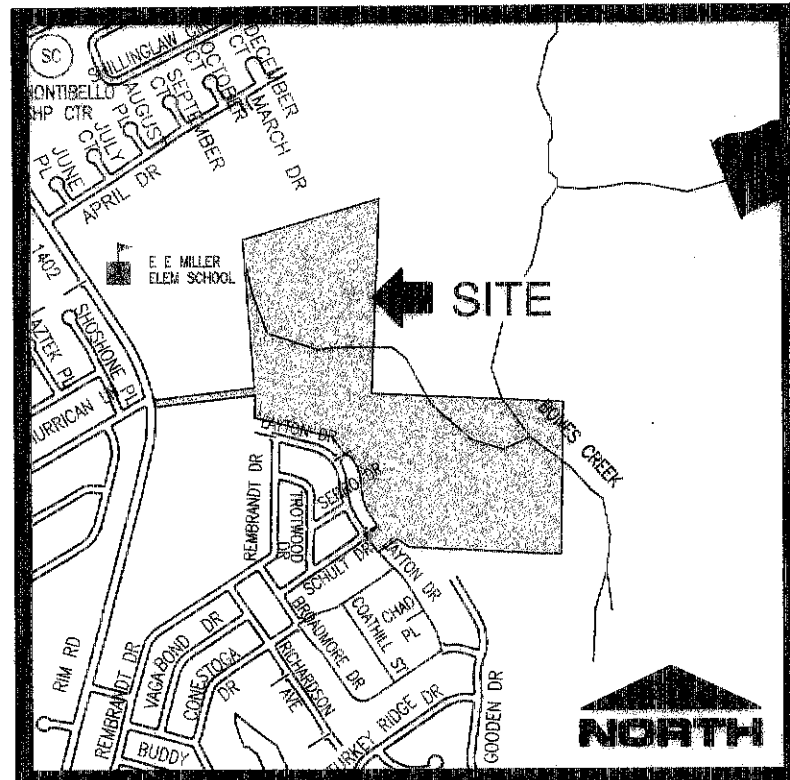




VICINITY MAP
NOT TO SCALE

LEGEND:
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIS - EXISTING IRON STAKE
ERB - EXISTING REBAR
C - COMPUTED POINT
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY
PVC - POLYVINYL CHLORIDE
--- PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- RIGHT-OF-WAY
--- SETBACK LINE
--- SANITARY SEWER LINE
--- WATER LINE
--- WETLANDS
--- SILT FENCE LINE
--- TREE LINE
BENCHMARK
ELECTRICAL BOX
TRANSFORMER
LIGHT POLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
WATER VALVE
FIRE HYDRANT
WATER METER
SANITARY SEWER MANHOLE
CLEANOUT
WETLANDS

AREA: (BY COORDINATE COMPUTATION)
536,235 SF (12.31 AC)

PIN NO. 9487-74-9613

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY AND ALONG THE STREET RIGHT-OF-WAYS. THERE ARE DIFFERENT SET BACK REQUIREMENTS FOR INTERNAL LOT LINES.

TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

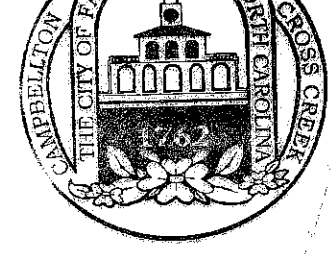
ZONING: R6
25' FRONT
10' SIDE
35' REAR

REFERENCES:
SHOWN HEREON

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 18 DAY OF Dec. 2012

SIGNATURE: *Mark B. Byrd* DATE: 12-18-12

TITLE: City Engineer



CITY OF FAYETTEVILLE
20' UTILITY EASEMENT
DB 3752, PG 499
PWC DWG DE-7557

CITY OF FAYETTEVILLE
20' UTILITY EASEMENT
DB 6304, PG 174

CITY OF FAYETTEVILLE
35' UTILITY EASEMENT
DB 3599, PG 757
DB 6626, PG 213

- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99987882
 3. LOCALIZATION POINT N: 473,943.095 E: 1,986,626.442 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 5. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 6. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 7. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HEREON. NO 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 HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 8. THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710948700U OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 9. THERE IS A MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 10. ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 11. TOTAL NUMBER OF LOTS: 33

FILED Dec 18, 2012 04:43:00 pm
BOOK 00131
PAGE 0167 THRU 0167
INSTRUMENT # 46809
RECORDING \$21.00
EXCISE TAX (None)

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

THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK _____ AND PAGE _____

NOTE: PWC UTILITY EASEMENTS

1. PWC BLANKET EASEMENT FOR ELECTRIC, WATER, AND SANITARY SEWER IS RECORDED IN DEED BOOK 8933, PAGE 309.
2. THE ELECTRIC UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND AND UPON THE INSTALLATION OF THE UNDERGROUND SERVICES, THE EXISTING OVERHEAD ELECTRIC LINE(S) WHICH TRAVERSE THE SUBDIVISION, SHALL BE ABANDONED AND REMOVED.
3. UTILITY EASEMENT FOR THE EXISTING OVERHEAD POWER LINE IS RECORDED IN DEED BOOK 1136, PAGE 421. UPON REMOVAL OF THE OVERHEAD ELECTRIC LINES, UTILITY RIGHTS FOR THE OVERHEAD POWER LINE BEING REMOVED IS HEREAFTER ABANDONED.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

REVIEW OFFICER: *Donna McFadden*
DATE: 12-18-12

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

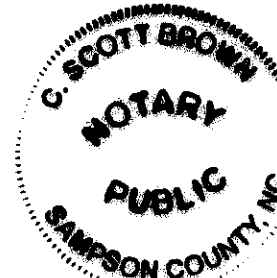
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

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

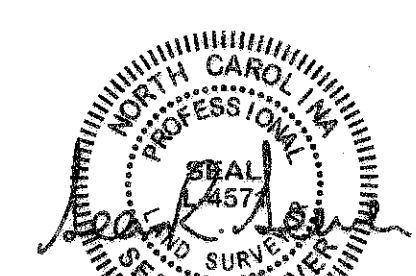
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 12 DAY OF December, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES October 6, 2015



409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
License Number: C-23554

4D SITE SOLUTIONS, INC.
A SURVEYING & CONSTRUCTION LAYOUT



12-06-12

REVISIONS

PROJECT NAME

LITTLE RIVER FARMS
PHASE ONE SECTION ONE
ZERO LOT LINE

TAX ID# 9487-74-9613
RIM ROAD
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

LITTLE RIVER FARMS
DEVELOPERS, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	JOHN
CHECKED BY:	JIMMY
PROJECT NUMBER:	645

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

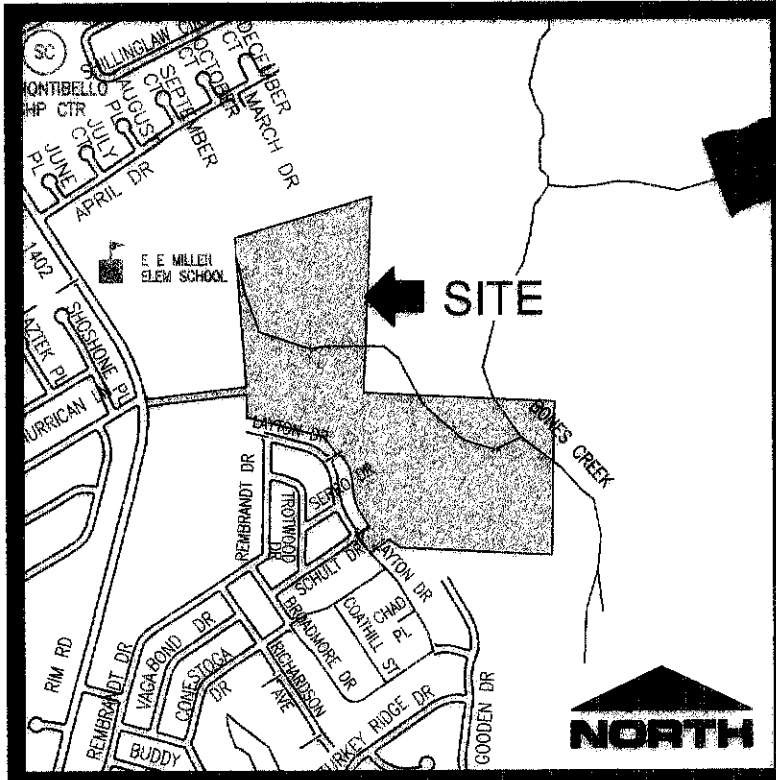
NOVEMBER 27, 2012

SHEET NUMBER

1

OF

1



VICINITY MAP
NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - ERB - EXISTING REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - WETLANDS
 - SILT FENCE LINE
 - TREE LINE
 - BENCHMARK
 - MAILBOX
 - ELECTRICAL BOX
 - TRANSFORMER
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - WETLANDS

AREA: (BY COORDINATE COMPUTATION)
536,235 SF (12.31 AC)

PIN NO. 9487-74-9613

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY AND ALONG THE STREET RIGHT-OF-WAYS. THERE ARE DIFFERENT SET BACK REQUIREMENTS FOR INTERNAL LOT LINES.

TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

ZONING: R6

25' FRONT
10' SIDE
35' REAR

REFERENCES:
SHOWN HEREON

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	36.26	25.00	S55°12'03"E	33.16
C2	35.23	25.00	N31°44'04"E	32.39
C3	20.97	275.00	N06°27'08"W	20.97
C4	78.45	225.00	S14°15'21"E	78.05
C5	94.83	225.00	S36°17'36"E	93.84
C6	92.97	225.00	S60°10'45"E	92.31
C7	14.55	225.00	S73°52'06"E	14.54
C8	39.27	25.00	N59°16'47"E	35.36
C9	39.27	25.00	N30°43'13"W	35.36
C10	28.63	525.00	S74°09'30"E	28.62
C11	66.24	525.00	S68°58'53"E	66.20
C12	66.24	525.00	S61°45'07"E	66.20
C13	65.73	525.00	S54°33'00"E	65.69
C14	9.44	525.00	S50°26'53"E	9.44
C15	54.01	475.00	N53°11'28"W	53.98
C16	42.05	25.00	S75°21'47"W	37.27
C17	162.21	205.00	N04°30'19"E	158.01

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C18	21.03	25.00	S42°15'27"E	20.41
C19	28.54	50.00	S49°56'26"E	28.25
C20	78.54	50.00	S11°28'17"W	70.71
C21	78.54	50.00	N78°31'43"W	70.71
C22	55.46	50.00	N01°45'03"W	52.66
C23	21.03	25.00	N05°55'56"E	20.41
C24	18.21	255.00	N16°07'02"W	18.20
C25	64.10	255.00	N08°52'13"W	63.93
C26	62.79	255.00	N07°23'07"E	62.63
C27	56.67	255.00	N20°48'23"E	56.56
C28	42.05	25.00	N21°00'59"W	37.27
C29	54.01	475.00	N72°27'48"W	53.98
C30	42.40	275.00	N71°18'11"W	42.36
C31	63.25	275.00	N60°17'46"W	63.11
C32	63.25	275.00	N47°07'04"W	63.11
C33	60.97	275.00	N34°10'37"W	60.85
C34	34.94	25.00	N67°51'35"W	32.16

THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 8888 AND PAGE 142.

NOTE: PWC UTILITY EASEMENTS

- PWC BLANKET EASEMENT FOR ELECTRIC, WATER, AND SANITARY SEWER IS RECORDED IN DEED BOOK 8933, PAGE 309.
- THE ELECTRIC UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND AND UPON THE INSTALLATION OF THE UNDERGROUND SERVICES, THE EXISTING OVERHEAD ELECTRIC LINE(S) WHICH TRAVERSE THE SUBDIVISION, SHALL BE ABANDONED AND REMOVED.
- UTILITY EASEMENT FOR THE EXISTING OVERHEAD POWER LINE IS RECORDED IN DEED BOOK 1136, PAGE 421. UPON REMOVAL OF THE OVERHEAD ELECTRIC LINES, UTILITY RIGHTS FOR THE OVERHEAD POWER LINE BEING REMOVED IS HEREAFTER ABANDONED.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Danna McFayden by: William Lucas
REVIEW OFFICER

DATE: 1-7-13

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

OWNER'S SIGNATURE

THE PURPOSE OF THIS MAP IS TO UPDATE THE LOT AREAS AND TO REPLACE THE PLAT RECORDED IN PLAT BOOK 131, PG 167.

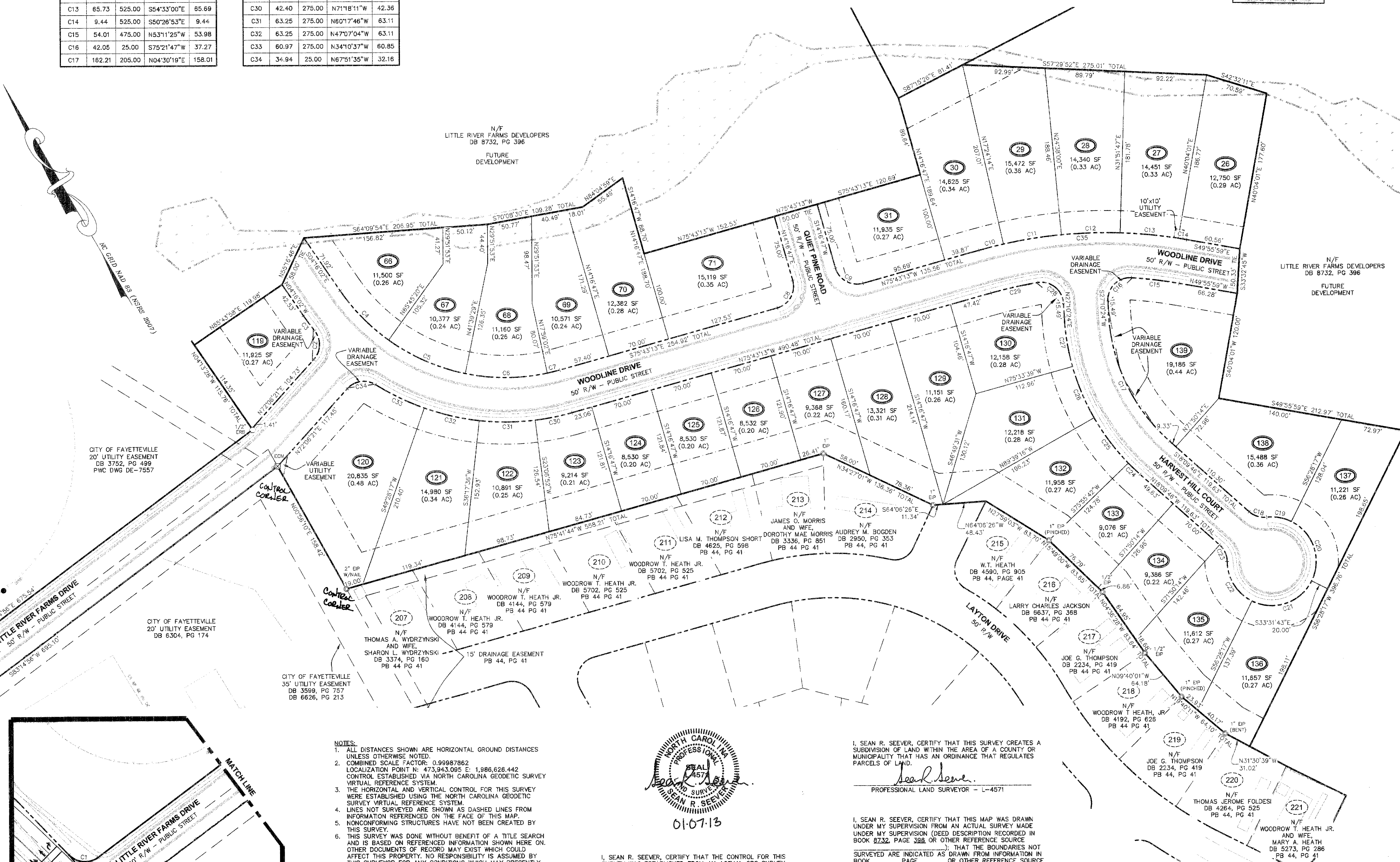
Hoke COUNTY, NORTH CAROLINA

I, CHRISTOPHER J. PUSEY A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

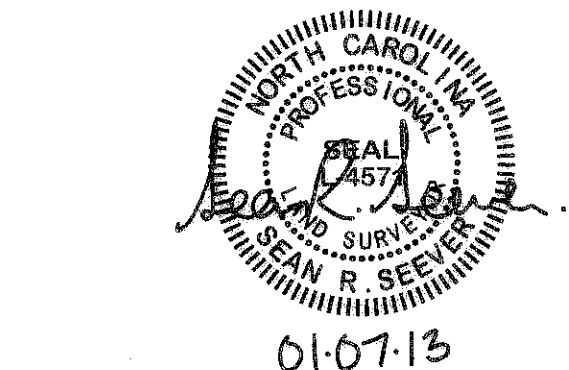
CHRIS MANUING
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 7 DAY OF JANUARY 2013.

Christopher J. Pusy
NOTARY PUBLIC
MY COMMISSION EXPIRES
05-16-2016

Christopher J. Pusy
NOTARY PUBLIC
Hoke County, NC



- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987862
 - LOCALIZATION POINT N: 473,943.095 E: 1,986,626.442 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 HEREON. 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 HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710948700J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 - TOTAL NUMBER OF LOTS: 33



I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 FCCC 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 SEPTEMBER 7, 2011 USING TWO TRIMBLE 5700 RECEIVERS.

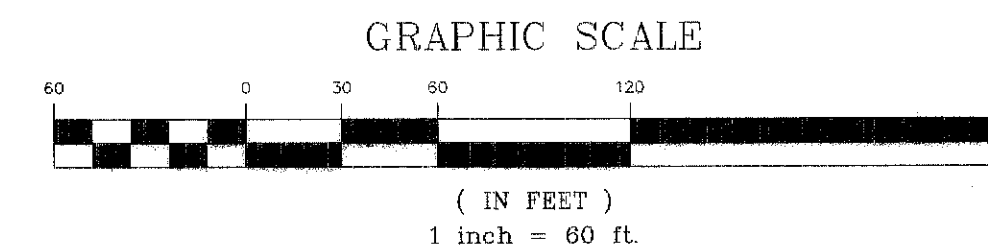
Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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

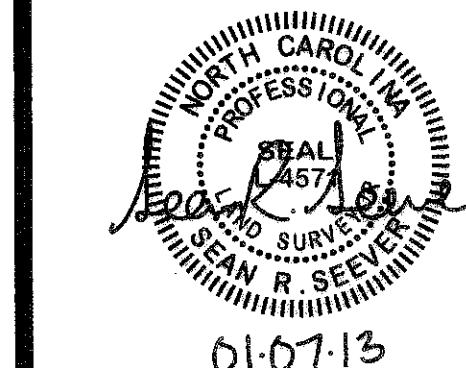
I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8732, PAGE 388 OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 7 DAY OF JANUARY, 2013.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571



409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone (910) 426-5777
Fax (910) 426-5777
License Number: C-2354

4D SITE SOLUTIONS, INC.
A SURVEYING & CONSTRUCTION SERVICE



01-07-13

REVISIONS

DATE	DESCRIPTION	BY
Jan 08, 2013	FILED	J. LEE WARREN JR.
00131	FILED	J. LEE WARREN JR.
PAGE 0185	FILED	J. LEE WARREN JR.
INSTRUMENT # 00852	FILED	J. LEE WARREN JR.
RECORDING	FILED	J. LEE WARREN JR.
EXCISE TAX	FILED	J. LEE WARREN JR.

PROJECT NAME

**CORRECTION
MAP FOR
LITTLE RIVER
FARMS**

**PHASE ONE SECTION ONE
ZERO LOT LINE**

TAX ID# 9487-74-9613
RIM ROAD
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

**LITTLE RIVER
FARMS
DEVELOPERS, LLC**

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	JOHN
CHECKED BY:	JIMMY
PROJECT NUMBER:	845

DRAWING SCALE

HORIZONTAL: 1"=60'

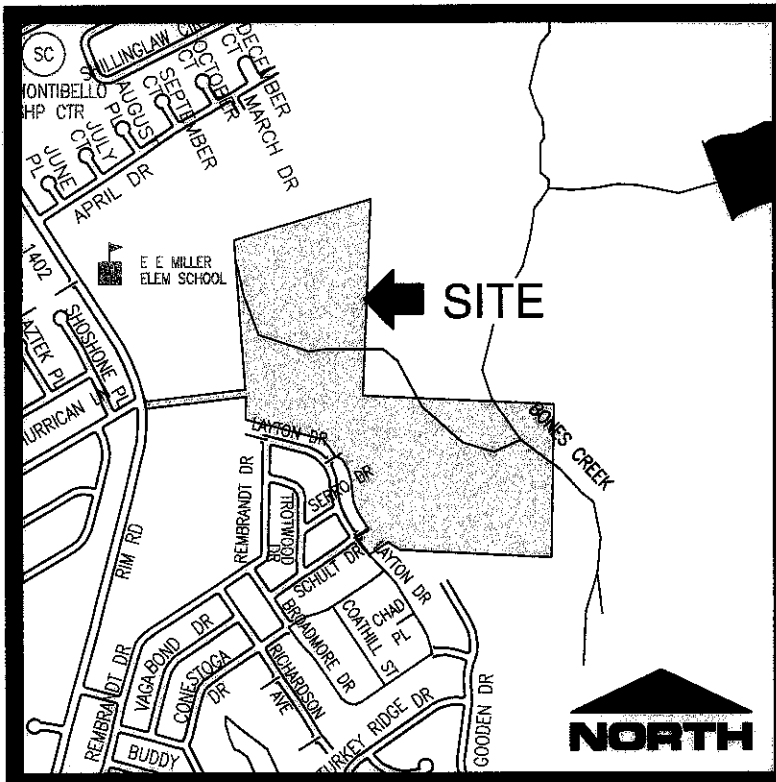
DATE SURVEYED

NOVEMBER 27, 2012

SHEET NUMBER

1

OF



VICINITY MAP
NOT TO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	46.04	525.00	N42°34'45"E	46.03
C2	39.27	25.00	N85°04'01"E	35.36
C3	9.12	50.00	S55°09'33"E	9.11
C4	46.21	50.00	S86°51'31"E	44.58
C5	41.15	50.00	N43°05'22"E	40.00
C6	41.15	50.00	N04°04'01"W	40.00
C7	81.00	50.00	N74°03'13"W	72.43
C8	30.77	25.00	N85°11'51"W	28.87
C9	39.27	25.00	S04°55'59"E	35.36
C10	42.05	475.00	S42°36'10"W	42.03

THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 8988 AND PAGE 142.

NOTE: PWC UTILITY EASEMENTS

- PWC BLANKET EASEMENT FOR ELECTRIC, WATER, AND SANITARY SEWER IS RECORDED IN DEED BOOK 8933, PAGE 309.
- THE ELECTRIC UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND AND UPON THE INSTALLATION OF THE UNDERGROUND SERVICES, THE EXISTING OVERHEAD ELECTRIC LINE(S) WHICH TRAVERSE THE SUBDIVISION, SHALL BE ABANDONED AND REMOVED.
- UTILITY EASEMENT FOR THE EXISTING OVERHEAD POWER LINE IS RECORDED IN DEED BOOK 1136, PAGE 421. UPON REMOVAL OF THE OVERHEAD ELECTRIC LINES, UTILITY RIGHTS FOR THE OVERHEAD POWER LINE BEING REMOVED IS HEREAFTER ABANDONED.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

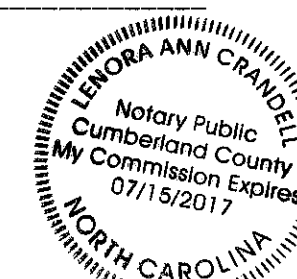
I, Donna McFayden, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Donna McFayden
REVIEW OFFICER

DATE: 10-9-14

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

OWNER'S SIGNATURE



Cumberland COUNTY, NORTH CAROLINA

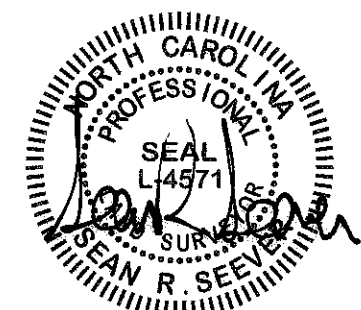
I, Donna Ann Crandall, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL AND SEAL, THIS 15 DAY OF September, 2014.

Donna Ann Crandall
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/15/2017

409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
License Number: C-2354

4D SITE
SOLUTIONS, INC.
A GRADING A SURVEYING A GPS A CONSTRUCTION LAYOUT A



07-28-14

REVISIONS

PROJECT NAME

**LITTLE RIVER
FARMS**
PHASE ONE SECTION TWO
ZERO LOT LINE

TAX ID# 9487-74-9613
WOODLINE DRIVE
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

**LITTLE RIVER
FARMS
DEVELOPERS, LLC**

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	JOHN
CHECKED BY:	JIMMY
PROJECT NUMBER:	645

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE SURVEYED

NOVEMBER 21, 2013

SHEET NUMBER

1

OF

1

- LEGEND:
- ECM-EXISTING CONCRETE MONUMENT
 - EIP-EXISTING IRON PIPE
 - EIS-EXISTING IRON STAKE
 - ERB-EXISTING REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - WETLANDS
 - SILT FENCE LINE
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 - TRANSFORMER
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - WETLANDS

AREA: (BY COORDINATE COMPUTATION)
194,399 SF (4.46 AC)

PIN NO: 9487-74-9613

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT 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.

TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

ZONING: R6

25' FRONT
10' SIDE
35' REAR

REFERENCES:
DB 8732, PG 996
DB 9313, PG 755
PB 129, PG 89
PB 131, PG 189

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987862
LOCALIZATION POINT N: 473,843.085 E: 1,986,826.442
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 ZONE ACCORDING TO MAP# 3710848700J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 - TOTAL NUMBER OF LOTS: 15

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 8732, PAGE 996, OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 28 DAY OF July, 2014.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-21 FOC 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 SEPTEMBER 7, 2011 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

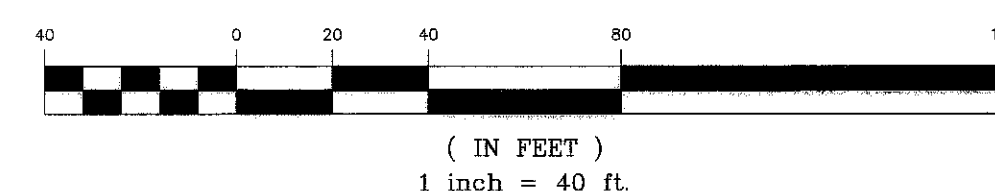
Donna Ann Crandall
Notary Public
Cumberland County
My Commission Expires 07/15/2017

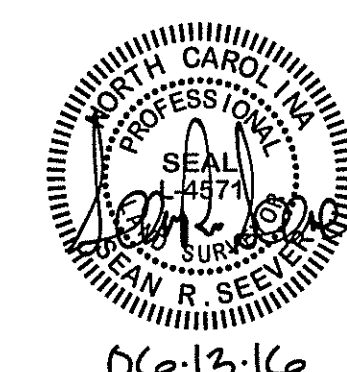
APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 3 DAY OF Oct., 2014
Donna Ann Crandall
Notary Public
DATE: 10-3-2014
TITLE



FILED Oct 09, 2014 01:25:00 pm
BOOK 00135
PAGE 0023 THRU 0023
INSTRUMENT # 30565
RECORDING \$21.00
EXCISE TAX (None)

GRAPHIC SCALE





REVISIONS

PROJECT NAME

LITTLE RIVER FARMS PHASE ONE SECTION THREE ZERO LOT LINE

TAX ID# PORTION OF
9487-74-9613
WOODLINE DRIVE
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

LITTLE RIVER FARMS DEVELOPERS, LLC

5511 Ramsey Street - Suite 100
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	645

DRAWING SCALE

HORIZONTAL: 1"=40'

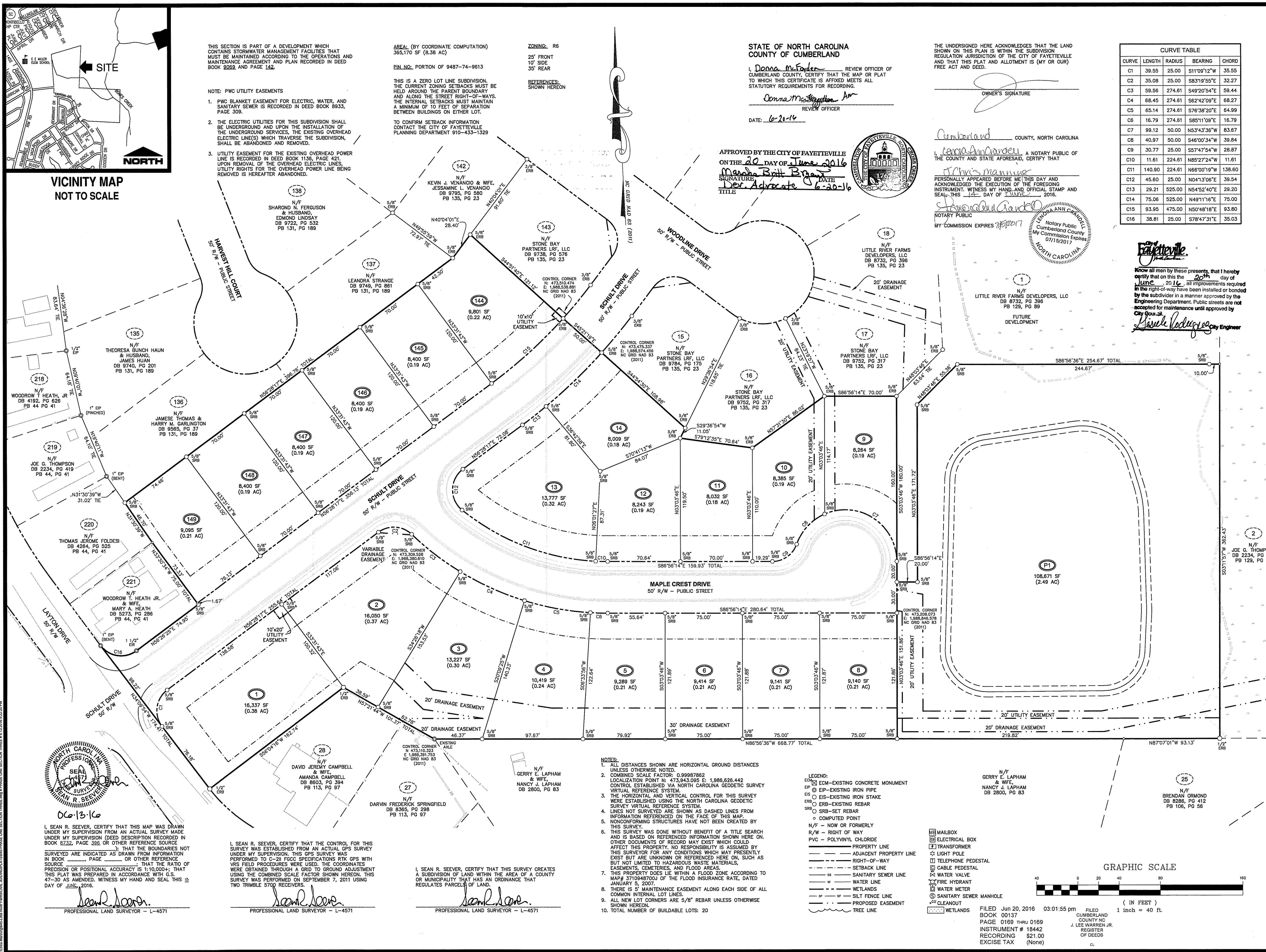
DATE SURVEYED

APRIL 8, 2016

SHEET NUMBER

1

OF



THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9082 AND PAGE 142.

NOTE: PWC UTILITY EASEMENTS

1. PWC BLANKET EASEMENT FOR ELECTRIC, WATER, AND SANITARY SEWER IS RECORDED IN DEED BOOK 8933, PAGE 309.
2. THE ELECTRIC UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND AND UPON THE INSTALLATION OF THE UNDERGROUND SERVICES, THE EXISTING OVERHEAD ELECTRIC LINE(S) WHICH TRAVERSE THE SUBDIVISION, SHALL BE ABANDONED AND REMOVED.
3. UTILITY EASEMENT FOR THE EXISTING OVERHEAD POWER LINE IS RECORDED IN DEED BOOK 1135, PAGE 421. UPON REMOVAL OF THE OVERHEAD ELECTRIC LINES, UTILITY RIGHTS FOR THE OVERHEAD POWER LINE BEING REMOVED IS HEREAFTER ABANDONED.

AREA: (BY COORDINATE COMPUTATION)
365,170 SF (8.38 AC)

EIN NO. PORTION OF 9487-74-9613

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT 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.

TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

ZONING: R6

25' FRONT
10' SIDE
35' REAR

REFERENCES:
SHOWN HEREON

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McFadden
REVIEW OFFICER

DATE: 6-20-16

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

OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Carla Ann Carney, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Chris Manning
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 14 DAY OF JUNE, 2016.

Sharon Ann Carney
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/20/17

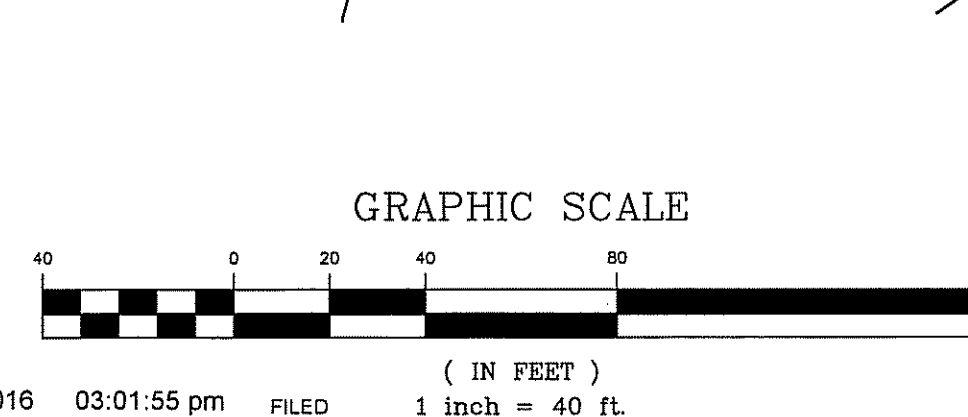
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.55	25.00	S11°09'12"W	35.55
C2	35.08	25.00	S83°19'55"E	32.27
C3	59.56	274.61	S49°20'54"E	59.44
C4	68.45	274.61	S62°42'09"E	68.27
C5	65.14	274.61	S76°38'20"E	64.99
C6	16.79	274.61	S85°11'09"E	16.79
C7	99.12	50.00	N53°43'38"W	83.67
C8	40.97	50.00	S46°00'34"W	39.84
C9	30.77	25.00	S57°47'54"W	28.87
C10	11.61	224.61	N85°27'24"W	11.61
C11	140.90	224.61	N66°00'19"W	138.60
C12	45.60	25.00	N04°13'06"E	39.54
C13	29.21	525.00	N54°52'40"E	29.20
C14	75.06	525.00	N49°11'16"E	75.00
C15	93.95	475.00	N50°48'18"E	93.80
C16	38.81	25.00	S78°47'31"E	35.03

Fayetteville
Know all men by these presents, that I hereby certify that on this the 20th day of JUNE, 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 City Council.

Sharon Ann Carney
City Engineer

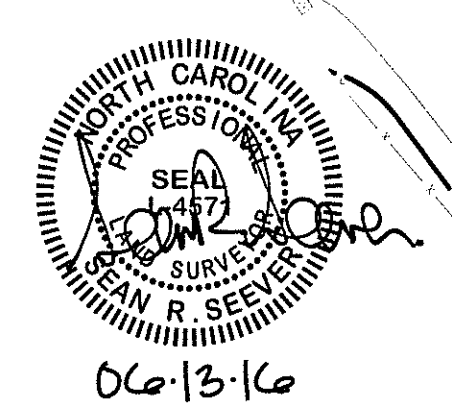
- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99987892
LOCALIZATION POINT N: 473,943.095 E: 1,986,626.442
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 6. 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.
 7. THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710948700J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 8. THERE IS 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 9. ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 10. TOTAL NUMBER OF BUILDABLE LOTS: 20

- LEGEND:
- ECM EXISTING CONCRETE MONUMENT
 - EIP EXISTING IRON PIPE
 - EIS EXISTING IRON STAKE
 - ERB EXISTING REBAR
 - SRB SET REBAR
 - COMPUTED POINT
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - PVC POLYVINYL CHLORIDE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - WETLANDS
 - SILT FENCE LINE
 - PROPOSED EASEMENT
 - TREE LINE



N/F
GERRY E. LAPHAM
& WIFE,
NANCY J. LAPHAM
DB 2800, PG 83

N/F
BRENDAN ORMOND
DB 8286, PG 412
PB 106, PG 58



I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8232, PAGE 358, 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 DAY OF JUNE, 2016.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 FCCC 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 SEPTEMBER 7, 2011 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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.

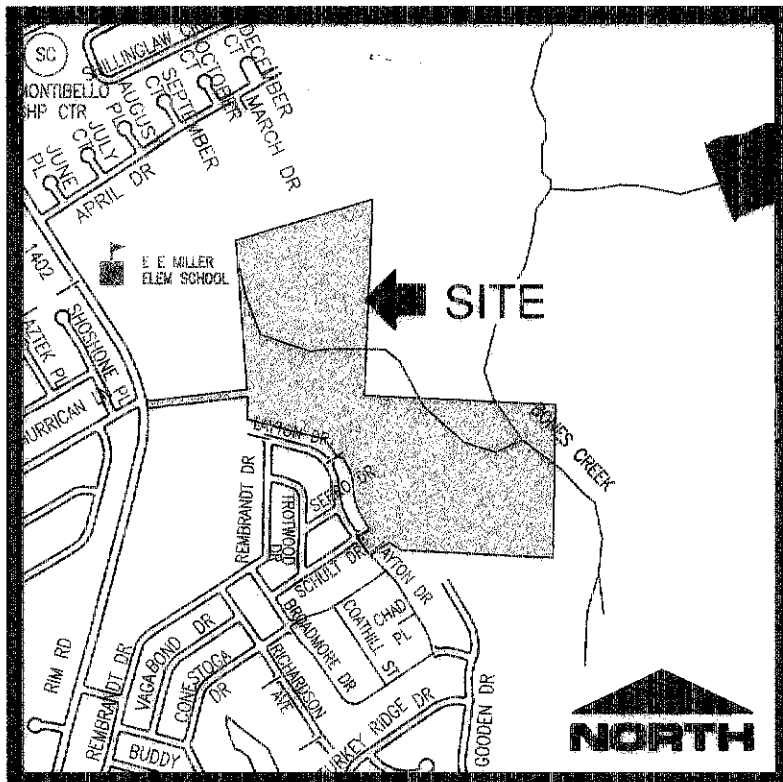
Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

N/F
GERRY E. LAPHAM
& WIFE,
NANCY J. LAPHAM
DB 2800, PG 83

N/F
DAVID CAMPBELL
& WIFE,
AMANDA CAMPBELL
DB 8603, PG 394
PB 113, PG 97

N/F
DARVIN FREDERICK SPRINGFIELD
DB 8365, PG 298
PB 113, PG 97

C:\Users\seever\OneDrive\Documents\9487-74-9613\PHASE ONE SECTION THREE.dwg - 13:25:25 PM 4/13/2016



VICINITY MAP
NOT TO SCALE

N/F
W. T. SANDERS
DB 8754, PG 70

REFERENCES:
DB 390, PG 352
DB 1136, PG 421
DB 2800, PG 83
DB 3555, PG 397
DB 4753, PG 765
DB 7088, PG 870
DB 8458, PG 828
DB 8732, PG 396
DB 8754, PG 70
PB 41, PG 10
PB 44, PG 41
PB 84, PG 83
PB 106, PG 56
PB 118, PG 61
PB 129, PG 89

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
Horse
COUNTY, NORTH CAROLINA

CHRIS MARSHALL
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 19 DAY OF AUGUST, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES OCT-6-2015

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 8732, PAGE 396 OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 8732, PAGE 396 OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+1. AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1800) AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 19 DAY OF AUGUST, 2012.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-2II FGCC 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 SEPTEMBER 7, 2011 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99987662
 3. LOCALIZATION POINT N: 473,943.095 E: 1,986,626.442 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 5. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 6. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 7. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HEREON. 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 HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, EMBANKMENTS, AND FLOOD AREAS.
 8. LOCATIONS OF ALL UNDERGROUND UTILITIES LYING WITHIN THIS MAPPED AREA MAY NOT BE SHOWN ON THIS PLAN. DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS SURVEY.
 9. THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3710848700 OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 10. THE TOPOGRAPHIC SURVEY WAS PROVIDED BY: GEODATA CORP. - DIGITAL MAPPING SERVICES 104 EAST HORTON STREET ZEBULON, NORTH CAROLINA 27597 PHONE: 919-289-5744 FAX: 919-289-0413
 11. THE BOUNDARY SURVEY WAS PROVIDED BY: GORDEN & ASSOCIATES, INC. 1745 CYPRESS LAKES ROAD HOPE MILLS, NC 28348 PHONE: 910-223-7785

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McFayden
REVIEW OFFICER

DATE: 11-21-12

AREA: (BY COORDINATE COMPUTATION)
2,500.34 SF (57.40 AC)

FIN NO. 9487-74-9613

ZONING: SF-6
25' FRONT
10' MINIMUM
30' REAR

FILED Nov 21, 2012 04:36:00 pm
BOOK 00131
PAGE 0134 THRU 0134
INSTRUMENT # 43357
RECORDING \$21.00
EXCISE TAX (None)

N/F
W. T. SANDERS
DB 8754, PG 70

LINE #	LENGTH	DIRECTION
1	31.66	N30°32'11"W
2	49.73	N32°34'18"E
3	18.16	N21°04'36"E
4	23.84	N10°37'28"W
5	50.79	N12°25'24"W
6	54.52	N14°07'14"E
7	27.55	N17°46'52"W
8	19.26	N30°28'23"W
9	44.00	N01°28'04"W
10	39.80	N22°49'52"E
11	51.87	N49°58'04"W
12	56.10	S88°54'44"W
13	38.26	S72°59'09"W
14	35.50	S87°33'44"W
15	28.84	N48°33'54"W
16	37.39	N68°44'53"W
17	29.68	N158°09'09"W
18	30.43	N08°42'32"W
19	28.48	N107°07'07"W
20	37.88	N00°05'43"E
21	43.38	N04°43'46"E
22	41.30	N19°15'11"E
23	39.38	N80°26'01"W
24	35.86	N49°00'54"W
25	44.18	N65°52'38"W
26	22.19	N64°17'31"W
27	37.35	S80°24'47"W
28	29.06	N88°54'48"W
29	34.35	N68°29'54"W
30	44.23	N78°10'57"W
31	45.14	N43°22'16"W
32	30.99	N68°57'12"W
33	34.87	N72°22'28"W
34	27.15	N38°58'16"W
35	38.76	N19°41'14"W
36	30.84	N18°30'18"W
37	52.46	N100°10'44"W
38	61.18	N38°18'59"W
39	140.56	N80°22'45"W
40	81.00	N49°50'34"W
41	104.82	N48°19'08"W
42	110.88	N58°54'43"W
43	77.84	N68°38'05"W
44	20.58	N89°24'36"W
45	44.23	N88°35'18"W
46	57.38	S72°53'54"W
47	42.57	S89°46'08"W
48	34.32	S73°09'52"W
49	35.28	S86°12'58"W
50	33.78	N82°21'04"W
51	32.48	N87°29'50"W
52	34.69	N78°13'43"W
53	35.53	N70°38'28"W
54	51.84	N69°28'43"W
55	44.48	N83°42'35"W
56	41.49	N38°49'43"W
57	85.22	N63°46'31"W
58	60.81	N65°51'14"W
59	45.32	N58°19'11"W
60	35.84	N61°56'28"W
61	54.23	N86°11'43"W

LINE #	LENGTH	DIRECTION
62	38.49	N18°16'49"W
63	44.89	N39°19'39"E
64	80.10	S74°07'07"E
65	44.95	S02°32'08"E
66	73.99	S56°11'41"E
67	45.44	S87°50'10"E
68	45.44	S80°29'29"E
69	38.20	S79°50'02"E
70	56.58	S53°54'47"E
71	47.85	S70°38'24"E
72	53.49	S77°30'34"E
73	44.77	N73°57'37"E
74	36.35	N53°04'38"E
75	31.06	S55°02'15"E
76	36.46	S90°10'56"E
77	33.80	N32°59'38"E
78	27.67	N77°00'36"E
79	41.86	S70°27'56"E
80	26.57	S86°26'43"E
81	38.00	N59°08'03"E
82	20.00	S88°47'07"E
83	24.64	S33°02'00"E
84	23.08	S40°42'36"E
85	82.08	S63°28'54"E
86	107.55	S88°37'13"E
87	107.45	S47°36'47"E
88	82.07	S80°22'46"E
89	139.28	S58°05'53"E
90	31.05	S58°05'33"E
91	47.29	S31°55'48"E
92	26.72	S78°08'25"E
93	87.84	S32°48'42"E
94	29.79	S31°30'54"E
95	26.75	S40°09'24"E
96	30.14	S83°22'13"E
97	34.94	S57°42'06"E
98	22.34	S71°23'53"E
99	15.43	S66°59'24"E
100	25.09	S84°55'02"E
101	26.89	S77°49'04"E
102	21.84	S80°13'13"E
103	32.72	S51°33'19"E
104	51.11	S81°28'14"E
105	36.40	N88°01'37"E
106	29.01	N47°15'06"E
107	44.51	N24°47'04"W
108	34.44	N09°04'08"E
109	86.23	N76°30'49"E
110	34.29	N51°49'14"E
111	35.57	N60°54'52"E
112	33.96	N21°23'39"E
113	43.00	N34°35'50"E
114	35.03	N44°33'41"E
115	45.46	N18°25'31"E
116	45.43	N02°02'45"E
117	38.16	N08°02'27"W
118	47.23	N46°38'07"W
119	53.08	N72°22'49"W
120	46.04	N85°02'50"W
121	50.46	N62°28'25"W
122	227.86	S87°18'37"E

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SS - SANITARY SEWER LINE
 - W - WATER LINE
 - WETLANDS
 - SF - SILT FENCE LINE
 - TREE LINE
 - MB - MAILBOX
 - EB - ELECTRICAL BOX
 - TR - TRANSFORMER
 - LP - LIGHT POLE
 - TP - TELEPHONE PEDESTAL
 - CP - CABLE PEDESTAL
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - SSM - SANITARY SEWER MANHOLE
 - C - CLEANOUT
 - WETLANDS
 - IMPACT AREA
 - STREAM IMPACT AREA

SSMH #9089
RIM: 231.19
SHELF: 222.52
INV IN: 222.57 (A)
INV IN: 222.36 (B)
INV OUT: 222.36

CITY OF FAYETTEVILLE
20' UTILITY EASEMENT
DB 3752, PG 499
PWC DWS DE-7557

WETLANDS
IMPACT AREA #1
1,288 SF

WETLANDS
IMPACT AREA #2
4,915 SF

WETLANDS
IMPACT AREA #3
4,349 SF

WETLANDS
IMPACT AREA #4
4,349 SF

WETLANDS
IMPACT AREA #5
4,349 SF

WETLANDS
IMPACT AREA #6
4,349 SF

WETLANDS
IMPACT AREA #7
4,349 SF

WETLANDS
IMPACT AREA #8
4,349 SF

WETLANDS
IMPACT AREA #9
4,349 SF

WETLANDS
IMPACT AREA #10
4,349 SF

WETLANDS
IMPACT AREA #11
4,349 SF

WETLANDS
IMPACT AREA #12
4,349 SF

WETLANDS
IMPACT AREA #13
4,349 SF

WETLANDS
IMPACT AREA #14
4,349 SF

WETLANDS
IMPACT AREA #15
4,349 SF

WETLANDS
IMPACT AREA #16
4,349 SF

WETLANDS
IMPACT AREA #17
4,349 SF

WETLANDS
IMPACT AREA #18
4,349 SF

WETLANDS
IMPACT AREA #19
4,349 SF

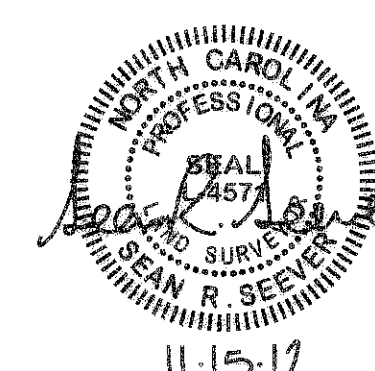
WETLANDS
IMPACT AREA #20
4,349 SF

WETLANDS
IMPACT AREA #21
4,349 SF

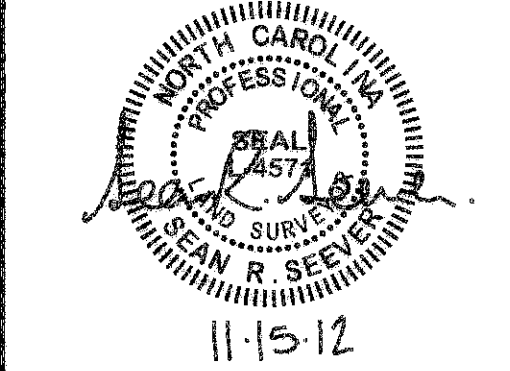
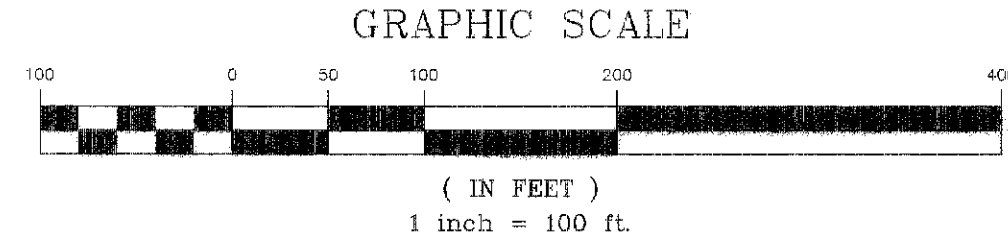
WETLANDS
IMPACT AREA #22
4,349 SF

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL
TITLE
DATE
USACE ACTION ID



NO APPROVAL REQUIRED
BY THE CITY OF FAYETTEVILLE
Signature: *Marked with Report*
Date: 11-21-2012
Title: Surveyor



REVISIONS

PROJECT NAME

WETLANDS AND
CONSERVATION
EASEMENT MAP

TAX ID# 9487-75-7051
RIM ROAD
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

LITTLE RIVER
FARMS
DEVELOPERS, LLC

426 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (810) 527-2007
Fax: (810) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	CHRIS
PROJECT NUMBER:	645

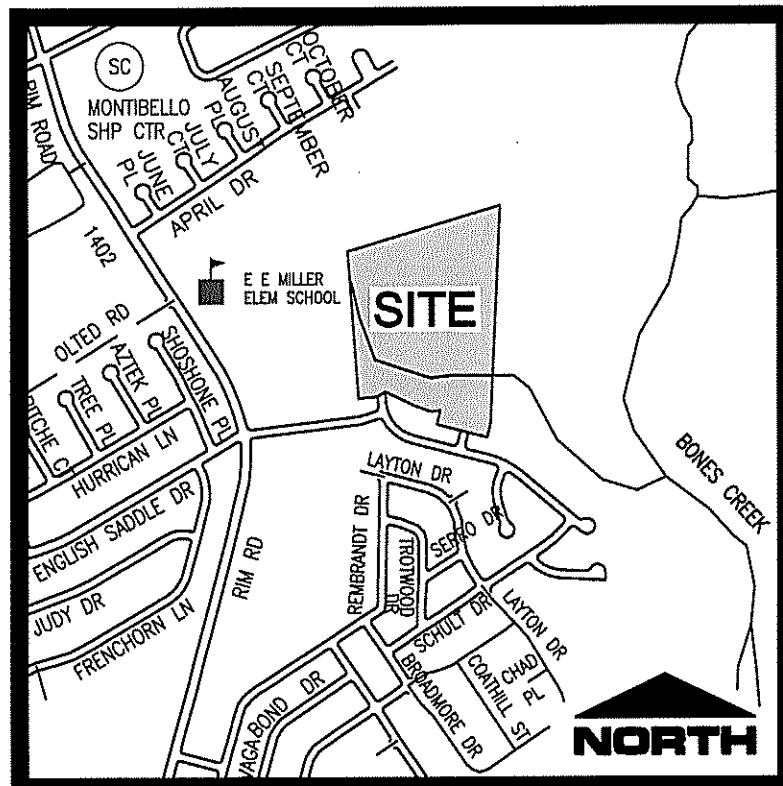
DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

SEPTEMBER 11, 2011

SHEET NUMBER



VICINITY MAP NOT TO SCALE

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

Harold Kidd
OWNER'S SIGNATURE

C. Scott Brown
COUNTY, NORTH CAROLINA

A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Harold Kidd
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS 24 DAY OF November 2021.

C. Scott Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-06-25

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - TIE LINE
 - RIGHT-OF-WAY
 - SEWER BACK LINE
 - SANITARY SEWER LINE
 - STORM DRAINAGE
 - WATER LINE
 - OVERHEAD UTILITY
 - WETLANDS
 - PERMANENT EASEMENT
 - FENCE LINE
 - SIGN
 - ELECTRICAL BOX
 - TRANSFORMER
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRICAL MANHOLE
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - WETLANDS

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	97.29	475.00	N08°24'44"E	97.12
C2	39.27	25.00	N42°27'19"W	35.36
C3	7.47	325.00	N86°47'50"W	7.46
C4	70.14	325.00	N79°57'25"W	70.00
C5	46.90	325.00	N69°38'26"W	46.88
C6	23.15	275.00	N67°55'06"W	23.15
C7	114.89	275.00	N82°17'56"W	114.06
C8	39.27	25.00	S40°43'58"W	35.36
C9	39.27	25.00	S49°16'02"E	35.36
C10	48.43	225.00	N79°34'01"E	48.33
C11	21.69	275.00	N75°39'39"E	21.69
C12	70.19	275.00	N85°13'57"E	70.00
C13	39.27	25.00	N47°32'41"E	35.36
C14	95.23	50.00	N52°01'04"W	81.47
C15	123.40	50.00	S02°43'04"W	94.38
C16	62.77	525.00	S05°58'11"W	62.73
C17	44.76	525.00	S11°50'14"W	44.74
C18	39.27	25.00	N47°32'41"E	35.36
C19	37.78	25.00	S44°09'30"E	34.29
C20	33.54	343.10	N03°39'42"W	33.53
C21	60.70	343.10	N11°31'50"W	60.62
C22	39.27	25.00	S28°24'03"W	35.36
C23	75.18	225.00	S82°58'22"W	74.83
C24	39.27	25.00	N42°27'19"W	35.36
C25	48.82	25.00	N55°04'38"E	41.42
C26	16.69	275.00	S67°14'43"E	16.69
C27	70.66	325.00	N71°44'06"W	70.52
C28	92.48	325.00	N86°06'56"W	92.17
C29	39.27	25.00	S49°16'02"E	35.36
C30	39.27	25.00	S40°43'58"W	35.36
C31	47.80	275.00	N80°45'12"E	47.74
C32	11.39	275.00	N74°35'15"E	11.39
C33	39.27	25.00	N61°35'57"W	35.36
C34	80.51	293.10	N08°43'49"W	80.25
C35	30.77	25.00	N32°43'11"W	28.87

PHASE II AREA: (BY COORDINATE COMPUTATION)
1,026,669 SF (23.57 AC)

PHASE I AREA: 9487-74-7854

ZONING: SF-6
25' FRONT
25' CORNER SIDE
30' REAR; 15' REAR WHEN CORNER SIDE IS 25' OF MORE

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT 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.

SOURCE OF TITLE
DB 10618, PG 862
PB 129, PG 89
CUMBERLAND COUNTY
REGISTER OF DEEDS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987858
LOCALIZATION POINT N: 474,226.009 E: 1,987,450.578
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 FOR 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.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3710948700J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - TOTAL NUMBER OF BUILDABLE LOTS: 83

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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 24 DAY OF November 2021.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-21 FGCC 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 FEBRUARY 12, 2018 USING TWO TRIMBLE 560 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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

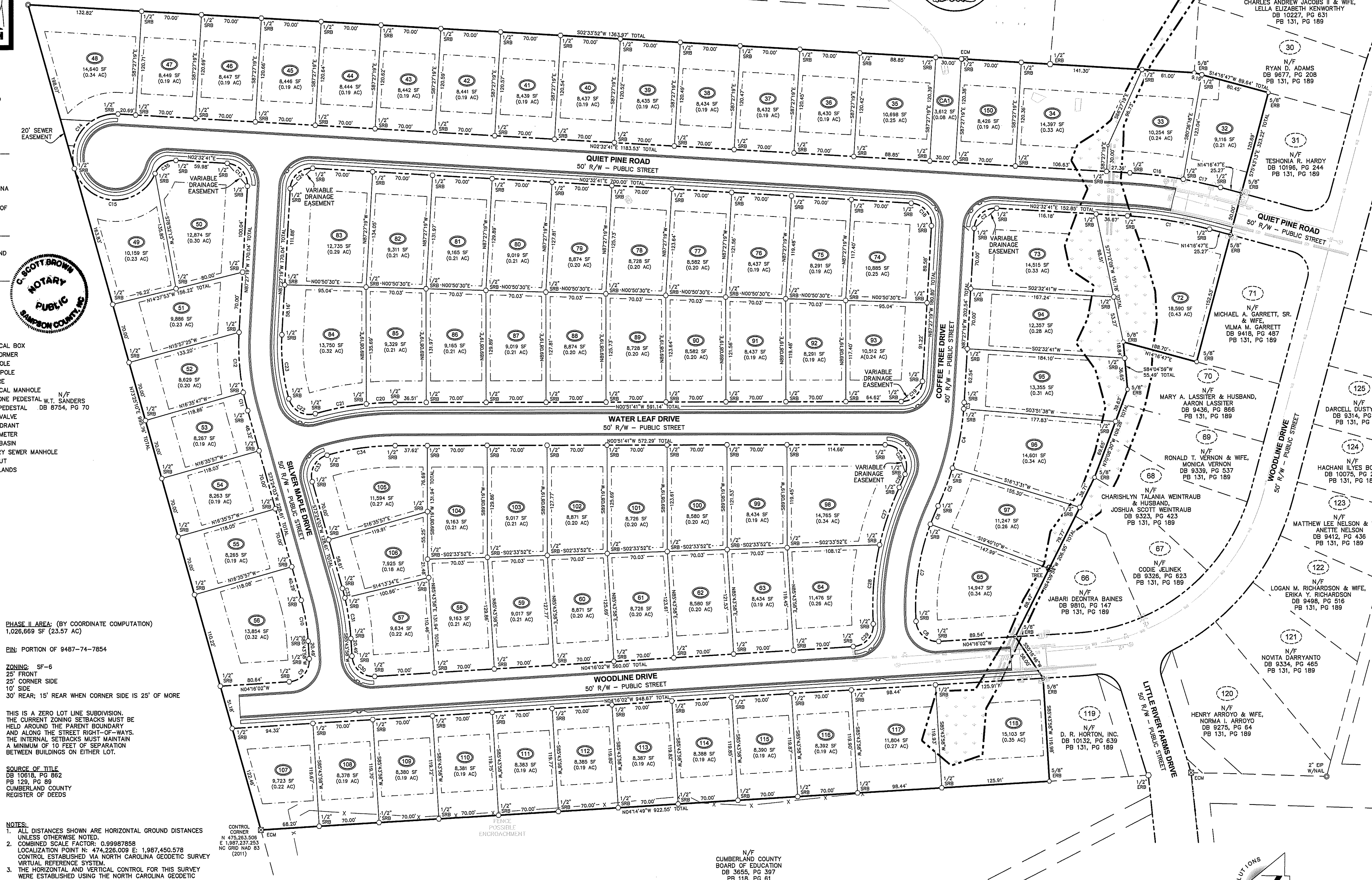
THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9588 AND PAGE 122.

CITY OF FAYETTEVILLE, NC

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT ON THIS THE _____ DAY OF _____ 2021, 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]
CITY ENGINEER

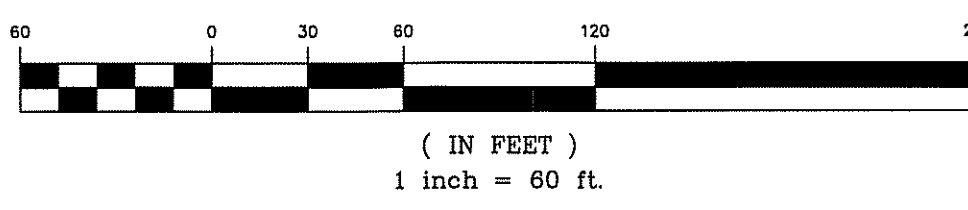
APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 24 DAY OF November 2021
[Signature]
TITLE _____ DATE _____



FILED Dec 02, 2021 10:47:58 am
BOOK 00147
PAGE 0144 THRU 0144
INSTRUMENT # 55813
RECORDING \$21.00
EXCISE TAX (None)

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

GRAPHIC SCALE



4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
Office: (910) 426-6777 Fax: (910) 426-6777 License Number: LC-2354
www.4dsitesolutions.com

Professional Seal
SEAN R. SEEVER
Professional Land Surveyor
No. 4571
11-24-21

REVISIONS

PROJECT NAME
**LITTLE RIVER FARMS
PHASE II
ZERO LOT LINE**

TAX ID# 9487-74-7854
LITTLE RIVER FARMS DRIVE
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT
**K&G DEVELOPERS,
LLC**

6885 Cliffdale Road
Fayetteville, North Carolina 28314
Phone: (910) 864-9727
Fax: (910) 868-6796

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1586

DRAWING SCALE
HORIZONTAL: 1"=60'

DATE SURVEYED
NOVEMBER 8, 2021

SHEET NUMBER
1