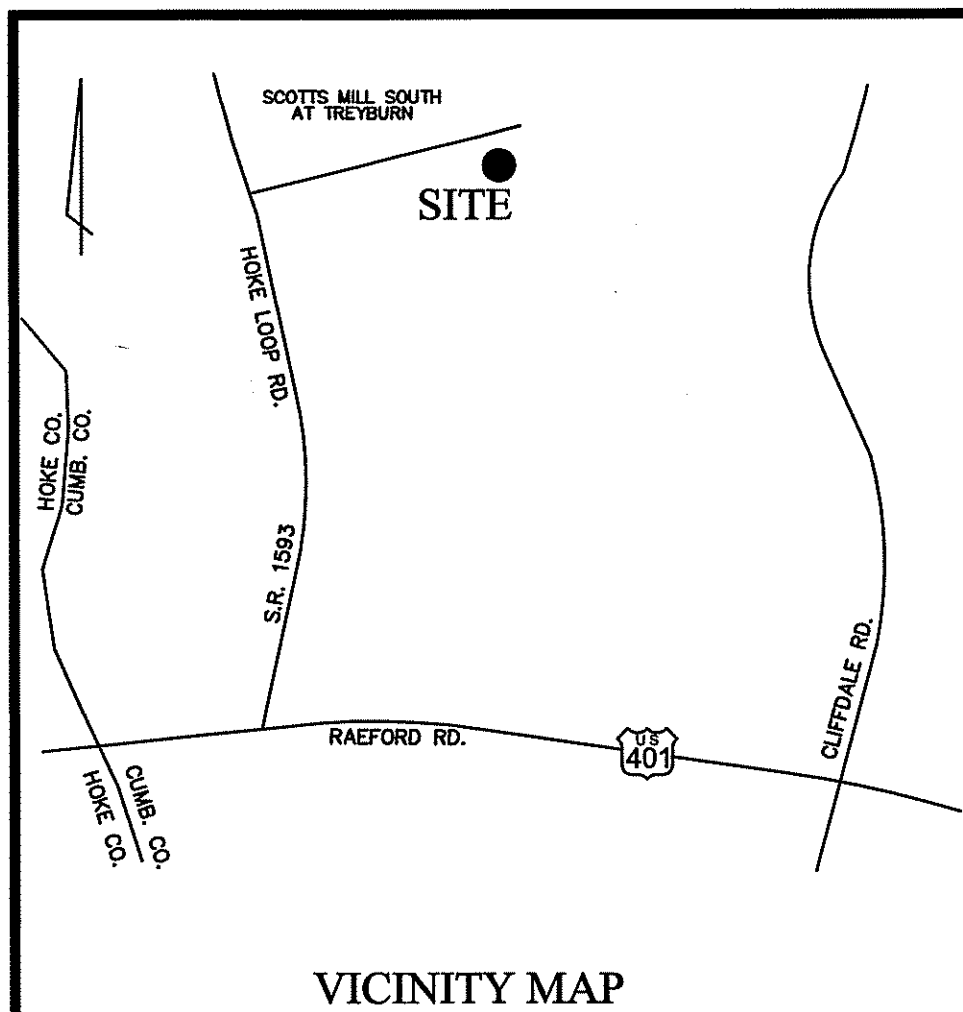
GRAPHIC SCALE IN FEET
0 60 120 180

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (810) 484-5191 FAX (810) 484-0388 LICENSE # F-0105

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.



Note: This plat is being recorded
for zero lot line setback requirement
along northern property line that
adjoins Highcroft of Fayetteville, LLC
as recorded in Deed Book 10197
Page 75



LEGEND

- SURVEYED BOUNDARY LINE
- EXISTING IRON STAKE
- ANGLE POINT
- NON-RADIAL LOT LINE
- NON-SURVEYED
- EASEMENT LINES

- NOTES:
- 1.) THE PROPERTY IS ZONED SF-10.
 - 2.) PHASE 2, PART 3 CONTAINS 46.08 ACRES.
 - 3.) PHASE 2, PART 3 CONTAINS A TOTAL OF 18 LOTS.
 - 6.) AREAS COMPUTED BY COORDINATES.
 - 7.) THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
 - 8.) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 9.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 10.) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR = 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
 - 11.) REFERENCE: DEED BOOK 9148, PAGE 575.
 - 13.) WATER AND SEWER SERVICES PROVIDED BY PWC.
 - 14.) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 15.) A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 - 16.) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.

- STORMWATER NOTES:
- 1.) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK (INDEX # 18-31-24-(1)).
 - 2.) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9049, PAGE 342.
 - 3.) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - 4.) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

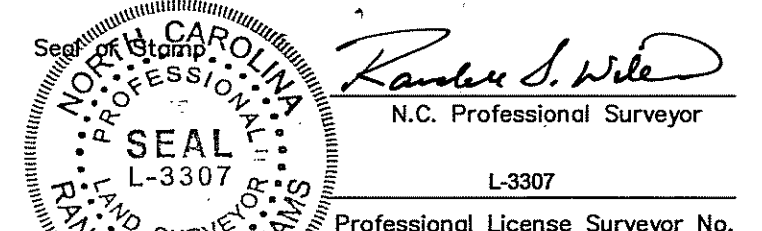
LOT CURVE DATA				
NUMBER	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	125.00'	192.12'	S26°54'47"W 173.76'	88°03'45"
C2	25.00'	39.27'	S64°03'20"E 35.36'	90°00'00"
C3	173.84'	163.97'	S07°57'56"W 157.96'	54°02'33"
C4	223.84'	27.60'	N31°27'19"E 27.58'	07°03'48"
C5	223.84'	62.54'	N19°55'11"E 62.33'	16°00'26"
C6	223.84'	62.54'	N03°54'45"E 62.33'	16°00'26"
C7	223.84'	58.46'	N11°34'24"W 58.30'	14°57'52"
C8	25.00'	39.27'	N25°56'40"E 35.36'	90°00'00"
C9	175.00'	268.97'	N26°54'47"E 243.27'	88°03'45"

C/L STREET CURVE DATA

- ⑨ R=150.00' L=230.55' D=88°03'45" T=145.01' (CHD. N26°54'47"E 208.52')
⑩ R=198.84' L=187.55' D=54°02'33" T=101.41' (CHD. N07°57'56"E 180.68')

State of North Carolina, Cumberland County
I, RANDALL S. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 10072, Page 0141, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: 7500; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 10th day of DECEMBER, A.D., 2018.

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.



State of North Carolina, Cumberland County
I, Annice Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date 1-28-19

FILED Jan 28, 2019 09:11:17 am
BOOK 00142
PAGE 0028 THRU 0028
INSTRUMENT # 02182
RECORDING \$21.00
EXCISE TAX (None)

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

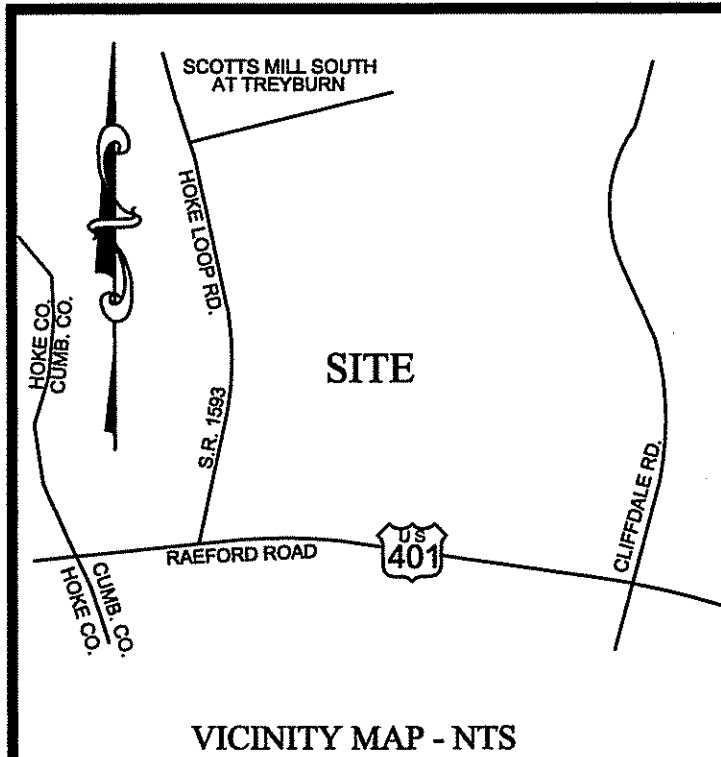
Fayetteville
Know all men by these presents, that I hereby certify that on this the 21st day of January, 2019, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.
Signature: [Signature]
Title: City Engineer

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 25 day of January, 2019
Signature: [Signature]
Title: [Title]



ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

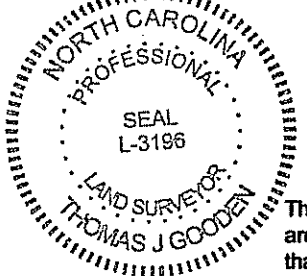
(A "ZERO" LOT LINE DEVELOPMENT)
HIGHCROFT
PHASE TWO, PART 3
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE
71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1"= 100' DECEMBER 2018
GRAPHIC SCALE IN FEET
100 50 0 100 200 300
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE # F-0106



HIGHCROFT of FAYETTEVILLE, LLC
D.B. 10197, PG. 0075
(FUTURE DEVELOPMENT)

HIGHCROFT of FAYETTEVILLE, LLC
D.B. 10197, PG. 0075
(FUTURE DEVELOPMENT)

State of North Carolina, Cumberland County, I, Thomas J. C. 32222, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 10187, Page 0075, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 10187, Page 0075; that the ratio of precision as calculated is 1: 15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 20 day of July, A.D. 2020.



Thomas J. C. 32222
N.C. Professional Surveyor L-3196

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

Thomas J. C. 32222
N.C. Professional Surveyor L-3196

LEGEND	
—	SURVEYED BOUNDARY LINE
—	NEW LOTS PHASE 4, PART 1
---	LINE NOT SURVEYED
---	EASEMENT LINES
● EX. IRON	EXISTING IRON STAKE
○	ANGLE POINT/SET RE-BAR
(N.R.)	NON-RADIAL LOT LINE

CURVE DATA				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C 8	39.27'	25.00'	35.35'	S03°56'47"W
C 9	39.27'	25.00'	35.36'	S86°03'33"E
C10	45.06'	255.00'	45.00'	S46°06'40"E
C11	56.69'	255.00'	56.58'	S67°32'31"E
C12	56.11'	255.00'	56.00'	S70°12'54"E
C13	56.11'	255.00'	56.00'	S82°49'23"E
C14	56.11'	255.00'	56.00'	N84°34'08"E
C15	20.00'	255.00'	20.00'	N76°01'03"E
C16	56.11'	255.00'	56.00'	N67°27'57"E
C17	18.61'	205.00'	18.61'	N63°45'47"E
C18	95.15'	205.00'	94.30'	S79°39'41"W
C19	95.15'	205.00'	94.30'	N73°44'40"W
C20	69.41'	205.00'	69.08'	N50°44'54"W
C21	39.27'	25.00'	35.35'	N03°56'47"E
C22	39.27'	25.00'	35.36'	N86°03'13"W

LINE DATA		
LINE	LENGTH	BEARING
L 5	7.89'	S58°05'29"E
L 6	36.99'	S58°05'29"E
L 7	30.18'	S73°33'08"E
L 8	38.42'	S73°33'08"E
L 9	13.59'	N41°02'54"W
L10	13.57'	S41°02'54"E
L11	1.65'	N41°02'47"W

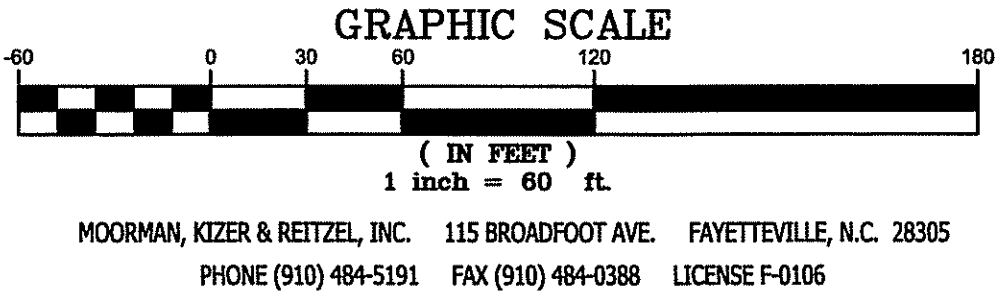
- NOTES:
- 1) THE PROPERTY IS ZONED SF-10.
 - 2) PHASE 4, PART 1-1 CONTAINS ±10.00 ACRES.
 - 3) PHASE 4, PART 1-1 CONTAINS A TOTAL OF 25 RESIDENTIAL LOTS AND 1 POND LOT.
 - 4) AREAS COMPUTED BY COORDINATES.
 - 5) THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
 - 6) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 7) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 8) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR = 35', SIDE = 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE = 5'
 - 9) REFERENCE: DEED BOOK 10197, PAGE 75.
 - 10) WATER AND SEWER SERVICES PROVIDED BY PWC.
 - 11) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 12) A 10x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 - 13) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.
 - 14) REQUIRED STREET TREES AND ANY TREE SAVE AREAS SHALL BE PROTECTED AND CITY APPROVAL SHALL BE REQUIRED PRIOR TO ANY REMOVAL.
 - 15) THE MAXIMUM ALLOWABLE BUILD-UPON AREA PER LOT IS 4,000 SQUARE FEET. SEE RECORDED DOCUMENTS. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. BUILT-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.

- STORMWATER NOTES:
- 1) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK (INDEX # 18-31-24-11).
 - 2) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 10197, PAGE 0075.
 - 3) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - 4) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

(SHEET 1 OF 2)
A "ZERO LOT LINE" DEVELOPMENT

HIGHCROFT PHASE 4, PART 1 SECTION 1

PROPERTY OF
HIGHCROFT OF FAYETTEVILLE, LLC
SEVENTY FIRST TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 60' NOVEMBER 2020



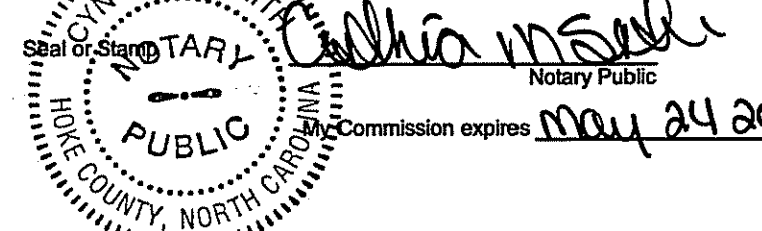
ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.
Owner: Highcroft of Fayetteville, LLC
2919 Breezewood Ave., Suite 400
Fayetteville, N.C. 28303
DB 10197, PG 075

FILED Jan 06, 2021 08:25:20 am FILED
BOOK 00145 CUMBERLAND
PAGE 0187 THRU 0188 COUNTY NC
INSTRUMENT # 00428 J. LEE WARREN JR.
RECORDING \$42.00 REGISTER
EXCISE TAX (None) OF DEEDS
BLF

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas as shown or indicated on said plat."

DR. Del. N. H. H. H.
Owners Signature

North Carolina, None County.
I, Cynthia M. Smith, a Notary Public of the County and State aforesaid, certify that Thomas J. C. 32222 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and seal, this 20 day of July, 2020.



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 4th DAY OF January, 2021
Christy Ann
SIGNATURE DATE
TITLE



Know all men by these presents, that I hereby certify that on this the 4th day of January, 2021, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

City Engineer

State of North Carolina
County of Cumberland
I, Annie Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed made all statutory requirements for recording.
Annie Melvin
Review Officer
Date 1-5-21

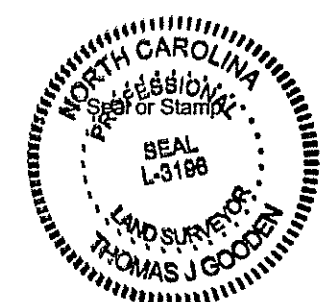
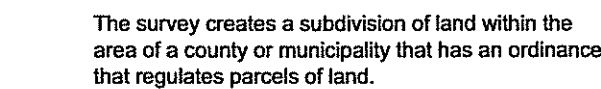
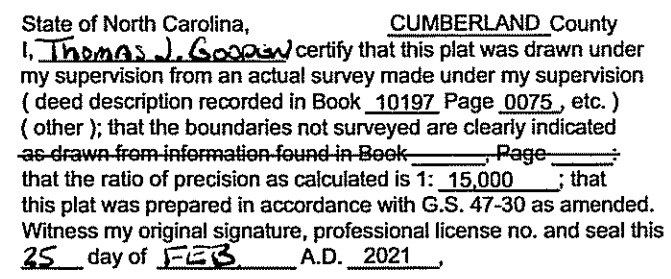
CITY OF FAYETTEVILLE
30' UTILITY EASEMENT
D.B. 10339, PG. 156

ROBERT GREGORY FAMILY, LLLP
c/o ROBERT M. GREGORY JR.
DB 8483, PG 311

HEATHCLIFF AT WESTPOINT
PHASE 3
PB 136, PG 143

STORMWATER BMP #1

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.
Owner: Highcroft of Fayetteville, LLC
2919 Breezewood Ave., Suite 400
Fayetteville, N.C. 28303
DB 10197, PG 075



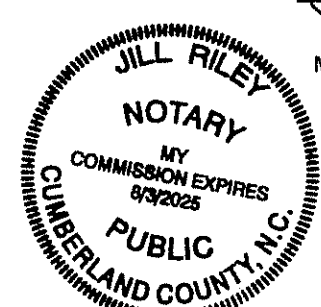

N.C. Professional Surveyor
L-3196
Professional License Surveyor No.

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

North Carolina, Cumberland County.

I, Jill Riley, a Notary Public of the County and State
aforesaid, certify that D. Raymond Hulse personally appeared
before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 15 day of March, 2021.

Seal or Stamp  Notary Public
My Commission expires 8-3-2025



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 5 DAY OF March, 2021
E. Edwards 3/8/21
SIGNATURE DATE



Know all men by these presents, that I hereby certify that on this the _____ day of _____, 20____, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

City Engineer _____

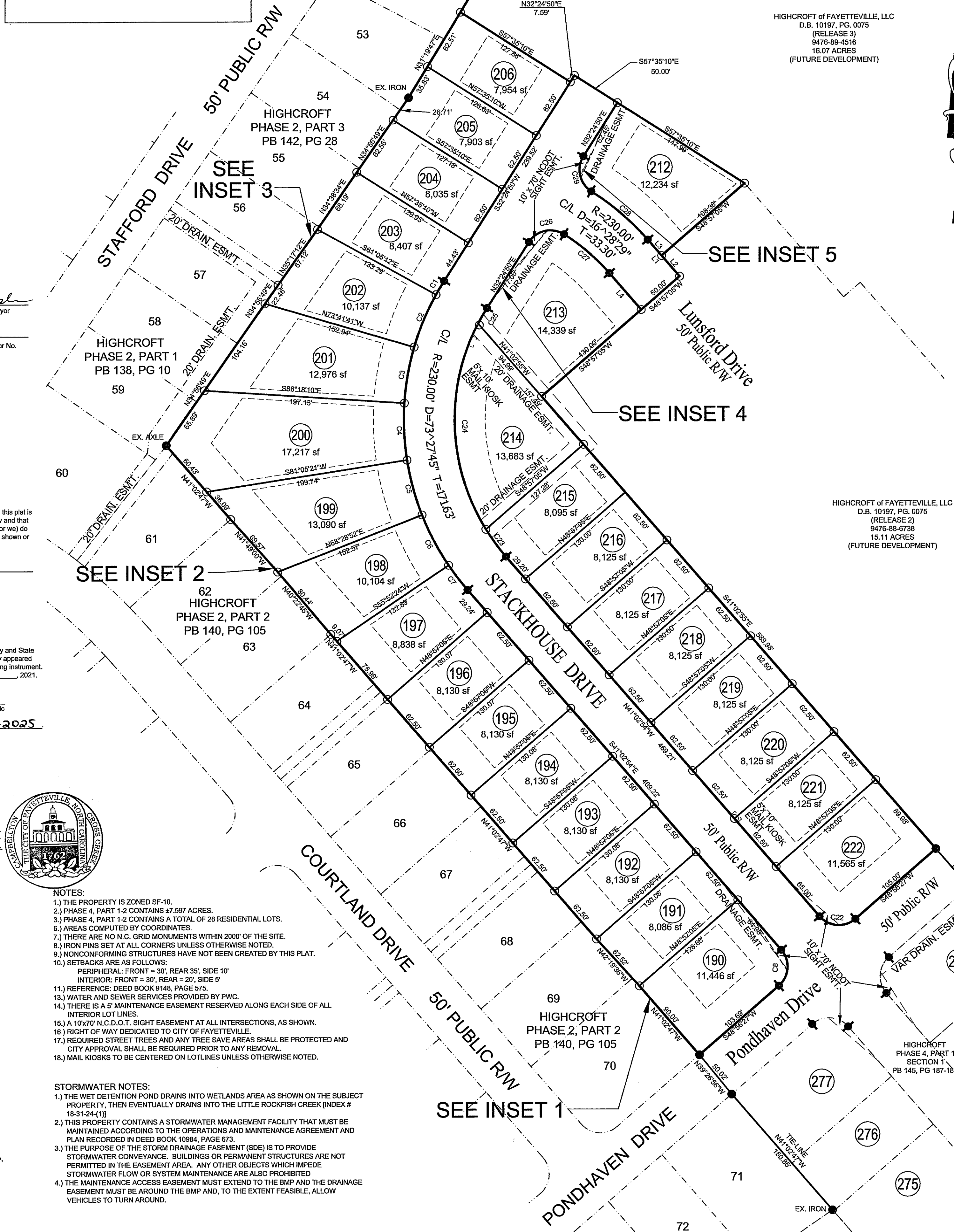
State of North Carolina
County of Cumberland

I, Annie Melvin, Review Officer of Cumberland County
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

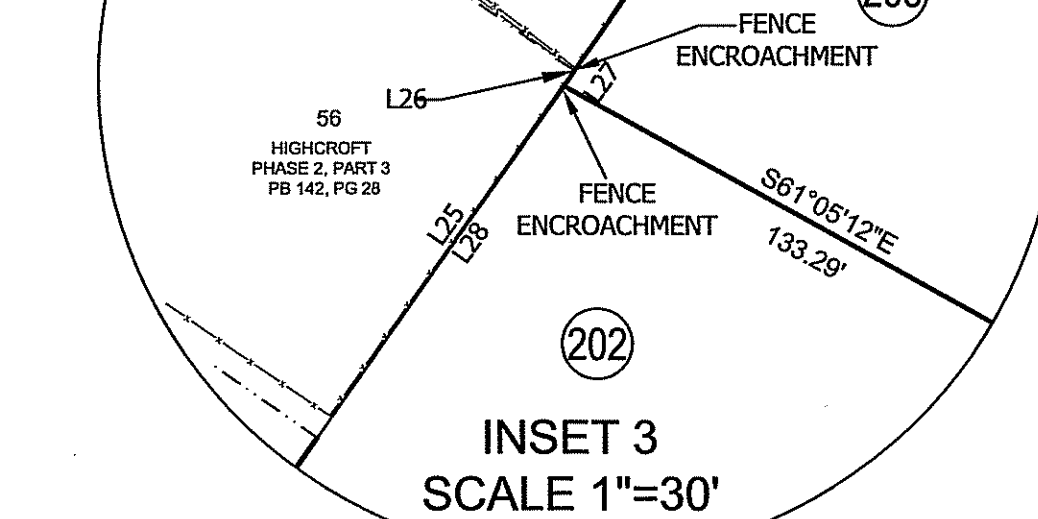
Date 3-9-21

LEGEND

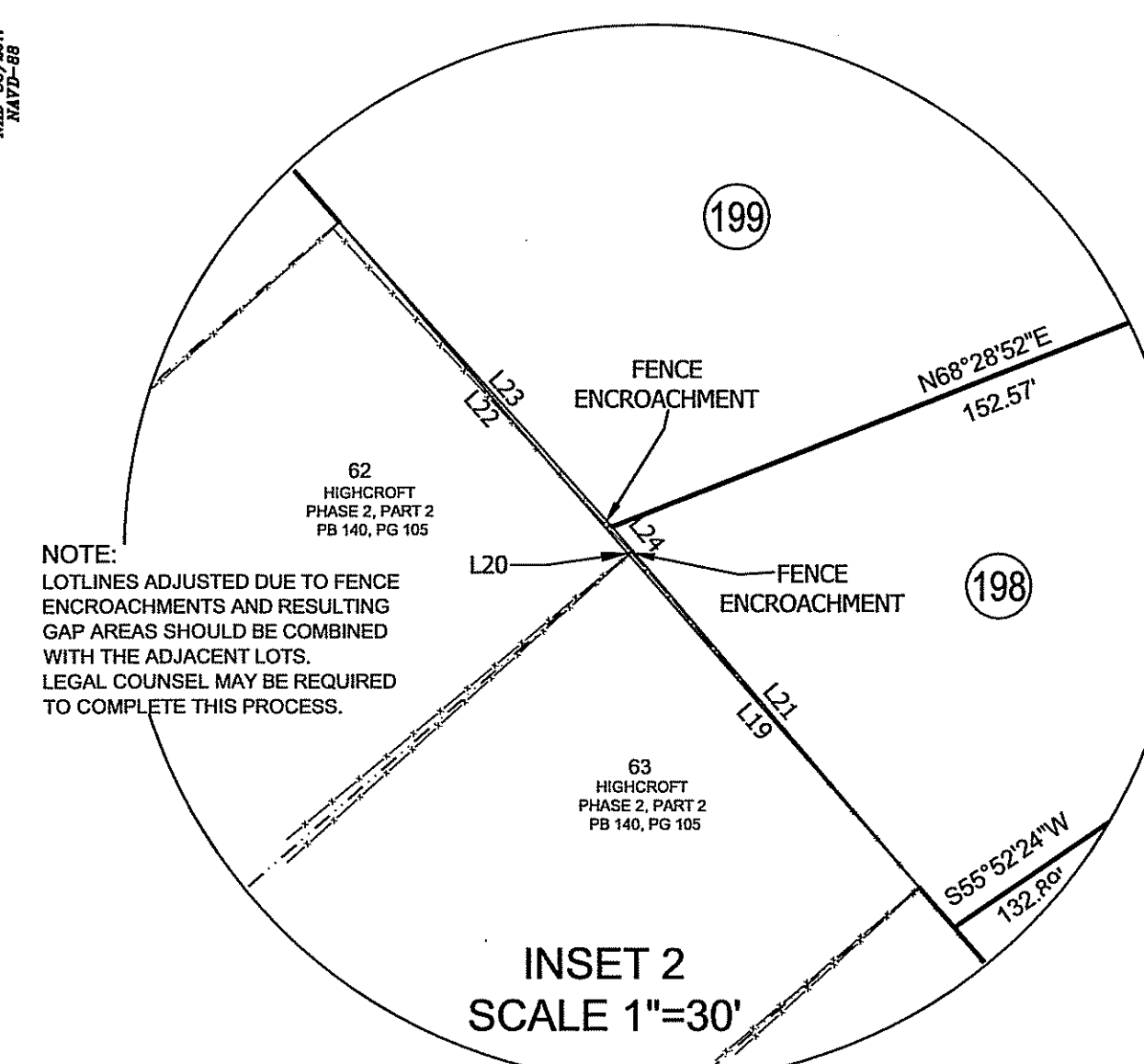
- | | |
|---|---------------------------------|
|  | SURVEYED BOUNDARY LINE |
| | NEW LOTS PHASE 4, PART 1 |
| | LINEs NOT SURVEYED |
|  | EASEMENT LINES |
|  | EX. IRON
EXISTING IRON STAKE |
|  | ANGLE POINT / SET REBAR |
| (N.R.) | NON-RADIAL LOT LINE |



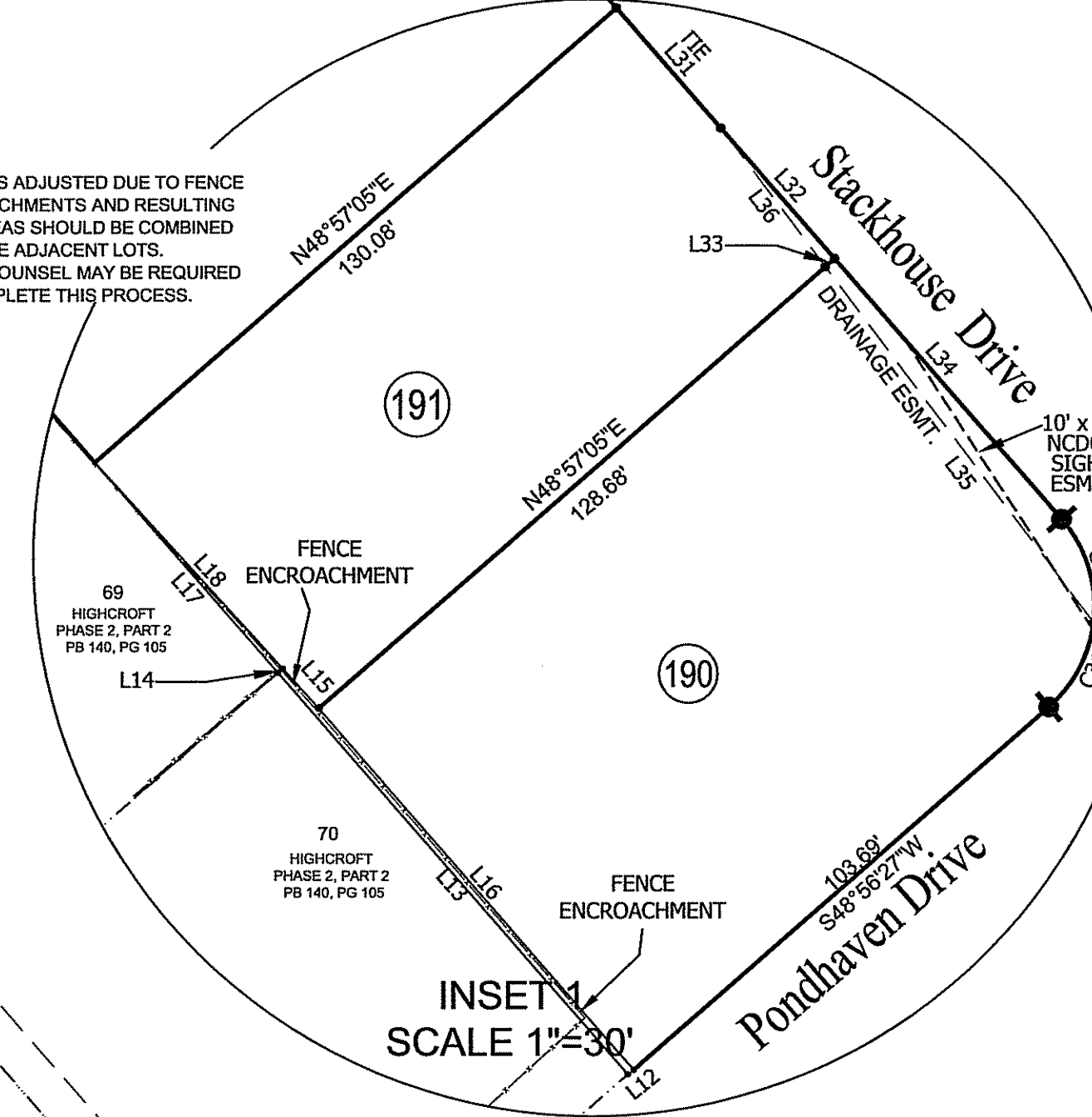
NOTE:
LOT LINES ADJUSTED DUE TO FENCE
ENCROACHMENTS AND RESULTING
GAP AREAS SHOULD BE COMBINED
WITH THE ADJACENT LOTS.
LEGAL COUNSEL MAY BE REQUIRED
TO COMPLETE THIS PROCESS.



NOTE:
LOT LINES ADJUSTED DUE TO FENCE
ENCROACHMENTS AND RESULTING
GAP AREAS SHOULD BE COMBINED
WITH THE ADJACENT LOTS.
LEGAL COUNSEL MAY BE REQUIRED
TO COMPLETE THIS PROCESS.



NOTE:
LOT LINES ADJUSTED DUE TO FENCE
ENCROACHMENTS AND RESULTING
GAP AREAS SHOULD BE COMBINED
WITH THE ADJACENT LOTS.
LEGAL COUNSEL MAY BE REQUIRED
TO COMPLETE THIS PROCESS.



City of
Fayetteville
North Carolina

Know all men by these presents, that I hereby
certify that on this 5th day of
MARCH, 20 21, 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.

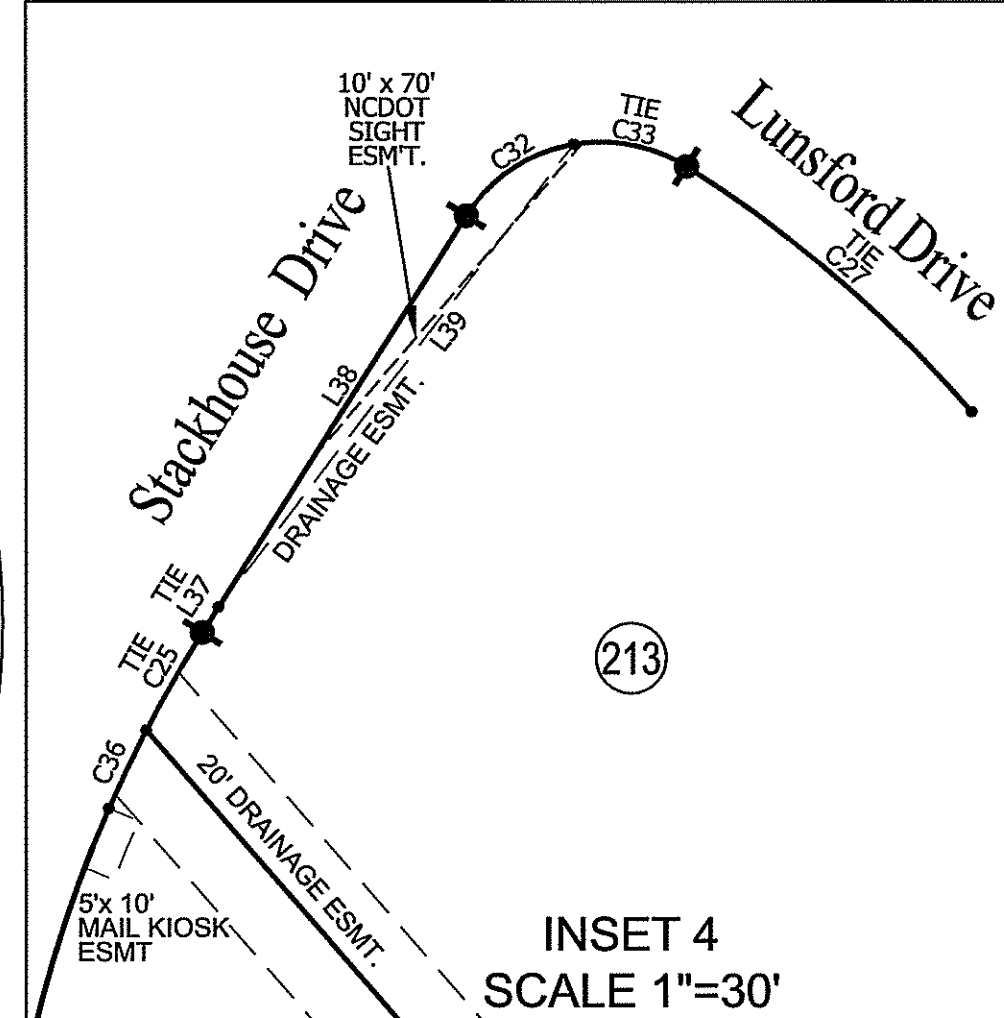
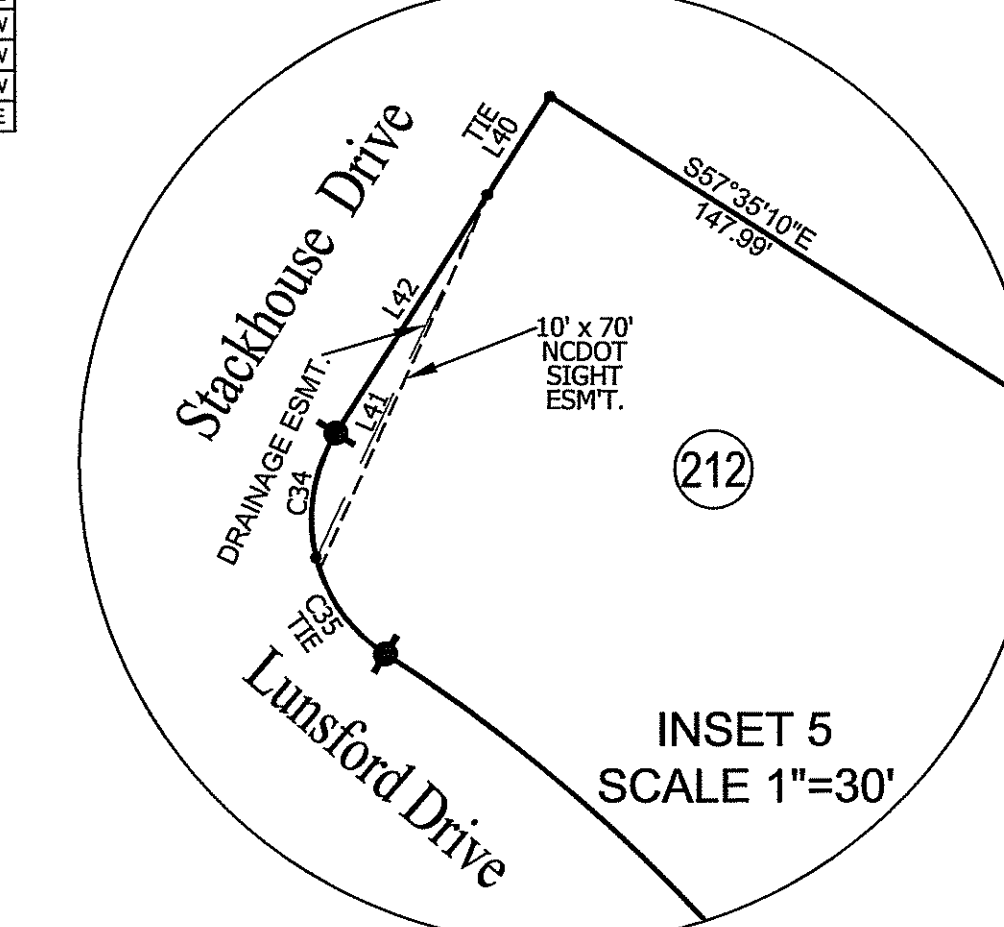
Sam H. Nail City Engineer

LINE DATA

LINE	LENGTH	BEARING
1	47.75	N101°02'54"W
2	27.03	S41°02'54"E
3	20.72	N101°02'54"W
4	1.74	S141°02'54"E
5	1.74	S141°02'54"E
6	36.99	S59°02'29"E
7	10.38	S73°33'05"E
8	36.42	S73°33'05"E
9	13.59	N101°02'54"W
10	13.57	N101°02'54"W
11	1.12	S48°56'25"E
12	1.40	S48°56'25"E
13	100.09	N101°02'47"W
14	1.17	N48°30'26"E
15	11.06	S42°19'36"E
16	11.92	S42°19'36"E
17	10.20	S42°19'36"E
18	11.98	S42°19'36"E
19	75.09	N48°30'26"E
20	0.87	N48°30'26"E
21	75.01	S60°22'45"E
22	1.20	S60°22'45"E
23	69.97	S47°04'36"E
24	5.43	S60°22'45"E
25	76.08	N48°30'26"E
26	0.38	S55°04'47"E
27	3.94	S34°38'34"W
28	3.94	S34°38'34"W
29	65.31	N48°30'49"E
30	65.31	S34°38'34"W
31	29.81	N41°02'54"E
32	32.59	S41°02'54"E
33	2.32	S48°57'05"W
34	1.37	S41°02'54"E
35	83.79	N35°56'41"E
36	32.67	N35°56'41"E
37	4.71	N32°43'07"E
38	72.38	N32°43'07"E
39	91.19	S37°32'27"W
40	91.19	S37°32'27"W
41	62.79	S25°18'41"E
42	44.20	N32°43'07"E

CURVE DATA

CURVE	LENGTH	RADIUS	CROSS	BEARING	TANGENT	DELTA
C1	15.59	255.00	15.58	80°39'49W	7.79	03°00'20N
C2	56.11	255.00	56.00	82°23'34W	28.17	12°36'29N
C3	56.11	255.00	56.00	130°00'50W	28.17	12°36'29N
C4	56.11	255.00	56.00	50°12'24E	28.17	12°36'29N
C5	56.11	255.00	56.00	59°53'28E	28.17	12°36'29N
C6	56.11	255.00	56.00	59°53'28E	28.17	12°36'29N
C7	30.81	255.00	30.79	83°31'56E	15.46	06°55'16N
C8	39.27	25.00	39.39	80°53'64W	25.00	89°59'21N
C9	39.27	25.00	39.36	88°03'33E	25.00	90°00'37N
C10	45.06	255.00	45.00	54°06'40E	22.59	10°07'29N
C11	56.69	255.00	56.58	57°12'31E	28.16	12°44'16N
C12	56.11	255.00	56.00	50°12'24E	28.17	12°36'29N
C13	56.11	255.00	56.00	59°53'28E	28.17	12°36'29N
C14	56.11	255.00	56.00	59°53'28E	28.17	12°36'29N
C15	26.00	255.00	26.00	N84°30'48E	28.17	12°36'29N
C16	56.11	255.00	56.00	N87°27'57E	28.17	12°36'29N
C17	18.61	205.00	18.61	N63°45'47E	9.31	03°12'08N
C18	95.19	205.00	94.30	S79°34'39E	48.48	28°35'39N
C19	95.19	205.00	94.30	S79°34'39E	48.48	28°35'39N
C20	39.27	25.00	39.36	80°53'64W	25.00	89°59'21N
C21	39.27	25.00	39.36	88°03'33E	25.00	90°00'37N
C22	39.27	25.00	39.36	N86°03'13W	25.00	90°00'37N
C23	33.49	205.00	33.41	N82°22'29W	16.76	09°02'56N
C24	213.75	205.00	202.49	N02°06'17W	116.44	59°11'32N
C25	16.71	205.00	16.71	N29°57'09E	8.01	04°56'22N
C26	29.27	25.00	29.38	S74°29'30E	25.00	90°00'37N
C27	39.27	25.00	39.36	S74°29'30E	25.00	90°00'37N
C28	73.32	255.00	73.07	N48°17'10W	36.92	18°28'22N
C29	39.24	25.00	39.34	N12°33'19W	29.87	84°58'14N
C30	20.89	25.00	20.93	S17°04'00E	11.13	47°57'51N
C31	18.33	25.00	17.93	S27°00'00W	9.69	42°00'00N
C32	20.78	25.00	20.19	N58°13'26E	11.03	47°47'51N
C33	18.41	25.00	18.00	S78°52'19E	9.94	42°00'00N
C34	18.41	25.00	18.00	S78°52'19E	9.94	42°00'00N
C35	18.93	25.00	18.54	N33°46'00W	9.98	43°31'24N
C36	13.57	205.00	13.53	N29°35'49E	6.77	03°46'24N



A "ZERO LOT LINE" DEVELOPMENT

HIGHCROFT PHASE 4, PART 1 SECTION 2

PROPERTY OF
HIGHCROFT OF FAYETTEVILLE, LLC
SEVENTY FIRST TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 60' FEBRUARY 2021

ENGINEERS
PLANNERS
SURVEYORS



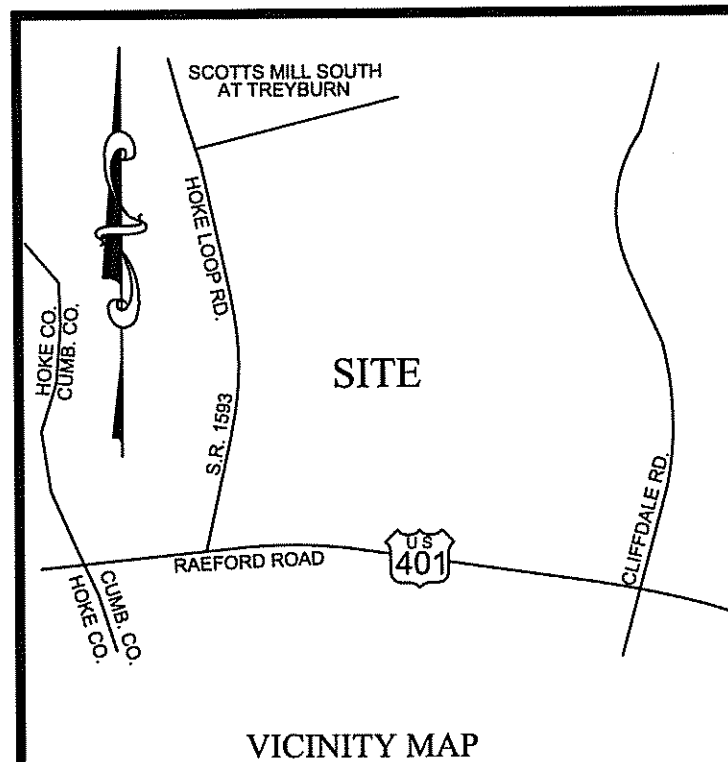
MK&R
KIZER & REITZEL, INC.
Turner-Hinchcraft of Evansville, LLC

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C. 28305
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106



Owner: Highcroft of Fayetteville, LLC
2919 Breezewood Ave., Suite 400
Fayetteville, N.C. 28303
DB 10197, PG 075

State of North Carolina, CUMBERLAND County
I, THOMAS J. GOODEN, certify that this map was drawn under my supervision from an actual survey made under my supervision (as described in Book 10197, Page 0075, etc.) (other); that the boundaries not surveyed are clearly indicated that the ratio of precision as calculated is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 5 day of November, A.D., 2022.

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

Seal or Stamp
Professional License Surveyor No. _____

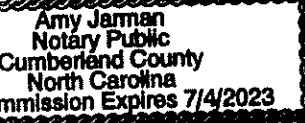


"The undersigned hereby acknowledge(s) that the land shown on this map is within the subdivision regulation jurisdiction of the City of Fayetteville and that this map and all or part of the land and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on this map."

Owners Signature _____

North Carolina, Cumberland County.
I, Amy J. Jarmas, a Notary Public of the County and State aforesaid, certify that D. B. Rufford III personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 10 day of November, 2022.

Seal or Stamp
My Commission Expires 7/4/23



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE _____ DAY OF _____, 20____

SIGNATURE _____ DATE _____

FILED Nov 15, 2022 09:19:08 am FILED
BOOK 00149 CUMBERLAND
PAGE 0017 THRU 0017 COUNTY NC
INSTRUMENT # 44639 J. LEE WARREN, JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
AB

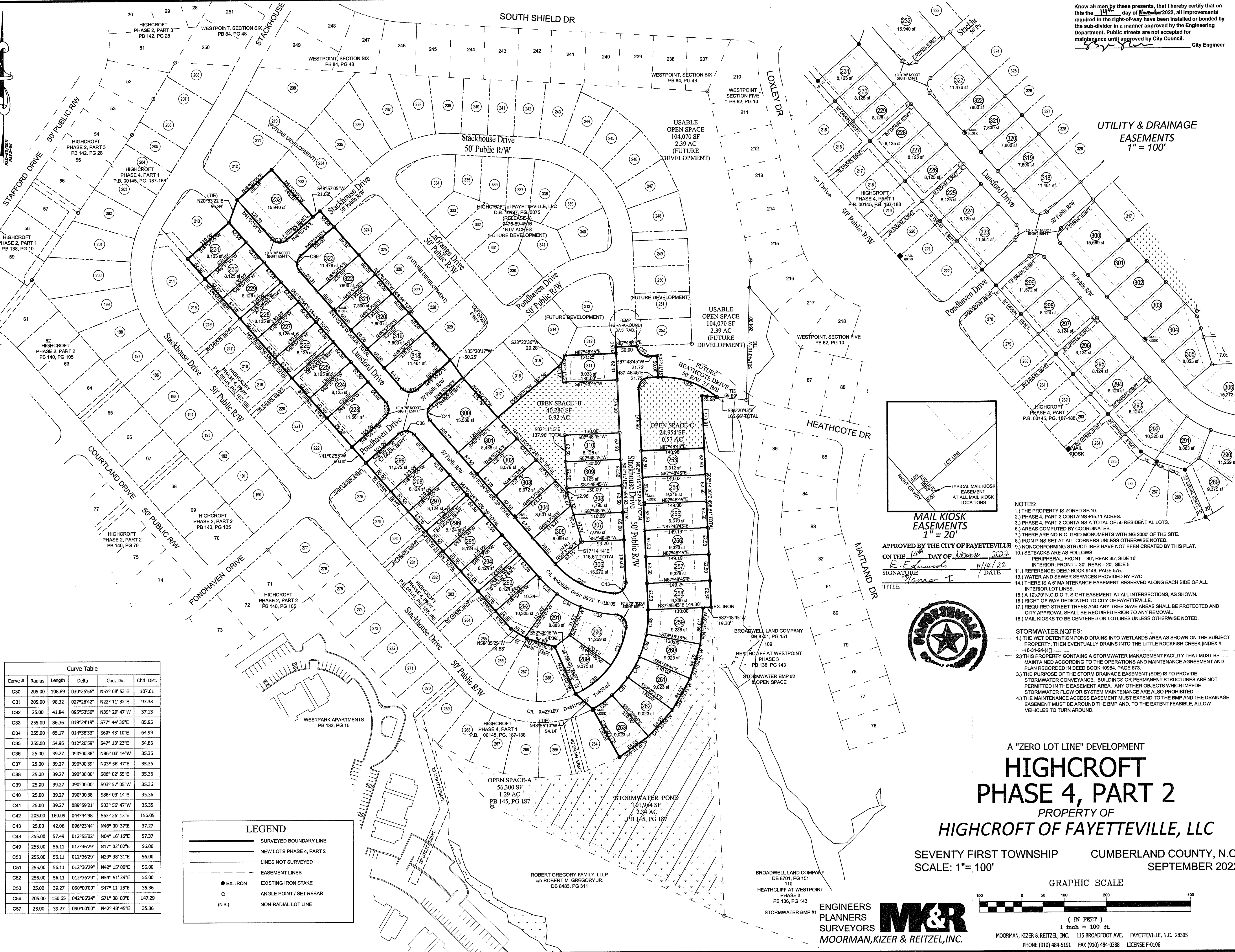
State of North Carolina
County of Cumberland
I, Mark Blackwell, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date 11/15/22

Curve Table					
Curve #	Radius	Length	Delta	Chd. Dir.	Chd. Dist.
C30	205.00	108.89	030°25'56"	N51° 08' 53"E	107.61
C31	205.00	98.32	027°28'42"	N22° 11' 32"E	97.38
C32	25.00	41.84	095°53'56"	N39° 29' 47"W	37.13
C33	255.00	86.36	019°24'19"	S77° 44' 36"E	85.95
C34	255.00	65.17	014°38'33"	S60° 43' 10"E	64.99
C35	255.00	54.96	012°20'59"	S47° 13' 23"E	54.86
C36	25.00	39.27	090°00'38"	N86° 03' 14"W	35.36
C37	25.00	39.27	090°00'39"	N03° 56' 47"E	35.36
C38	25.00	39.27	090°00'00"	S86° 02' 55"E	35.36
C39	25.00	39.27	090°00'00"	S03° 57' 05"W	35.36
C40	25.00	39.27	090°00'38"	S86° 03' 14"E	35.36
C41	25.00	39.27	089°59'21"	S03° 56' 47"W	35.35
C42	205.00	160.09	044°44'38"	S63° 25' 12"E	156.05
C43	25.00	42.06	096°23'44"	N46° 00' 37"E	37.27
C48	255.00	57.49	012°55'02"	N04° 16' 16"E	57.37
C49	255.00	56.11	012°36'29"	N17° 02' 02"E	56.00
C50	255.00	56.11	012°36'29"	N29° 38' 31"E	56.00
C51	255.00	56.11	012°36'29"	N42° 15' 00"E	56.00
C52	255.00	56.11	012°36'29"	N54° 51' 29"E	56.00
C53	25.00	39.27	090°00'00"	S47° 11' 15"E	35.36
C56	205.00	150.65	042°06'24"	S71° 08' 03"E	147.29
C57	25.00	39.27	090°00'00"	N42° 48' 45"E	35.36

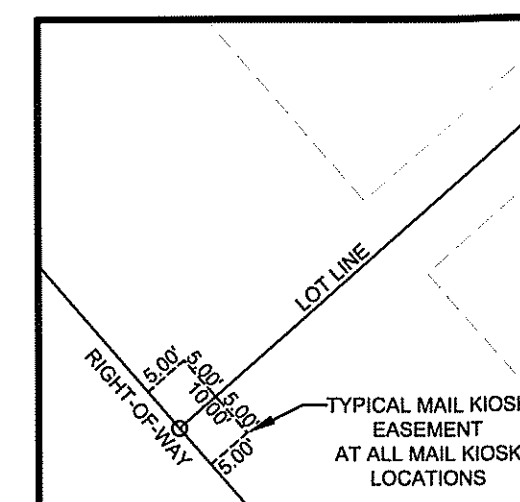
LEGEND	
	SURVEYED BOUNDARY LINE
	NEW LOTS PHASE 4, PART 2
	EXISTING IRON STAKE
	ANGLE POINT / SET REBAR
	NON-RADIAL LOT LINE



Know all men by these presents, that I hereby certify that on this the 14 day of November, 2022, all improvements required in the right-of-way have been installed or bonded by the sub-divider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.

City Engineer

UTILITY & DRAINAGE
EASEMENTS
1" = 100'



MAIL KIOSK
EASEMENTS
1" = 20'

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 14 DAY OF November, 2022
E. Edwards
SIGNATURE
DATE
TITLE



- NOTES:
- 1) THE PROPERTY IS ZONED SF-10.
 - 2) PHASE 4, PART 2 CONTAINS ±15.11 ACRES.
 - 3) PHASE 4, PART 2 CONTAINS A TOTAL OF 50 RESIDENTIAL LOTS.
 - 4) AREAS COMPUTED BY COORDINATES.
 - 5) THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
 - 6) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 7) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 8) SETBACKS ARE AS FOLLOWS:
 - PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
 - INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
 - 9) REFERENCE: DEED BOOK 9148, PAGE 575.
 - 10) WATER AND SEWER SERVICES PROVIDED BY PWC.
 - 11) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 12) A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 - 13) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.
 - 14) REQUIRED STREET TREES AND ANY TREE SAVE AREAS SHALL BE PROTECTED AND CITY APPROVAL SHALL BE REQUIRED PRIOR TO ANY REMOVAL.
 - 15) MAIL KIOSKS TO BE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.

- STORMWATER NOTES:
- 1) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK (INDEX # 18-31-24-41).
 - 2) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE DESIGN AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 10894, PAGE 673.
 - 3) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPROVE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - 4) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

A "ZERO LOT LINE" DEVELOPMENT
**HIGHCROFT
PHASE 4, PART 2**
PROPERTY OF
HIGHCROFT OF FAYETTEVILLE, LLC

SEVENTY FIRST TOWNSHIP CUMBERLAND COUNTY, N.C.
SCALE: 1"= 100' SEPTEMBER 2022

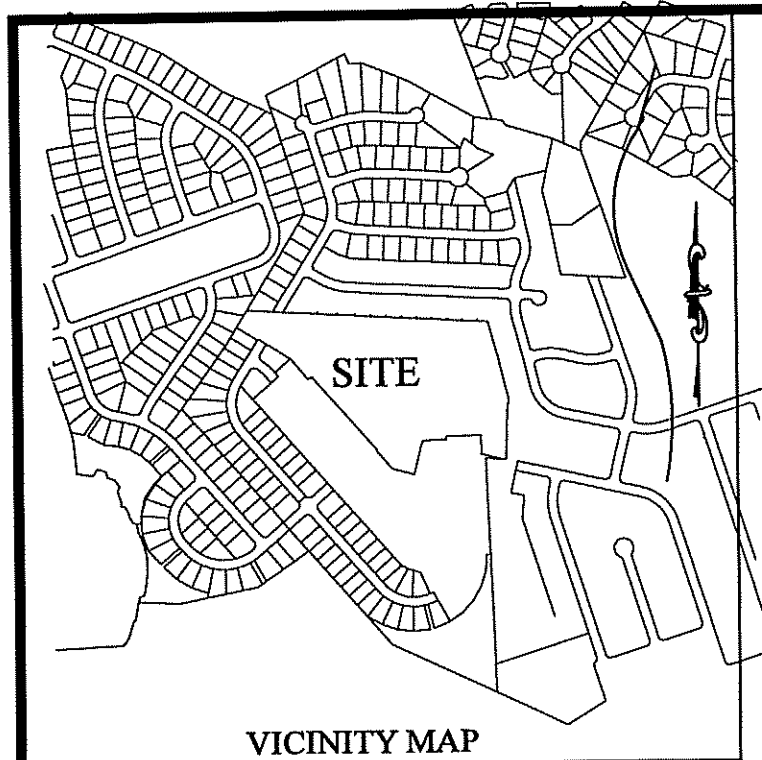
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C. 28305
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-10166

ENGINEERS
PLANNERS
SURVEYORS
M&R
MOORMAN, KIZER & REITZEL, INC.



Owner: Highcroft of Fayetteville, LLC
2919 Breazewood Ave., Suite 400
Fayetteville, N.C. 28303
DB 10197, PG 075
Deed Reference: Deed Book 10197 Page 75
Tax ID # 9476-89-4516

State of North Carolina, Cumberland County, I, Thomas J. Gooden, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 10197, Page 075, etc.) (other); that the boundaries not surveyed are clearly indicated that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 1ST day of MAY A.D. 2023.

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

Seal and Stamp
Professional License Surveyor No. L-3196



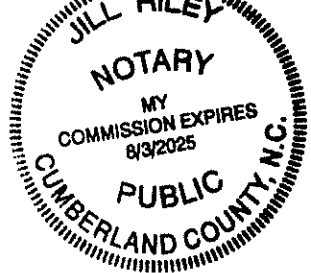
"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Owners Signature

North Carolina, Cumberland County.

I, Jill Riley, a Notary Public of the County and State of North Carolina, do hereby certify that the foregoing instrument was signed and acknowledged before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 2 day of May, 2023.

Seal and Stamp
Notary Public
My Commission expires 8-3-2025



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE DAY OF 2023

SIGNATURE DATE
TITLE

Know all men by these presents, that I hereby certify that on this 30th day of July, 2023, 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.

State of North Carolina
County of Cumberland

I, Mark Blackwell, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

City Engineer
Review Officer

Date July 5th 2023

SOUTH SHIELD DR

1262.14' TOTAL

88.24' TOTAL

88.24' TOTAL

88.24' TOTAL

88.24' TOTAL

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LEGEND

- SRB = SET RE-BAR
- EIP = EXISTING IRON PIPE
- RWD = R/W DISK FOUND
- ERB = EXISTING REBAR
- EIR = EXISTING IRON ROD
- SPK = P.K. NAIL SET
- POWER POLE
- CATV = CABLE TV BOX
- OHE = OVERHEAD POWER
- Q = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- WM = WATER METER
- MISA = MAXIMUM IMPERVIOUS SURFACE
- AREA ALLOWED
- SURVEYED BOUNDARY LINE
- NEW LOTS PHASE 4, PART 3
- LINE NOT SURVEYED
- EASEMENT LINES

NOTE
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

NOTES:

- 1.) THE PROPERTY IS ZONED SF-10.
- 2.) PHASE 4, PART 3 CONTAINS 16.07 ACRES.
- 3.) PHASE 4, PART 3 CONTAINS A TOTAL OF 48 RESIDENTIAL LOTS.
- 4.) AREAS COMPUTED BY COORDINATES.
- 5.) THERE ARE NO N.C. GRID MONUMENTS WITHIN 2000' OF THE SITE.
- 6.) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 7.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
- 8.) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
- 9.) REFERENCE: DEED BOOK 9148, PAGE 575.
- 10.) WATER AND SEWER SERVICES PROVIDED BY PWC.
- 11.) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
- 12.) A 10'x70' M.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
- 13.) STREET RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.

STORMWATER NOTES:

- 1.) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 10894, PAGE 672.
- 2.) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 3.) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.
- 4.) THE MAXIMUM BUILT UPON AREA IS 4000 SF/LOT.

FILED Jul 05, 2023 10:10:41 am FILED
BOOK 00150 CUMBERLAND
PAGE 0006 THRU 0006 COUNTY NC
INSTRUMENT # 20741 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
AB

A "ZERO LOT LINE" DEVELOPMENT

HIGHCROFT PHASE 4, PART 3

PROPERTY OF
HIGHCROFT OF FAYETTEVILLE, LLC

SEVENTY FIRST TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100' APRIL 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C. 28305
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-1006

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.



APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 3rd DAY OF July 2023
Signature Planner DATE
TITLE

REVISIONS: 04/19/23 C.O.F.

