

VICINITY MAP NOT TO SCALE

- LEGEND:
- ECM-EXISTING CONCRETE MONUMENT
 - EIP-EXISTING IRON PIPE
 - EIR-EXISTING IRON ROD
 - EIS-EXISTING IRON STAKE
 - ERB-EXISTING REBAR
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 - R/W - RIGHT OF WAY
 - RCF - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
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 - OVERHEAD UTILITY
 - CREEK
 - WETLANDS
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 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - ASPHALT
 - UNSATURABLE SOILS
 - WETLANDS
- 25,000 SF IS THE MAXIMUM BUILT UPON AREA PER LOT.
- PHASE I AREA: (BY COORDINATE COMPUTATION)
1,086,151 SF (25.16 AC)
- ENC: PORTION OF 0564-78-8839
- ZONING: A1
- 50' FRONT
25' SIDE
50' REAR
- SOURCE OF TITLE
DB 11441, PG 678
CUMBERLAND COUNTY
REGISTER OF DEEDS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987259
LOCALIZATION POINT N: 547,715.032 E: 2,068,016.112
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.
 - POINTS 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 PROPERTY. 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.
 - A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" ACCORDING TO MAP# 3720056400K OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - IT IS HEREBY ACKNOWLEDGED THAT A SUBDIVISION STREET DISCLOSURE STATEMENT HAS BEEN EXECUTED IN ACCORDANCE WITH NC GEN STAT 136-102.6.
 - CUMBERLAND COUNTY AND OTHER PUBLIC AGENCIES HAVE NO ENFORCEMENT RESPONSIBILITY REGARDING MAINTENANCE OR ENCROACHMENTS INTO THE PRIVATE STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS. ANY GOVERNMENTAL AGENCY OR PERSONNEL OR EQUIPMENT THEREOF GRANTED PERPETUAL ACCESS OVER ALL SUCH PRIVATE STREETS TO ACCOMPLISH OR FULFILL ANY SERVICE OR FUNCTION FOR WHICH THE AGENCY IS RESPONSIBLE. ANY AGENCY OR ORGANIZATION DESIGNATED BY A GOVERNMENT AGENCY TO PERFORM A DESIGNATED FUNCTION SHALL ALSO BE GRANTED ACCESS THE SAME AS THAT GOVERNMENT AGENCY. ANY GOVERNMENT AGENCY EXERCISING ITS ACCESS RIGHTS SHALL HAVE THE SAME RIGHTS AND ONLY SUCH LIABILITIES AS IT WOULD HAVE ON ANY PUBLIC LANDS, RIGHT-OF-WAYS OR EASEMENTS.
 - ALL CURRENT AND FUTURE OWNERS OF THE TRACTS SERVED BY AND HAVING ACCESS TO THE CLASS "B" PRIVATE STREET(S) SHOWN ON THIS PLAT SHALL NOT BE PERMITTED TO FURTHER DIVIDE THE TRACTS WITHOUT UPGRADING THE CLASS "B" PRIVATE STREET(S) TO A STANDARD.
 - 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.
 - INDIVIDUAL LOTS SHOWN ON THIS PLAT DO NOT HAVE PUBLIC SEWER SERVICES 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 OF THE DATE OF THIS RECORDING.
 - ANY IMPROVEMENTS WITHIN THE SPECIAL FLOOD HAZARD AREA OR ANY SURVEYED REVISION THEREOF IS SUBJECT TO THE PROVISIONS OF THE CUMBERLAND COUNTY FLOOD DAMAGE PREVENTION ORDINANCE AND MAY BE LIMITED OR PRECLUDED THEREBY.
 - THE SIGN AND SIGN EASEMENT AREA SHALL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

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 LIBERON OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK SHOWN, 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 DAY OF FEBRUARY, 2023.

PROFESSIONAL LAND SURVEYOR - L-4571

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: 4/6/23 REVIEW OFFICER

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.

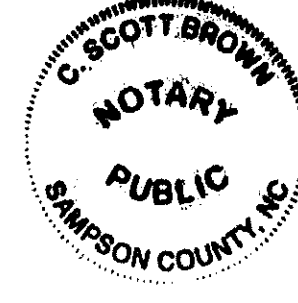
[Signature]
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, Ben Stout, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I 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 February, 2023.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-06-25



N/F
JOHN M. TOWHEY & WIFE,
PAMELA C. TOWHEY
DB 8170, PG 590
PB 124, PG 136

N/F
SARDIS CHURCH OF LINDEN NC
PRESBYTERIAN CHURCH USA INC.
DB 8311, PG 729
PB 124, PG 136

N/F
SARDIS CHURCH OF LINDEN NC
PRESBYTERIAN CHURCH USA INC.
DB 3902, PG 639

N/F
JOHN M. TOWHEY & WIFE,
PAMELA C. TOWHEY
DB 8170, PG 590
PB 124, PG 136

Approved by the Cumbers Joint Planning & Inspection Board on the 20 day of February, 2023.

Signed [Signature] Chairman/Planning & Inspection Board

Subject to Agreement

REVISIONS

NO.	DATE	DESCRIPTION
1	2023	As on behalf of SG
2	2023	As on behalf of SG

PROJECT NAME

**LINDEN
LANDING
SUBDIVISION
PHASE I
& RIGHT-OF-WAY
DEDICATION**

PIN PORTION OF
0564-78-8839
LINDEN ROAD
CARVER'S CREEK TOWNSHIP
TOWN OF LINDEN
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

AGS LAND LLC

1786 Metromedical Drive
Fayetteville, North Carolina 28304
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1878

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

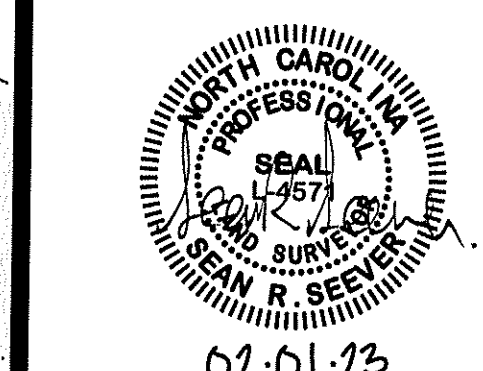
DECEMBER 12, 2022

SHEET NUMBER

1

OF

1



Approved by the Cumbers Joint Planning & Inspection Board on the 20 day of February, 2023.

Signed [Signature] Chairman/Planning & Inspection Board

Subject to Agreement

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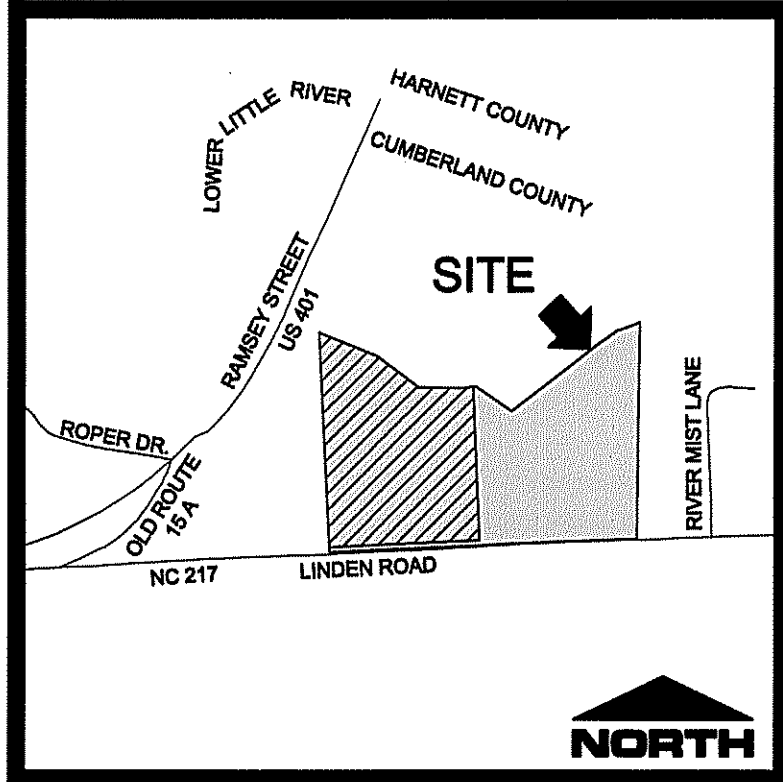
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I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE.

PROFESSIONAL LAND SURVEYOR - L-4571

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Ophelia Green, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 5/23/23

VERON BRINSON AND WIFE,
HELEN M. BRINSON &
DELORES B. CLIFTON
DB 5143, PG 621
PB 37, PG 35

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.

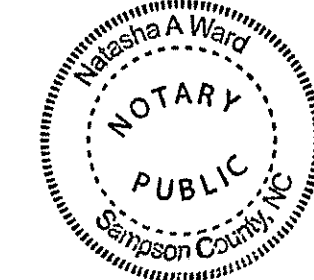
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, Natasha 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 11th DAY OF May, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/25

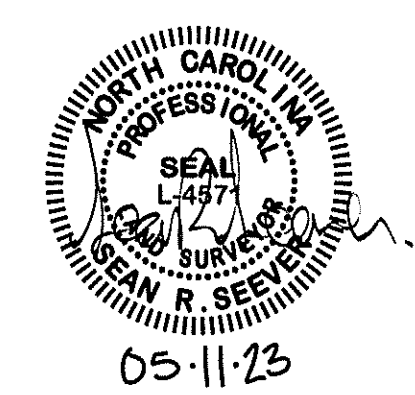


JOHN M. TOLUEY & WIFE,
PAMELA C. TOLUEY
DB 8170, PG 590
PB 124, PG 136

SARDIS CHURCH OF LINDEN NC
PRESBYTERIAN CHURCH USA, INC.
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DB 3902, PG 638

JOHN M. TOLUEY & WIFE,
PAMELA C. TOLUEY
DB 8170, PG 590
PB 124, PG 136



REVISIONS

PROJECT NAME

LINDEN LANDING SUBDIVISION PHASE II

PIN PORTION OF
0564-78-8839
LINDEN ROAD
CARVER'S CREEK TOWNSHIP
TOWN OF LINDEN
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

AGS LAND LLC

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CHECKED BY:	JIMMY
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HORIZONTAL: 1"=100'

DATE SURVEYED

MAY 2, 2023

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