

VICINITY MAP
NOT TO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	36.69	25.00	N79°16'46"W	33.48
C2	135.42	255.00	N52°27'05"W	133.83
C3	91.30	475.00	N62°09'31"W	91.16
C4	44.87	25.00	N05°13'57"W	39.09
C5	30.77	25.00	N81°27'06"E	28.87
C6	61.55	50.00	N81°27'06"E	57.74
C7	53.54	50.00	N15°30'35"E	51.02
C8	56.58	50.00	N47°35'11"W	53.61
C9	46.98	50.00	N73°05'29"E	45.25
C10	39.27	25.00	N88°48'46"W	35.36
C11	39.27	25.00	N01°11'14"E	35.36
C12	30.77	25.00	N81°27'06"E	28.87
C13	90.73	50.00	N64°44'01"E	78.78
C14	65.85	50.00	N24°58'42"W	61.19
C15	40.57	50.00	S85°57'13"E	39.47
C16	21.48	50.00	N58°29'39"E	21.31
C17	39.27	25.00	N88°48'46"W	35.36
C18	170.91	500.00	N53°36'18"W	170.08
C19	142.49	500.00	N71°33'43"W	142.01
C20	213.84	500.00	S88°01'18"W	212.21
C21	4.42	50.00	S73°14'09"W	4.42
C22	86.93	50.00	S20°53'45"W	76.39
C23	57.87	50.00	N62°04'00"W	54.69
C24	65.42	50.00	S47°17'40"W	60.85
C25	32.83	25.00	S47°25'40"W	30.52
C26	180.47	450.00	N83°28'01"W	179.26
C27	51.56	25.00	N12°53'43"W	42.90
C28	27.00	255.00	S43°09'15"W	26.99
C29	121.14	255.00	S26°30'42"W	120.00
C30	228.89	255.00	S12°48'43"E	221.29
C31	54.49	50.00	S69°44'53"E	51.83
C32	49.83	50.00	N50°28'40"E	47.80
C33	47.95	50.00	N05°33'04"W	46.14
C34	57.39	50.00	S65°54'41"E	54.29
C35	35.55	25.00	S58°03'19"E	32.63
C36	227.21	205.00	S14°26'10"W	215.75
C37	33.30	25.00	S84°20'26"W	30.89
C38	101.94	450.00	N51°00'59"W	101.72
C39	5.81	450.00	N44°10'11"W	5.61
C40	218.56	525.00	N55°44'19"W	216.98
C41	108.87	205.00	N52°27'05"W	107.59
C42	41.85	25.00	N10°43'14"E	37.13

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99898997
LOCALIZATION POINT N: 419,794,066 E: 2,041,934,851
CONTROL ESTABLISHED VIA 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.
- ALL LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- 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 SURVEY. 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.
- THE SURVEY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 3720044000J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
- ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
- THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
- THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND/OR WATER MAINS AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WATER WELLS AS THE DATE OF THIS RECORDING.
- 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 OWNERS(S).
- THE WETLANDS DELINEATION WAS PROVIDED BY: SOIL & ENVIRONMENTAL CONSULTANTS, PA
8412 FALLS OF NEHE ROAD, SUITE 104
RALEIGH, NORTH CAROLINA 27615
PHONE: 919-846-5900

TOTAL AREA (BY COORDINATE COMPUTATION)
2,090,277 SF (47.99 AC)

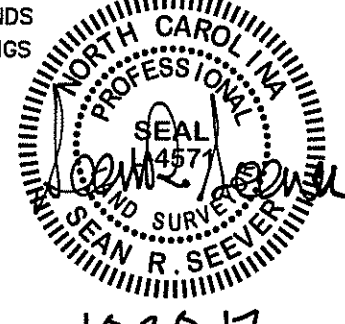
PIN NO: 0441-18-8740
0441-29-5123
0441-28-7514

ZONING: R40
50' FRONT 30' FRONT
20' SIDE 15' SIDE
50' REAR 35' REAR

SOURCE OF TITLE
DB 9802, PG 174
CUMBERLAND COUNTY
REGISTER OF DEEDS

REFERENCES:
DB 59, PG 12
DB 621, PG 291
DB 3540, PG 533
DB 4113, PG 892
DB 4691, PG 303
DB 5014, PG 767
DB 5739, PG 335
DB 6179, PG 461
DB 6317, PG 150
DB 8843, PG 797
DB 8859, PG 24
DB 8879, PG 41
DB 9250, PG 210
DB 9802, PG 174
DB 9872, PG 225
DB 9888, PG 839
DB 10006, PG 522
DB 10026, PG 321
DB 10063, PG 402
DB 10077, PG 49
DB 10106, PG 93
PB 11, PG 42
PB 107, PG 74
PB 124, PG 42
PB 137, PG 161
PB 138, PG 99

LEGEND:
ECM-EXISTING CONCRETE MONUMENT
EP-EXISTING IRON PIPE
ER-EXISTING IRON ROD
EIS-EXISTING IRON STAKE
EPK-EXISTING PK NAIL
ERB-EXISTING REBAR
SPK-SET PK NAIL
SPM-SET PUNCH MARK
SRB-SET REBAR
C-COMPUTED POINT
N/F- NOW OR FORMERLY
R/W- RIGHT OF WAY
RCP- REINFORCED CONCRETE PIPE
--- PROPERTY LINE
--- OLD PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- TIE LINE
--- RIGHT-OF-WAY
--- SETBACK LINE
--- STORM DRAINAGE
--- OVERHEAD UTILITY
--- EDGE OF WATER
--- WETLANDS
--- PERMANENT EASEMENT
--- PROPOSED EASEMENT
--- FENCE LINE
--- TREE LINE
SIGN
TANK
HVAC UNIT
ELECTRICAL BOX
TRANSFORMER
LIGHT POLE
UTILITY POLE
GUY WIRE
HARDWOOD TREE
GRAVEL
ASPHALT
CONCRETE
SOIL
WATER
WETLANDS
BUILDINGS



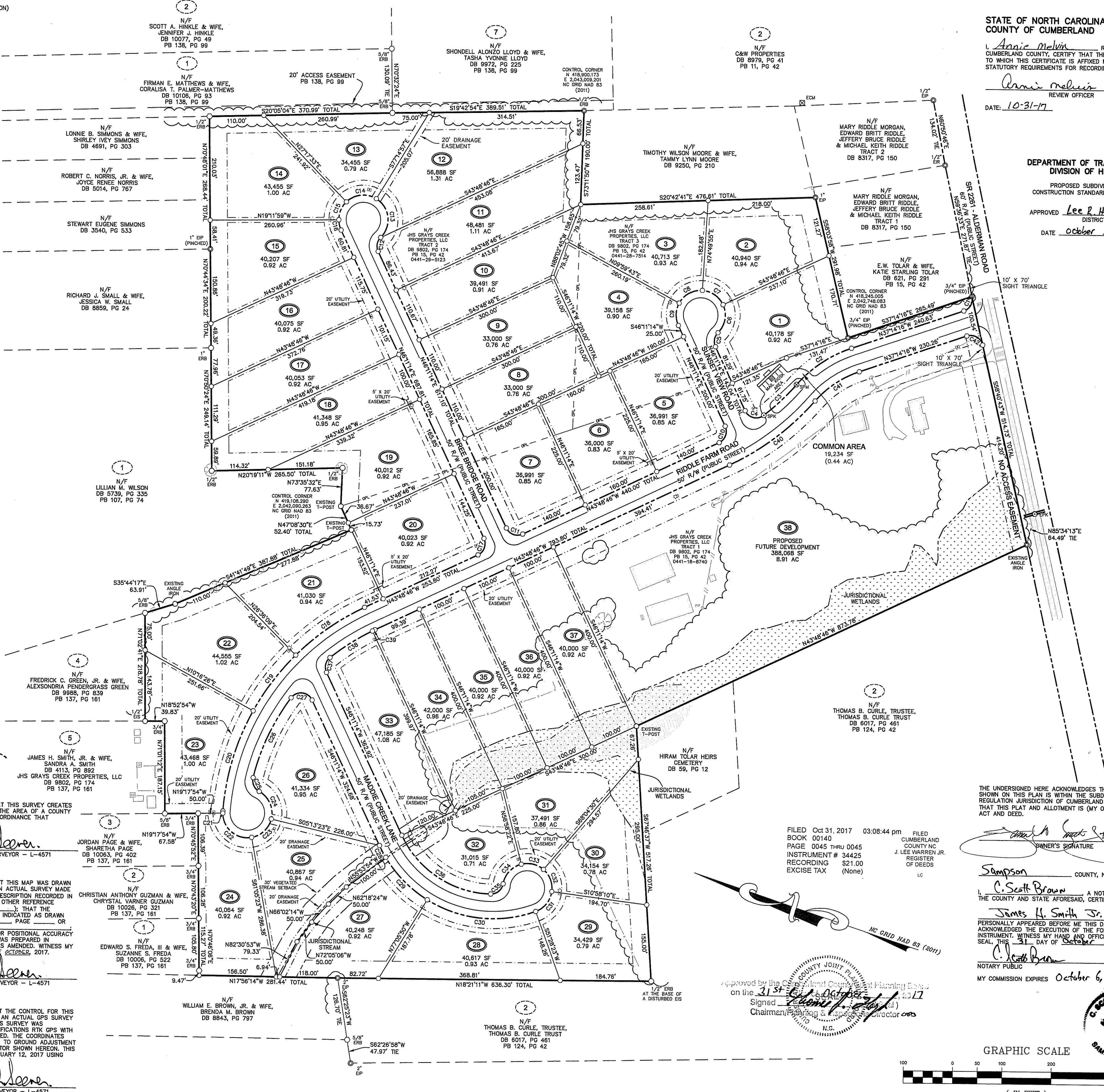
10-30-17

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.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWS, PAGE HEREON OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 26 DAY OF OCTOBER, 2017.

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-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 JANUARY 12, 2017 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571



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
REVIEW OFFICER

DATE: 10-31-17

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Lee R. Hines Jr. DISTRICT ENGINEER

DATE: October 31, 2017

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-3384
www.4Dsite.com

REVISIONS

10-30-17

PROJECT NAME

**JAMES PLACE
SUBDIVISION
(ZERO LOT LINE
DEVELOPMENT)**

TAX ID# 0441-18-8740
0441-29-5123
0441-28-7514

ALDERMAN ROAD
GRAYS CREEK TOWNSHIP
GRAYS CREEK
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

**JHS GRAYS CREEK
PROPERTIES, LLC.**

918 Cedar Creek Road
Fayetteville, North Carolina 28306
Phone: (910) 483-3471
Fax: (910) 483-9978

THE UNDERSIGNED HEREBY ACKNOWLEDGES 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.

James H. Smith Jr.
OWNER'S SIGNATURE

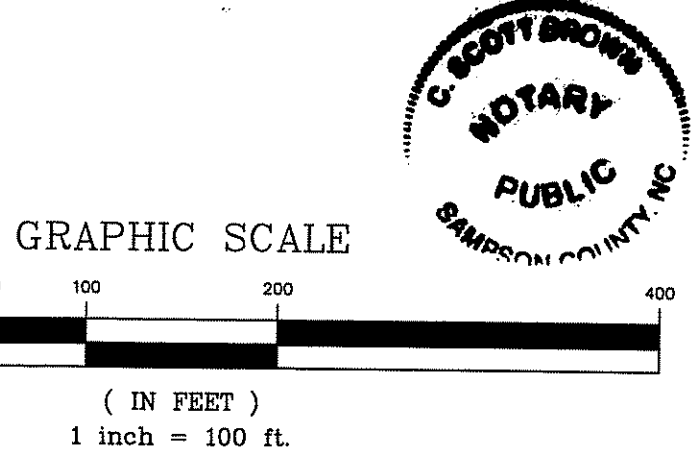
COUNTY, NORTH CAROLINA

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

James H. Smith Jr.
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 31 DAY OF October, 2017.

C. Scott Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES October 6, 2020



PROJECT INFORMATION

SURVEYED BY:	MIKE/AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1177

DRAWING SCALE

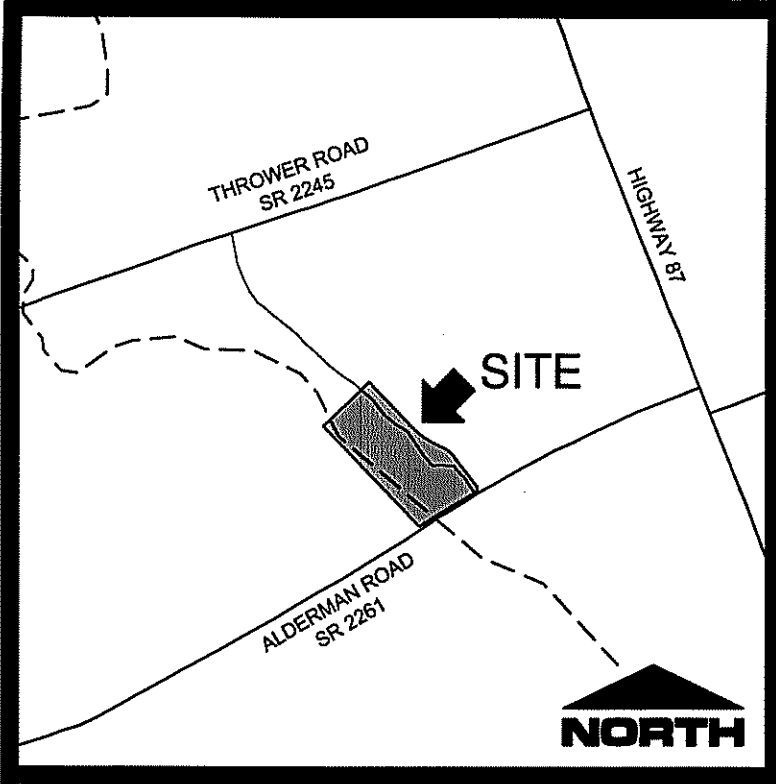
HORIZONTAL: 1"=100'

DATE SURVEYED

OCTOBER 30, 2017

SHEET NUMBER

1



VICINITY MAP NOT TO SCALE

- LEGEND:
- EP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EIS - EXISTING IRON STAKE
 - EPK - EXISTING P.K. NAIL
 - EPM - EXISTING PUNCH MARK
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 - ELECTRICAL BOX
 - TRANSFORMER
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - HARDWOOD TREE
 - GRAVEL
 - ASPHALT
 - CONCRETE
 - SOIL
 - WATER
 - WETLANDS
 - BUILDINGS

TOTAL AREA: (BY COORDINATE COMPUTATION)
388,088 SF (8.91 AC)

PIN NO: 0441-28-3240

ZONING:

A1
50' FRONT
20' SIDE
50' REAR

SOURCE OF TITLE
DB 9802, PG 174
CUMBERLAND COUNTY
REGISTER OF DEEDS

NOTES:

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- THE WETLANDS DELINEATION WAS PROVIDED BY:
SOIL & ENVIRONMENTAL CONSULTANTS, PA
8412 FALLS OF NEUSE ROAD, SUITE 104
RALEIGH, NORTH CAROLINA 27615
PHONE: 919-846-5900

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 - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON, OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK - PAGE - OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 2 DAY OF APRIL, 2019.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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.

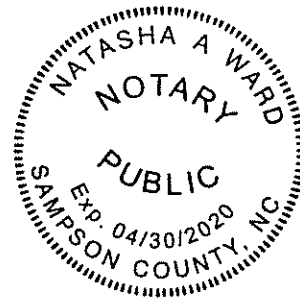
Samuel Simpson Jr.
OWNER'S SIGNATURE

Simpson
COUNTY, NORTH CAROLINA

I, *Natasha A. Ward*, 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 2 DAY OF APRIL, 2019.

Natasha A. Ward
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/2020



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 MB
REVIEW OFFICER

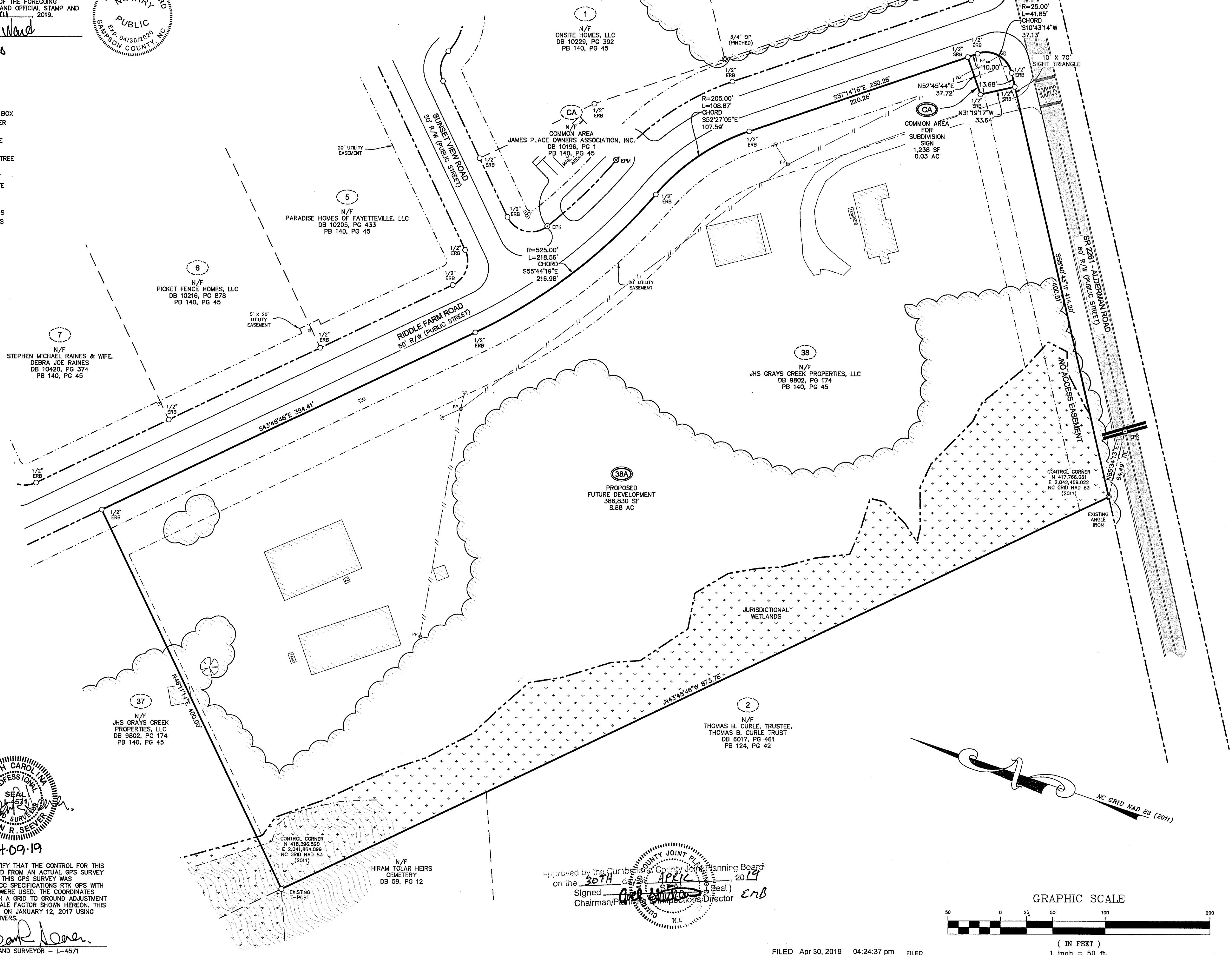
DATE: 4-30-19

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

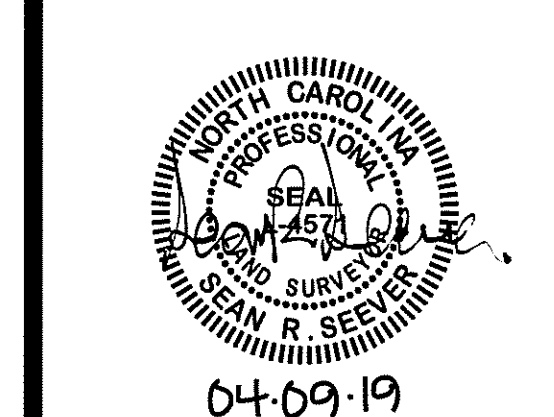
DATE _____



Approved by the Cumberland County Joint Planning Board
on the 30th day of April, 2019
Signed *[Signature]* (Seal)
Chairman/Planning Board Director

FILED Apr 30, 2019 04:24:37 pm
BOOK 00142
PAGE 0118 THRU 0118
INSTRUMENT # 12441
RECORDING \$21.00
EXCISE TAX (None)

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



REVISIONS

PROJECT NAME
**SUBDIVISION
SURVEY OF
JAMES PLACE
LOT 38
PB 140, PG 45
(ZERO LOT LINE)**

TAX ID# 0441-28-3240
3015 ALDERMAN ROAD
GRAYS CREEK TOWNSHIP
GRAYS CREEK
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT
**JHS GRAYS CREEK
PROPERTIES, LLC.**

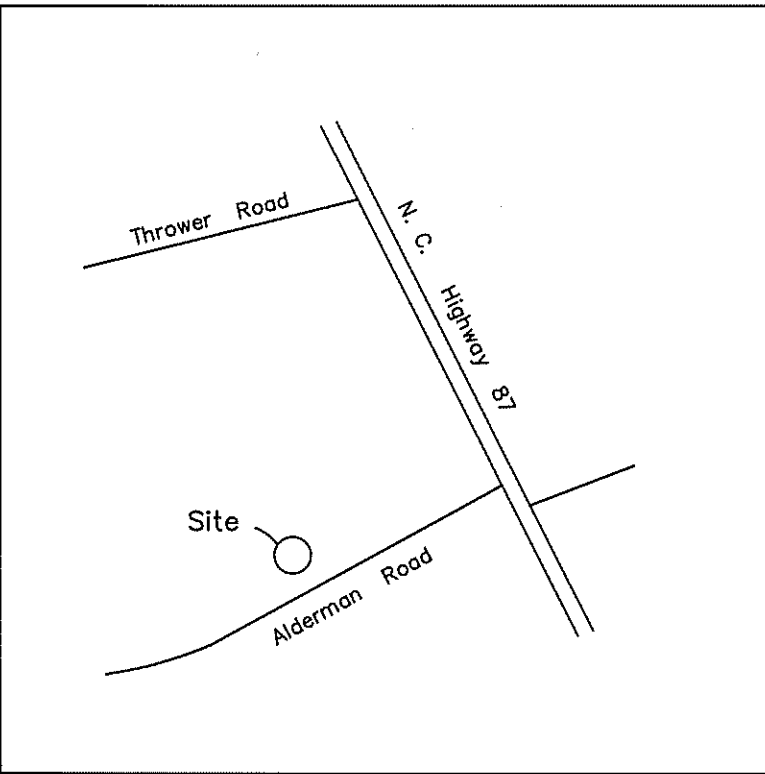
918 Cedar Creek Road
Fayetteville, North Carolina 28306
Phone: (910) 483-3471
Fax: (910) 483-9978

PROJECT INFORMATION	
SURVEYED BY:	MIKE/AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1177

DRAWING SCALE
HORIZONTAL: 1"=50'

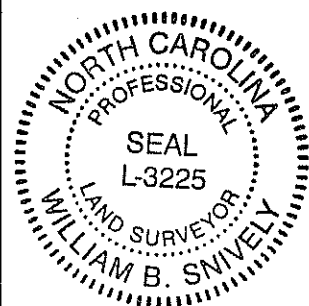
DATE SURVEYED
OCTOBER 30, 2017

SHEET NUMBER



I, William B. Snively, Professional Land Surveyor certify that this map is of a survey that creates a subdivision of land within Cumberland County that has an ordinance that regulates parcels of land.

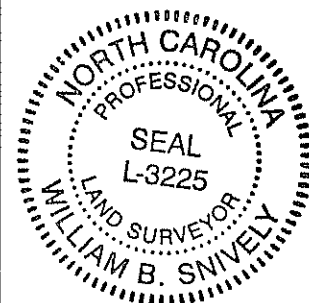
William B. Snively
William B. Snively, PLS



NORTH CAROLINA
CUMBERLAND COUNTY

I, William B. Snively, PLS certify that this map was drawn by me from an actual field survey made under my supervision from information found in Deeds and Plats as noted; that the boundaries not surveyed are clearly indicated as drawn from deed and plat information as noted; that the ratio of precision as calculated exceeds 1:20000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal, this 12th day of May, 2021.

William B. Snively
William B. Snively, PLS
License No.: L-3225



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.

Review Officer *Annie Melvin*
Date: *6-11-21*

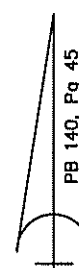
The undersigned here acknowledges that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County, N.C. and that this plat and allotment is my free act and deed.

James H. Smith, Jr.
James H. Smith, Jr.

NORTH CAROLINA
CUMBERLAND COUNTY

I, *Lorri Thackerford*, a Notary Public of the County and State aforesaid, certify that James H. Smith, Jr., owner of the subject mapped property, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this *9* day of June, 2021

Lorri Thackerford
Notary Public
My commission expires: *4/10/25*



Public Water & Sewer Disclosure

The individual lots in this development do not have public sewer and/or water services available, and no lots have been approved by the Health Department for on-site sewer services or been deemed acceptable for private wells at the date of this recording.

Farmland Protection Area Disclosure

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.

Legend

ERB = Existing Rebar
SRB = Set Rebar
EAI = Existing Angled Iron Stake
EPK = Existing Masonry Nail

Notes

1. No Control Monuments found within 200'
2. Map oriented to NC Grid NAD'83 (2011) per PB 142, pg 118.
3. All distances shown are horizontal ground distances.
4. Acreage determined by coordinate computation.
5. Non-conforming structures have not been created by this division.
6. Planning Dept. Case No. 21-061.
7. Wetlands approximated from PB 142, Pg 118.
8. A 5-foot maintenance easement is provided on each side of all interior lot lines within this development.
Building Setbacks as established per previous plats:
Front 50', Sides 20', Rear 50'



Division of Lot 38-A, PB 142, Pg 118

Zero-Lot Line Development
James Place Subdivision
Property of:
James H. Smith, Jr.

WILLIAM B. SNIVELY & ASSOCIATES, PLLC, Surveyors
7595 BOYCE'S LANDING ROAD
WADE, NORTH CAROLINA 28395
Ph 910 483-3863 License No. P-0463

TOWNSHIP: GRAYS CREEK	COUNTY: CUMBERLAND	DATE: MAY 9, 2021	SURVEYED BY: WBS	
STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: WBS	
TAX PARCEL:		CHECKED & CLOSURE BY: WBS		601