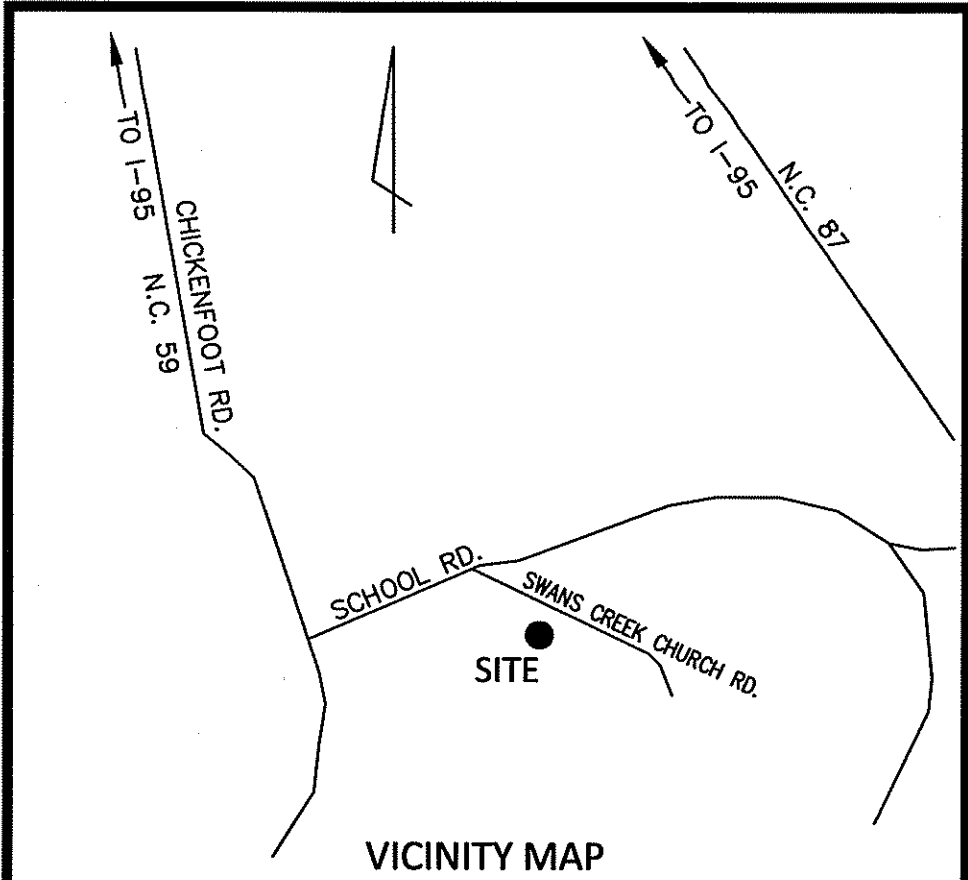




NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads are to be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. The responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED _____
DATE _____
District Engineer

- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINES
 - NEW LOT LINES
 - WETLANDS
 - EXISTING IRON STAKE
 - ANGLE POINT
 - EXISTING CONC. MONUMENT

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

BURTON D. SUITE &
wife EDNA SUITE
D.B. 8597, PG. 0408
0431-73-1349

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-72-3303

State of North Carolina
County of Cumberland

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

Annex Melvin
Review Officer

Date 7-18-17

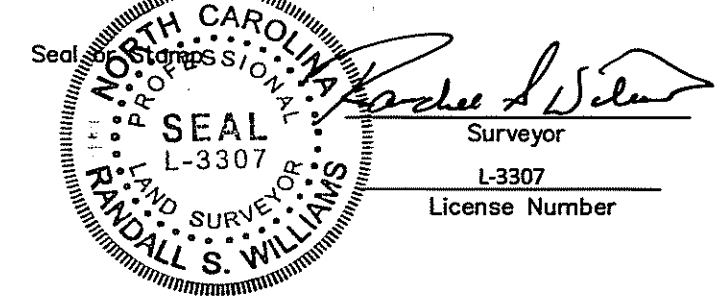
S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-61-8145

State of North Carolina
County of Cumberland

I, RANDALL S. WILLIAMS, Surveyor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 998, Page 595, etc.) (other); that the boundaries not surveyed are clearly indicated as from information found in Books; 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, registration number and seal this 13th day of JULY, 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 a recombination of existing parcels of land.

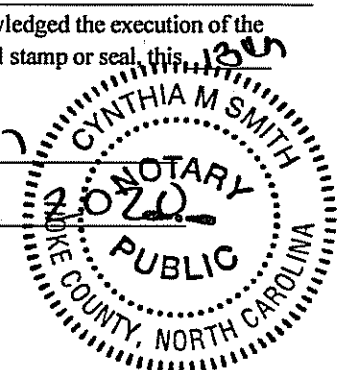


- NOTES:**
- 1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 200' OF SITE.
 - 2.) PROPERTY CONTAINS 88.5 ACRES TO THE RIGHT-OF-WAY OF SWANS CREEK CHURCH ROAD.
 - 3.) TOTAL AREA OF SEC. 1 = 25.05 ACRES; MIN. OPEN SPACE/BUFFER SEC. 1 IS .40 X 25.05 = 10.02 ACRES; OPEN SPACE PROVIDED = 11.67 ACRES.
 - 4.) TOTAL LENGTH OF STREET IN SEC. 1 = 790 L.F.; TOTAL AREA OF STREET RIGHT-OF-WAY = 1.32 ACRES.
 - 5.) STREET RIGHT-OF-WAYS WILL BE 60' EXCEPT AT ENTRANCE.
 - 6.) REFERENCE: DEED BK. 996, PG. 0695; TAX PIN 0431-53-8371.
 - 7.) TOTAL OF 12 LOTS IN SEC. 1.
 - 8.) WATER BY INDIVIDUAL WELLS; SEWER BY SEPTIC TANK.
 - 9.) PROPERTY IS ZONED R40/DD/CZ.
 - 10.) AVERAGE LOT SIZE = 1.00 ACRES.
 - 11.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
 - 12.) 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 & AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE & DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES & PESTICIDES.
 - 13.) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC WATER & SEWER 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.
 - 14.) THE STREETS SHOWN ON THIS PLAT, THOUGH LABELED AS "PUBLIC" UNLESS OTHERWISE NOTED HAVE NOT BEEN ACCEPTED BY THE N.C. 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.
 - 15.) THE MAXIMUM BUILT-UPON AREA PER RESIDENTIAL LOT IS 8,000 SQUARE FEET. 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.
 - 16.) ALL RESIDENTIAL LOT OWNERS IN THE SHANNON WOODS SECTION 1 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 10132, PAGE 132-133 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.
 - 17.) THIS PLAT IS A RE-RECORDING OF PLAT BOOK 139, PG. 115 TO REFLECT A CHANGE IN THE SUBDIVISION NAME ONLY FROM "TRANQUIL ESTATES" TO "SHANNON WOODS".

State of North Carolina
County of Cumberland

I, Cynthia M. Smith, a Notary Public of the County and State aforesaid, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of July, A.D. 2017.

Cynthia M. Smith
Notary Public
My commission expires May 24, 2020



"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 alignment is (my or our) free act and deed."

Michael S. Bryant & Curtis C. Powell
Owners Signature

BOBBY E. FOWLER &
wife BRENDA W. FOWLER
D.B. 4488, PG. 846
TRACT 1 P.B. 59, PG. 45
0431-42-9027

A RE-RECORDING OF P.B. 139, PG. 115 (SEE NOTE #17)
A "ZERO LOT LINE" DEVELOPMENT

SECTION 1 SHANNON WOODS PROPERTY OF TRANQUIL ESTATES, INC.

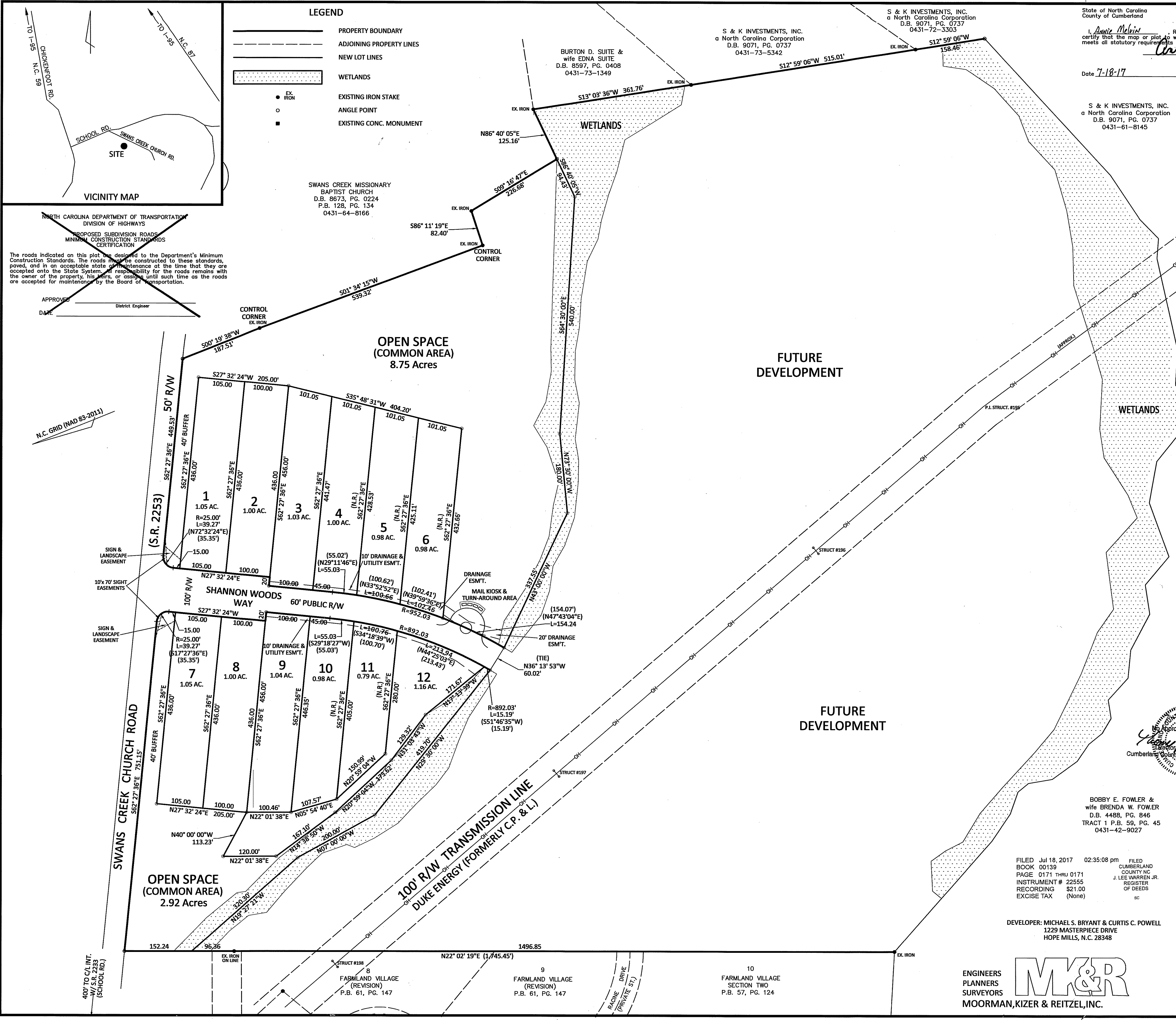
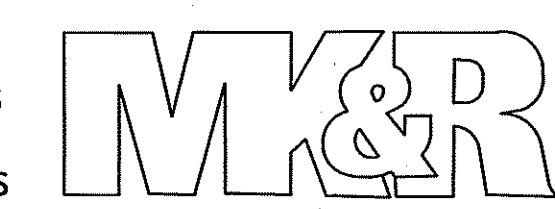
CROSS CREEK TWP. CUMBERLAND CO., N.C.
SCALE: 1"=100'
JULY 2017

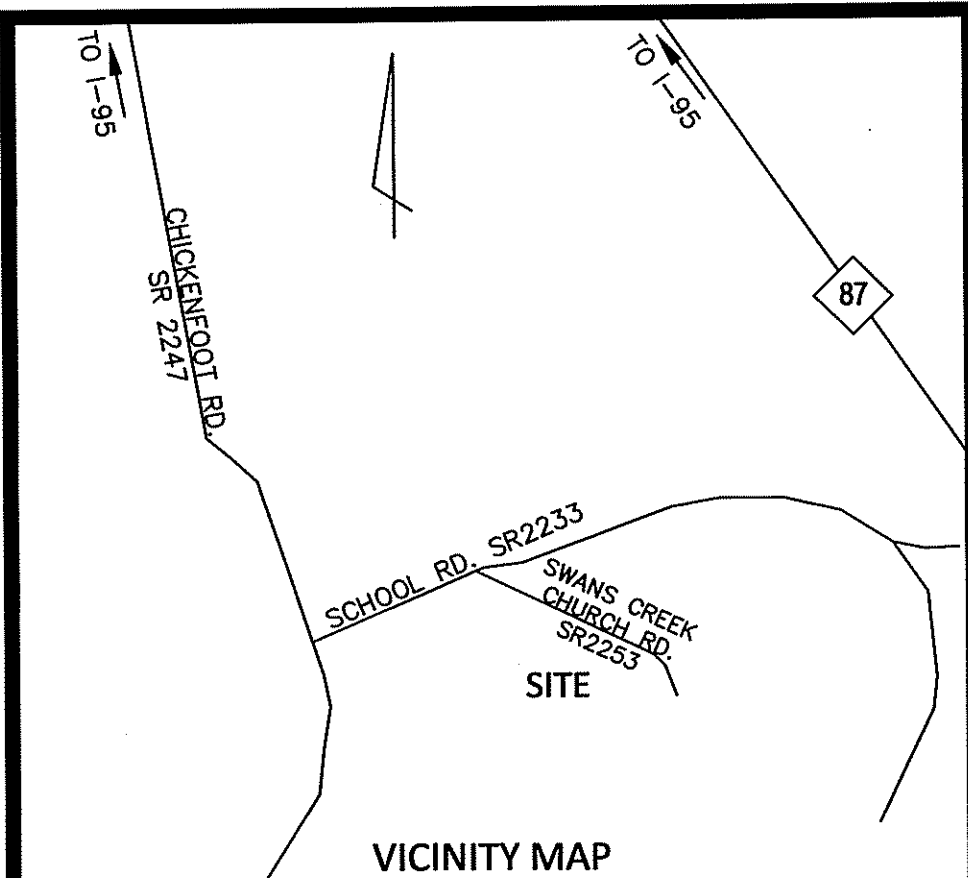
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106

FILED Jul 18, 2017 02:35:08 pm FILED
BOOK 00139 CUMBERLAND
PAGE 0171 THRU 0171 COUNTY NC
INSTRUMENT # 22555 J. LEE WARREN JR.
RECORDING # 221.00 REGISTER
EXCISE TAX (None) OF DEEDS

DEVELOPER: MICHAEL S. BRYANT & CURTIS C. POWELL
1229 MASTERPIECE DRIVE
HOPE MILLS, N.C. 28348

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

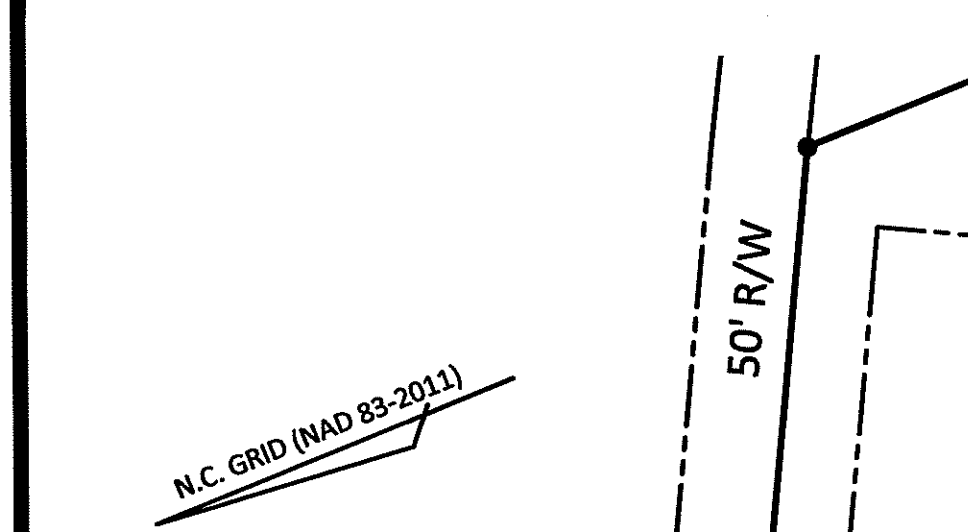




NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

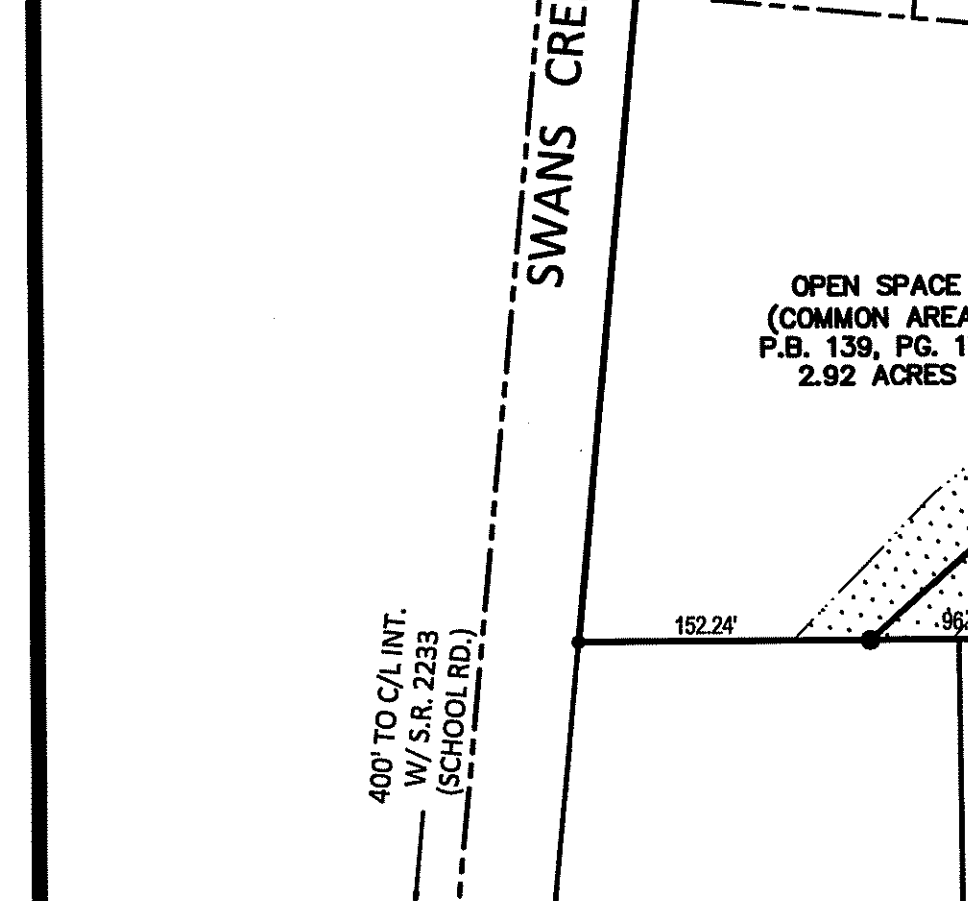
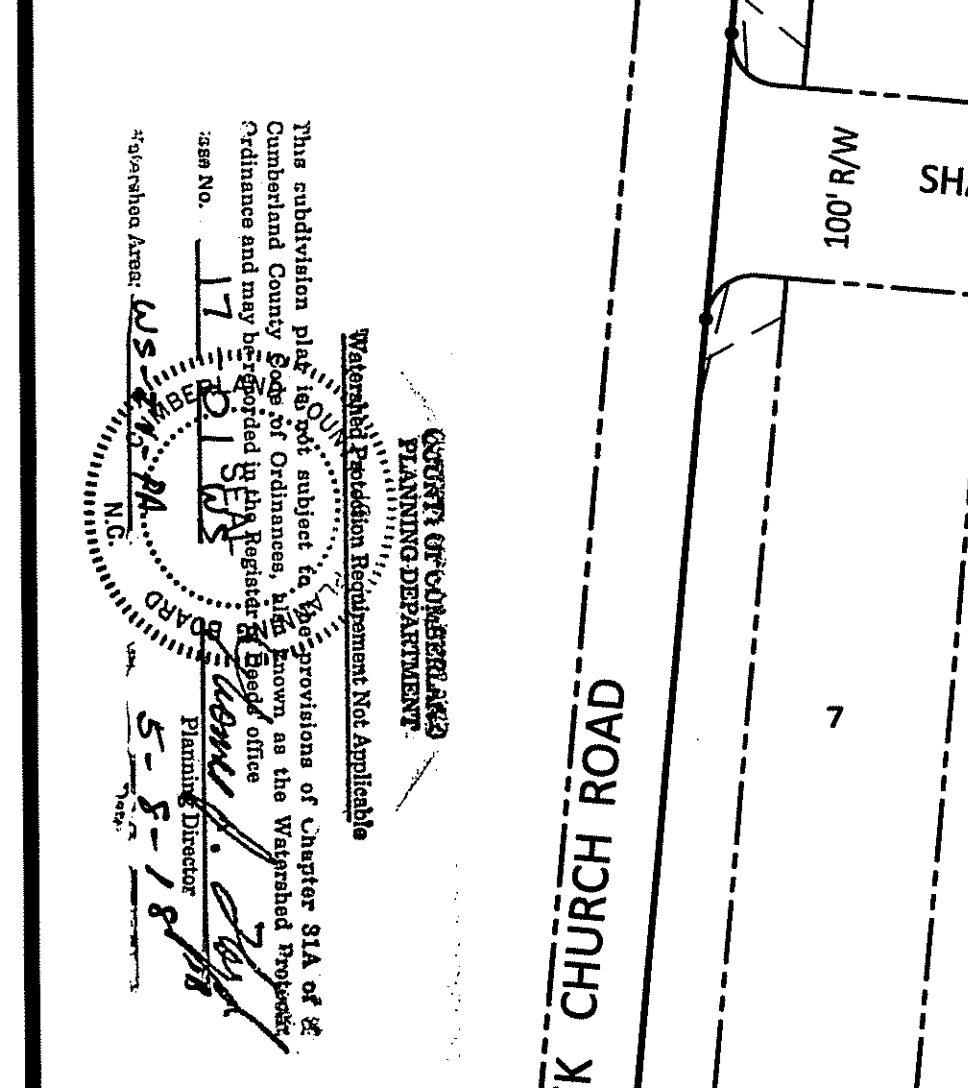
The roads indicated on this plot are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED Lee R. Hines, TWP
DATE MAY 2, 2018



LINE DATA

LINE	LENGTH	BEARING
L1	7.22	N70°52'24"E
L2	7.57	S70°52'24"W
L3	11.28	N70°52'24"E
L4	11.63	S70°52'24"W



- LEGEND
- SURVEYED PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINES/PREVIOUS RECORDED LINES
 - NEW LOT LINES
 - WETLANDS
 - EXISTING IRON STAKE
 - ANGLE POINT
 - EXISTING CONC. MONUMENT

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
8.75 ACRES

SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
2.92 ACRES

FARMLAND VILLAGE
(REVISION)
P.B. 61, PG. 147

JOHN CLAIR ADAMS &
wife MIRANDA ADAMS
D.B. 9886, PG. 0498
0431-73-1349

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
8.75 ACRES

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SECTION 1
P.B. 139, PG. 171

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P.B. 139, PG. 171

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
2.92 ACRES

FARMLAND VILLAGE
(REVISION)
P.B. 61, PG. 147

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

OPEN SPACE
(COMMON AREA)
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FARMLAND VILLAGE
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P.B. 61, PG. 147

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

SWANS CREEK MISSIONARY
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(COMMON AREA)
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FARMLAND VILLAGE
(REVISION)
P.B. 61, PG. 147

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
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0431-64-8166

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
8.75 ACRES

SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
2.92 ACRES

FARMLAND VILLAGE
(REVISION)
P.B. 61, PG. 147

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

SWANS CREEK MISSIONARY
BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
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SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

SHANNON WOODS
SECTION 1
P.B. 139, PG. 171

OPEN SPACE
(COMMON AREA)
P.B. 139, PG. 171
2.92 ACRES

FARMLAND VILLAGE
(REVISION)
P.B. 61, PG. 147

State of North Carolina
County of Cumberland

James 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 5/8/2018

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-61-8145

State of North Carolina
County of Cumberland
Randall S. Williams
certify that this plat was drawn under
my supervision from an actual survey made under my supervision
(as described in Book 355, Page 355, etc.)
(other); that the boundaries not surveyed are clearly indicated
by reference to the survey of the same land made by me or by
that the ratio of precision as calculated is 1:15,000.
This plat was prepared in accordance with G.S. 47-30 as amended.
Whereas my original signature, registration number and seal this
22nd day of May, 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 a recombination of existing parcels
of land.

Seal of Cumberland County, North Carolina
Surveyor
L-3307
License Number

- NOTES:
- 1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 200' OF SITE.
 - 2.) TOTAL AREA OF SECTION 2 = 31.56 ACRES; MIN. OPEN SPACE/BUFFER SECTION 2 IS 40 X 31.56 = 12.62 ACRES; OPEN SPACE PROVIDED = 12.93 ACRES.
 - 3.) TOTAL LENGTH OF STREET IN SEC. 1 = 2,174 L.F.; TOTAL AREA OF STREET RIGHT-OF-WAY = 2.56 ACRES.
 - 4.) STREET RIGHT-OF-WAYS WILL BE 60'.
 - 5.) REFERENCE: DEED BK. 9996, PG. 0695; TAX PIN 0431-53-8371.
 - 6.) TOTAL OF 20 LOTS IN SECTION 2.
 - 7.) WATER BY INDIVIDUAL WELLS; SEWER BY SEPTIC TANK.
 - 8.) PROPERTY IS ZONED R40/DO/CZ.
 - 9.) AVERAGE LOT SIZE = 0.78 ACRES.
 - 10.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
 - 11.) 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 & AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE & DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES & PESTICIDES.
 - 12.) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC WATER & SEWER 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.
 - 13.) THE STREETS SHOWN ON THIS PLAT, THOUGH LABELED AS "PUBLIC" UNLESS OTHERWISE NOTED HAVE NOT BEEN ACCEPTED BY THE N.C. 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.
 - 14.) THE MAXIMUM BUILD-UPON AREA PER RESIDENTIAL LOT IS 8,000 SQUARE FEET. 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, COULINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.
 - 15.) ALL RESIDENTIAL LOT OWNERS IN THE SHANNON WOODS SECTION 2 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 8,029, PAGE 176 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.

LOT CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	218.57	882.03	218.11	S89°10'00"W	110.32	140°02'
C2	82.96	278.22	82.63	S57°51'50"W	41.79	170°10'
C3	112.77	278.22	112.01	S37°47'13"W	57.19	23°08'59"
C4	112.77	278.22	112.01	S14°39'08"W	57.19	23°08'59"
C5	102.40	278.22	101.82	S0°25'00"E	51.78	21°02'23"
C6	44.87	278.22	44.82	S22°31'27"E	22.48	09°12'18"
C7	85.33	123.45	85.32	S39°02'30"E	42.88	03°57'50"
C8	104.65	123.45	104.52	S33°10'17"E	52.31	04°51'22"
C9	14.64	123.45	14.64	S30°17'12"E	7.32	00°44'44"
C10	105.35	261.85	105.82	S48°19'43"E	53.82	23°16'14"
C11	119.75	261.85	118.71	S72°59'57"E	60.94	26°12'13"
C12	105.24	261.85	104.54	N82°23'06"E	53.34	23°01'42"
C13	255.42	201.85	238.72	N72°42'40"W	148.01	72°30'15"
C14	90.26	119.46	92.94	N4°22'20"W	45.15	04°22'20"
C15	104.37	117.42	104.27	N29°42'20"W	52.19	05°05'54"
C16	39.33	35.00	35.40	N17°56'31"E	25.09	00°08'14"
C17	160.54	215.10	160.50	N60°11'00"E	80.31	04°20'59"
C18	129.73	215.10	129.71	N60°06'59"E	64.88	03°39'51"
C19	53.38	215.10	53.38	S70°10'13"W	26.69	01°24'22"
C20	245.90	215.10	245.29	S80°14'00"W	122.82	00°27'40"
C21	30.21	35.00	35.32	N7°03'41"W	24.94	89°22'11"
C22	387.83	219.29	319.45	N10°32'24"E	233.11	89°30'00"
C23	232.87	982.03	232.29	N59°21'59"E	117.02	14°00'52"

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat was prepared by me or under my supervision and is true and correct."

State of North Carolina
Cumberland County
Notary Public for Cumberland County and State aforesaid,
I, Cynthia M. Smith, do hereby certify that the foregoing instrument, Witness my hand and official stamp this day of May, A.D. 2018.

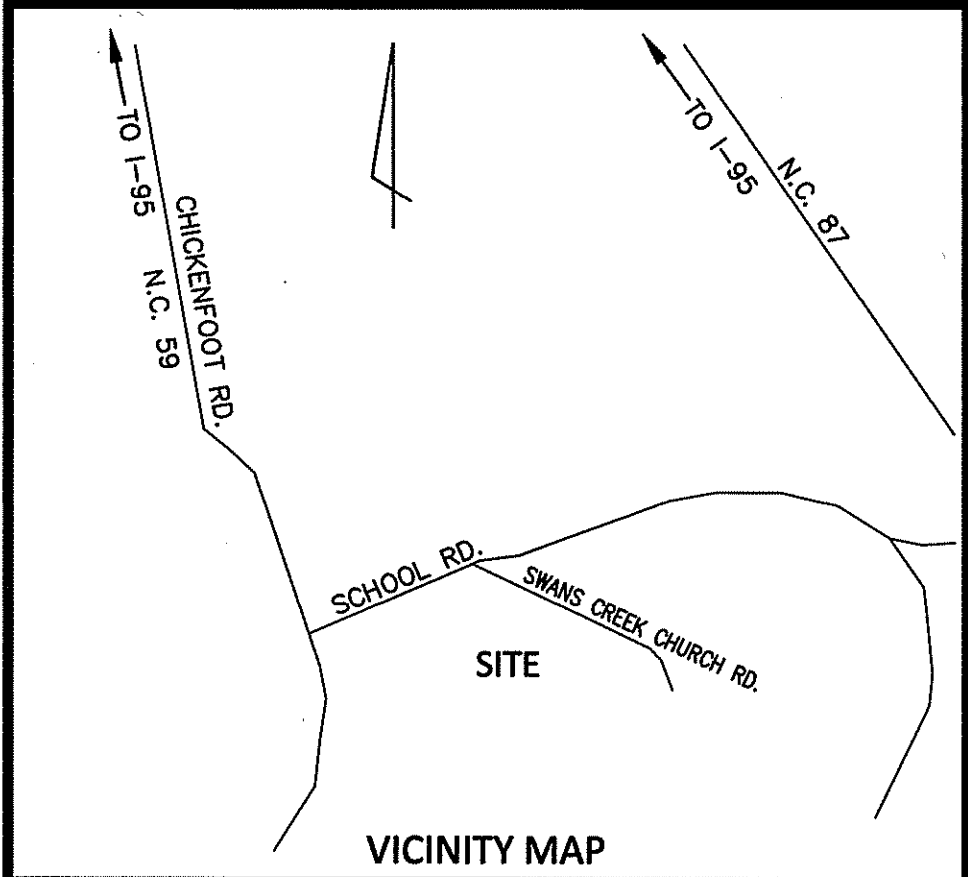
My commission expires May 24, 2020

A ZERO LOT LINE DEVELOPMENT
SECTION 2
SHANNON WOODS
PROPERTY OF
TRANQUIL ESTATES, INC.

CROSS CREEK TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100'
MAY 2018

GRAPHIC SCALE IN FEET
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.



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plot are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED L.R. Hines Jr. P.E.
District Engineer
DATE April 6, 2020

N.C. GRID (NAD 83-2011)
Plat Book 139 Page 171

LEGEND

PROPERTY BOUNDARY
ADJOINING LINES/RECORDED LOTS
NEW LOT LINES SEC. 3
WETLANDS
EXISTING IRON STAKE
ANGLE POINT/ Set Re-Bar at each corner unless noted otherwise

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

SWANS CREEK MISSIONARY BAPTIST CHURCH
D.B. 8673, PG. 0224
P.B. 128, PG. 134
0431-64-8166

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

OPEN SPACE (COMMON AREA)
8.75 Acres
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

SHANNON WOODS SECTION 1
P.B. 139, PG. 171

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

JOHN CLAIR ADAMS &
wife MIRANDA ADAMS
D.B. 9986, PG. 0498
0431-73-1349

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

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S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-72-3303

WETLANDS

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WETLANDS

WETLANDS

State of North Carolina
County of Cumberland

Review Officer of Cumberland County
certify that the map or plat
meets all statutory requirements for recording

Review Officer
Date 4-7-2020

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-61-8145

WETLANDS

WETLANDS

WETLANDS

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State of North Carolina
County of Cumberland

Review Officer of Cumberland County
certify that the map or plat
meets all statutory requirements for recording

Review Officer
Date 4-7-2020

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-61-8145

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Curve	Length	Radius	Delta	Chord Dir.	Chd. L.
C301	16.64	266.36	003°34'46"	S72°39'47"W	16.64
C302	109.81	266.36	023°37'16"	S86°15'49"W	109.81
C303	110.80	266.36	023°49'59"	N70°00'34"W	110.80
C304	13.02	266.36	002°47'59"	N56°41'35"W	13.01
C305	123.26	603.97	011°41'35"	S61°08'23"E	123.05
C306	41.89	603.97	003°58'25"	S68°58'23"E	41.88
C307	106.08	623.68	009°44'43"	N66°05'14"W	105.95
C308	110.14	623.68	010°07'07"	N56°09'19"W	110.00
C309	110.14	623.68	010°07'07"	N46°02'12"W	110.00
C310	110.14	623.68	010°07'07"	N35°55'05"W	110.00
C311	6.16	623.68	000°33'56"	N30°34'33"W	6.16
C312	94.25	265.00	020°22'38"	N20°06'16"W	93.75
C313	110.59	265.00	023°54'41"	N02°02'23"E	109.79
C314	110.81	265.00	023°57'26"	N25°58'27"E	110.00
C315	100.60	265.00	021°45'05"	N48°49'43"E	100.00
C316	110.81	265.00	023°57'26"	N71°40'59"E	110.00
C317	129.24	265.00	027°56'36"	S82°22'00"E	127.96
C318	15.12	265.00	003°16'07"	S66°45'39"E	15.12
C319	120.12	205.13	033°33'05"	N81°54'08"W	118.41
C320	37.41	205.13	010°26'55"	S76°05'52"W	37.36
C321	37.68	265.13	008°08'35"	S74°56'42"W	37.65
C322	78.13	265.13	016°53'03"	S87°27'31"W	77.85
C323	87.80	265.13	018°58'22"	N74°36'46"W	87.39
C324	94.17	205.00	026°19'06"	S78°17'09"E	93.34
C325	342.84	205.00	095°49'11"	N40°38'43"E	304.26
C326	82.39	205.00	023°01'43"	N18°46'44"W	81.84
C327	147.82	563.68	015°01'32"	N37°48'22"W	147.40
C328	169.52	563.68	017°13'51"	N53°56'03"W	168.88
C329	82.74	563.68	008°24'37"	N66°45'17"W	82.67
C330	87.18	663.97	007°31'22"	S67°11'54"E	87.12
C331	94.37	663.97	008°08'38"	S59°21'54"E	94.30
C332	177.60	206.36	049°18'31"	N79°56'51"W	172.17
C333	16.30	206.36	004°31'29"	S73°08'09"W	16.29

BOBBY E. FOWLER &
wife BRENDA W. FOWLER
D.B. 4488, PG. 846
TRACT 1 P.B. 59, PG. 45
0431-42-9027

SHANNON WOODS SECTION 2
P.B. 141, PG. 13

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- NOTES:**
- 1) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
 - 2) TOTAL PROPERTY CONTAINS 88.5 ACRES TO THE RIGHT-OF-WAY OF SWANS CREEK CHURCH ROAD.
 - 3) TOTAL AREA OF SEC. 3 = 32.04 ACRES.
TOTAL OPEN SPACE/BUFFER REQUIRED = 0.40 x 88.5 = 35.40 ACRES;
SEC. 1 OPEN SPACE = 11.67 ACRES; SEC. 2 OPEN SPACE = 12.93 ACRES;
SEC. 3 OPEN SPACE MINIMUM = 35.40 - 24.60 = 10.80 ACRES;
SEC. 3 OPEN SPACE PROVIDED = 11.02 ACRES.
 - 4) TOTAL LENGTH OF STREET IN SEC. 3 = 1,940 LF; TOTAL AREA OF STREET RIGHT-OF-WAY = 2.67 ACRES.
 - 5) STREET RIGHT-OF-WAYS WILL BE 60' EXCEPT AT ENTRANCE.
 - 6) REFERENCE: DEED BK. 9996, PG. 0695; TAX PIN 0431-62-1886.
 - 7) TOTAL OF 24 LOTS IN SEC. 3.
 - 8) WATER BY INDIVIDUAL WELLS, SEWER BY SEPTIC TANK.
 - 9) PROPERTY IS ZONED R40/D/CZ.
 - 10) AVERAGE LOT SIZE = 0.76 ACRES.
 - 11) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
 - 12) 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 & AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE & DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES & PESTICIDES.
 - 13) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC WATER & SEWER 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.
 - 14) THE STREETS SHOWN ON THIS PLAT, THOUGH LABELED AS "PUBLIC", UNLESS OTHERWISE NOTED, HAVE NOT BEEN ACCEPTED BY THE N.C. 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.
 - 15) THE MAXIMUM BUILD-UPON AREA PER RESIDENTIAL LOT IS 8,000 SQUARE FEET. 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.
 - 16) ALL RESIDENTIAL LOT OWNERS IN THE SHANNON WOODS SECTION 3 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK PAGE _____ OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.

State of North Carolina
County of Cumberland
I, Curtis C. Powell, Notary Public of North Carolina
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal this 24th day of March, A.D. 2020.

Curtis C. Powell
Notary Public
My commission expires May 24, 2020

"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."

Curtis C. Powell
Owners Signature

WATERSHED PROTECTION RESOLUTION NO. APPLICABLE

This subdivision plat is not subject to the provisions of Chapter 31A of the Cumberland County Code of Ordinances, also known as the Watershed Protection Ordinance and may be recorded in the Register of Deeds.

FILED Apr 13, 2020 10:08:00 am FILED
BOOK 00144 CUMBERLAND COUNTY NC
PAGE 0041 THRU 0041 J. LEE WARREN JR.
INSTRUMENT # 12444 REGISTER OF DEEDS
RECORDING \$21.00
EXCISE TAX (None) JR

DEVELOPER: MICHAEL S. BRYANT & CURTIS C. POWELL
1229 MASTERPIECE DRIVE
HOPE MILLS, N.C. 28348

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