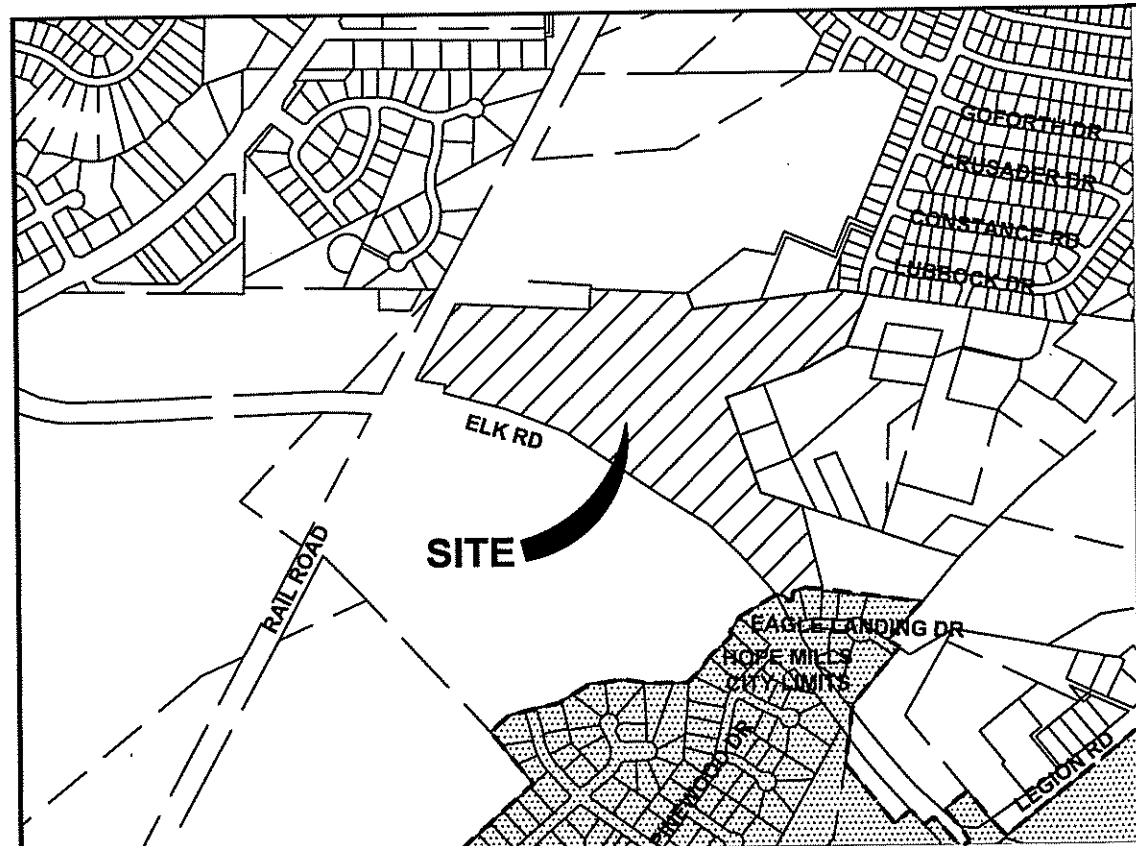




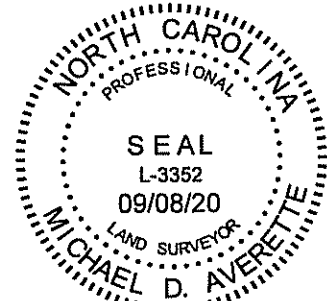
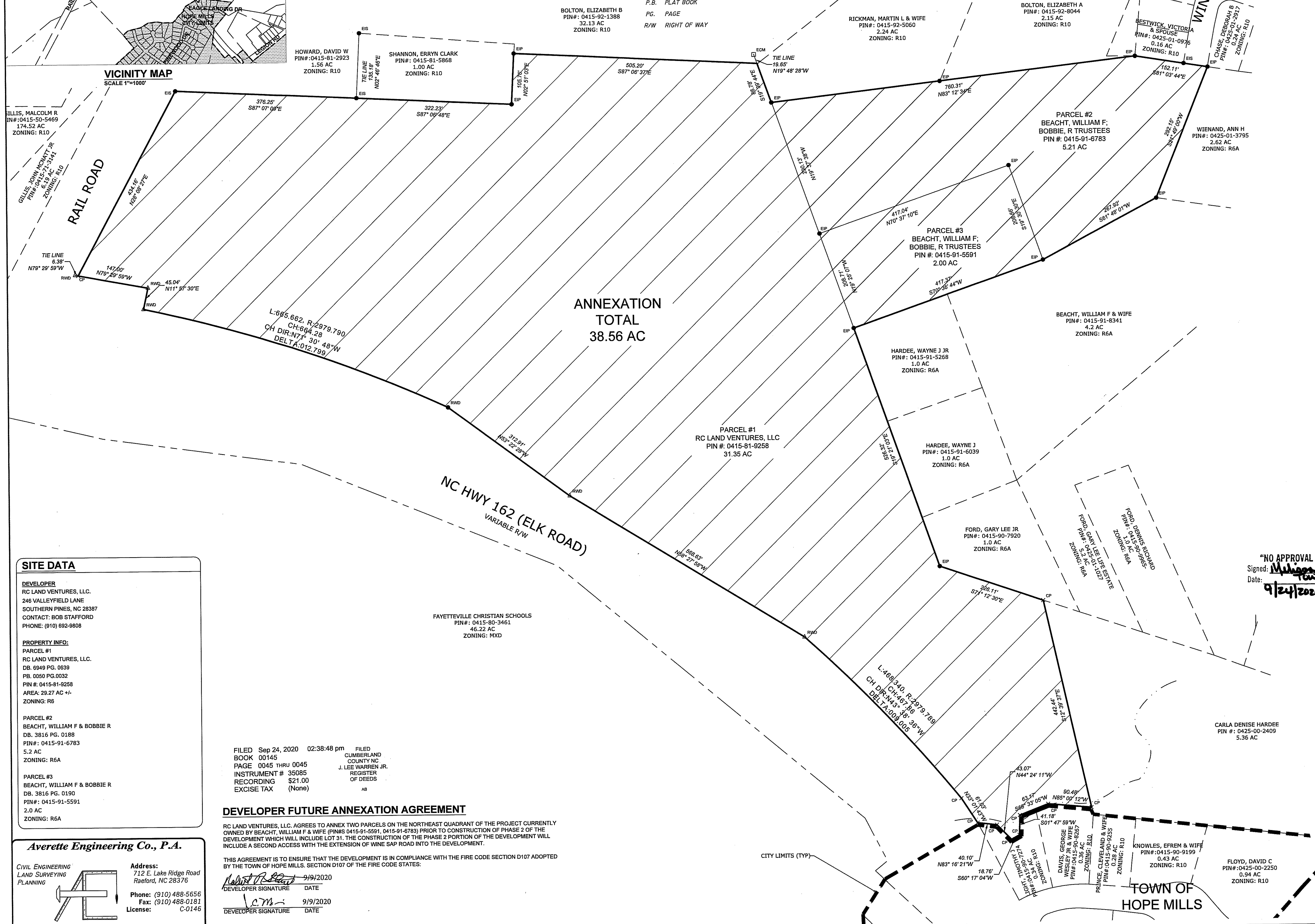
GENERAL NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 38.56 ACRES TOTAL (BY COORDINATE COMPUTATION)
- SURVEYED: MARCH 2020, AUGUST 2020
- REFERENCES:
REID: 0415819258000
REID: 0415915591000
REID: 0415916783000
PB 50, PG 32
DB 10659, PG 47
DB 3816, PG 188
DB 3816, PG 190
- THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3720041500J & 3720042500J, PANELS 0415 & 0425, EFFECTIVE DATE MAY 5, 2007.
- PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
- ZONING: R6 & R6A

LEGEND

- PROPERTY LINE - SURVEYED
- PROPERTY LINE - NOT SURVEYED
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EIS - EXISTING IRON STAKE
- EIP - EXISTING IRON PIPE
- ISS - IRON STAKE SET
- ECM - EXISTING CONCRETE MONUMENT
- CP - CALCULATED POINT
- RWD - RIGHT OF WAY DISC
- P.K. NAIL
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY

ANNEXATION MAP FOR TOWN OF HOPE MILLS ANNEXATION FILE # A2020-07



CUMBERLAND COUNTY
I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION RECORDED IN PLAT BOOK 50, PAGE 32; THAT THE RATIO OF
PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000;
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES;
THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE
FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS
MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED,
WITNESS MY HAND AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020.

THAT THE SURVEY IS OF EXISTING PARCELS OF LAND WITHIN THE
AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE
THAT REGULATES PARCELS OF LAND.

Michael D. Averette
MICHAEL D. AVERETTE, PLS NO. 3352

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN
ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION
OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALOTTMENT IS MY
FREE ACT AND DEED."

William F. Beacht
OWNER

PROPERTY OWNER:
RC LAND VENTURES, LLC
246 VALLEYFIELD LANE
SOUTHERN PINES, NC 28387

William F. Beacht
OWNER

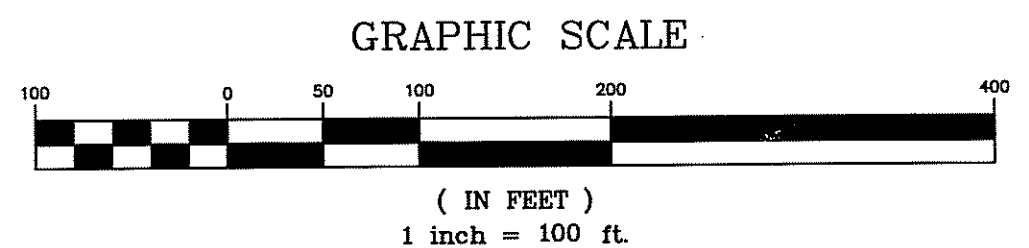
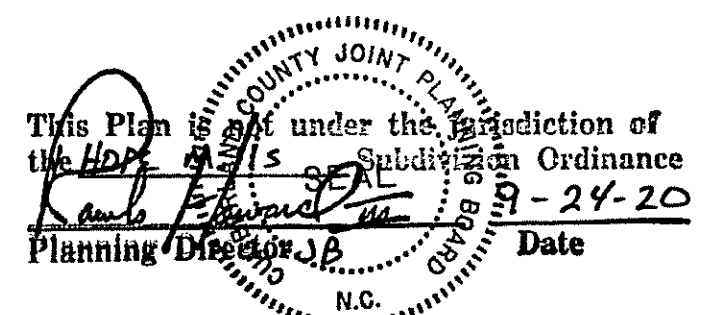
PROPERTY OWNER:
WILLIAM F. BEACHT AND
BOBBIE R. BEACHT, TRUSTEES
10680 PARK PLACE DR
SEMINOLE, FL 33778

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, *Archie McNeil*, Review Officer
of Cumberland County, certify that this map
or plat to which this certificate is affixed
meets all statutory requirements for recording.

Archie McNeil
Review Officer
Date: 9-24-2020

"NO APPROVAL REQUIRED"
Signed: *Michael D. Adamo*
TOWN MANAGER
Date: 9/24/2020



SWEETWATER SUBDIVISION ANNEXATION MAP

PROPERTY OF: RC LAND VENTURES, LLC
PEARCES MILL TOWNSHIP
NEAR FAYETTEVILLE NORTH CAROLINA
CUMBERLAND COUNTY

DRAWN BY: MDA	PROJECT: Sweetwater
CHECKED BY: CDA	DWG NAME: Annexation Map
DATE: 09/08/20	SHEET 1 OF 1

SITE DATA

DEVELOPER
RC LAND VENTURES, LLC
246 VALLEYFIELD LANE
SOUTHERN PINES, NC 28387
CONTACT: BOB STAFFORD
PHONE: (910) 692-8808

PROPERTY INFO:
PARCEL #1
RC LAND VENTURES, LLC.
DB. 6949 PG. 0639
PB. 0050 PG. 0032
PIN #: 0415-81-9258
AREA: 29.27 AC +/-
ZONING: R6

PARCEL #2
BEACHT, WILLIAM F & BOBBIE R
DB. 3816 PG. 0188
PIN#: 0415-91-6783
5.2 AC
ZONING: R6A

PARCEL #3
BEACHT, WILLIAM F & BOBBIE R
DB. 3816 PG. 0190
PIN#: 0415-91-5591
2.0 AC
ZONING: R6A

FILED Sep 24, 2020 02:38:48 pm FILED
BOOK 00145 CUMBERLAND
PAGE 0045 THRU 0045 COUNTY NC
INSTRUMENT # 35085 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS

DEVELOPER FUTURE ANNEXATION AGREEMENT

RC LAND VENTURES, LLC, AGREES TO ANNEX TWO PARCELS ON THE NORTHEAST QUADRANT OF THE PROJECT CURRENTLY
OWNED BY BEACHT, WILLIAM F & WIFE (PIN# 0415-91-5591, 0415-91-6783) PRIOR TO CONSTRUCTION OF PHASE 2 OF THE
DEVELOPMENT WHICH WILL INCLUDE LOT 31. THE CONSTRUCTION OF THE PHASE 2 PORTION OF THE DEVELOPMENT WILL
INCLUDE A SECOND ACCESS WITH THE EXTENSION OF WINE SAP ROAD INTO THE DEVELOPMENT.

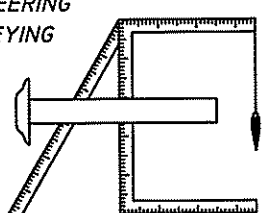
THIS AGREEMENT IS TO ENSURE THAT THE DEVELOPMENT IS IN COMPLIANCE WITH THE FIRE CODE SECTION D107 ADOPTED
BY THE TOWN OF HOPE MILLS. SECTION D107 OF THE FIRE CODE STATES:

Michael D. Adamo 9/9/2020
DEVELOPER SIGNATURE DATE

Michael D. Adamo 9/9/2020
DEVELOPER SIGNATURE DATE

Averette Engineering Co., P.A.

CIVIL ENGINEERING
LAND SURVEYING
PLANNING

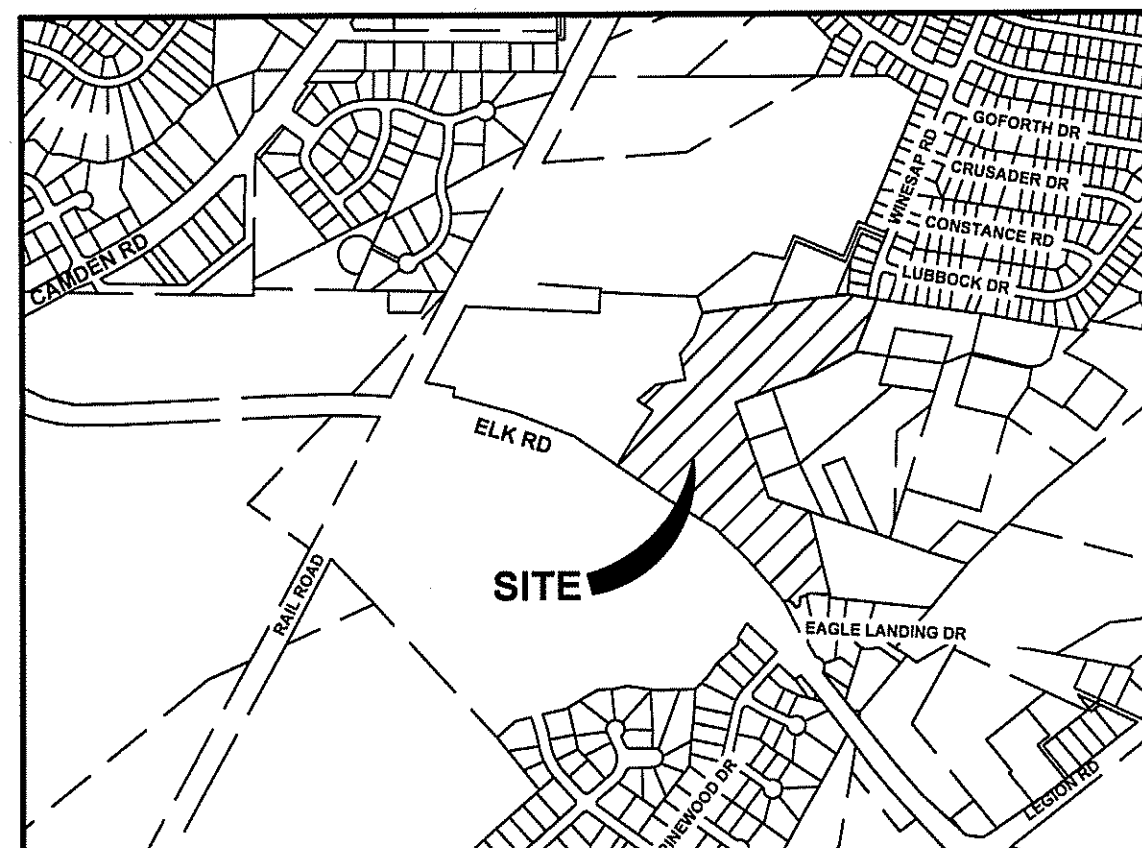


Address:
712 E. Lake Ridge Road
Raeleford, NC 28376

Phone: (910) 488-5656
Fax: (910) 488-0181
License: C-0146

Established 1970

Web: www.averette-eng.com

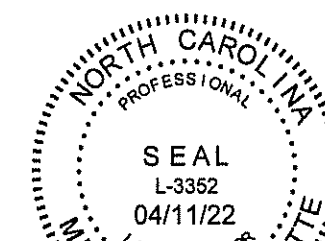


- GENERAL NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE NO ACCESS EASEMENT ALONG NC HWY 162 DOES NOT APPLY TO PWC IN REGARDS TO THE PROPOSED 20' PWC ACCESS EASEMENT THROUGH THE 1.10 AC COMMON AREA.
 - 21.23 ACRES TOTAL (BY COORDINATE COMPUTATION)
 - SURVEYED: FEBRUARY 2022
 - REFERENCES:
REID: 04/58/9258000
REID: 04/59/5591000
REID: 04/59/6783000
PB 50, PG 32
DB 10659, PG 47
DB 10964, PG 473
 - THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 372004/1500 J & 372004/2500 J, PANELS 0415 & 0425, EFFECTIVE DATE MAY 5, 2007.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
 - PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
 - THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "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 THE LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
 - ZONING: R6
 - PROPOSED 40 LOTS
OPEN SPACE REQUIRED = 40 LOTS X 800 SF/LOT = 32,000 SF
OPEN SPACE PROVIDED = 158,713 SF

LEGEND

PROPERTY LINE - SURVEYED
PROPERTY LINE - NOT SURVEYED
RIGHT OF WAY LINE
BUILDING SETBACK LINE
EIS - EXISTING IRON STAKE
EIP - EXISTING IRON PIPE
ISS - IRON STAKE SET
ECM - EXISTING CONCRETE MONUMENT
CP - CALCULATED POINT
RWD - RIGHT OF WAY DISC
P.K. - P.K. NAIL
D.B. - DEED BOOK
P.B. - PLAT BOOK
P.G. - PAGE
R/W - RIGHT OF WAY

"Property shown on this plan/plat is within the Cumberland County Airport Overlay District and all or portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 65 dnl."



NORTH CAROLINA CUMBERLAND COUNTY
I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN PLAT BOOK 50, PAGE 32; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 11TH DAY OF APRIL, 2022.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael D. Averette
MICHAEL D. AVERETTE, PLS NO. 3352

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED."

Robert A. Statford
OWNER

PROPERTY OWNER:
RC LAND VENTURES, LLC
246 VALLEYFIELD LANE
SOUTHERN PINES, NC 28387

CITY OF Sanford
STATE OF North Carolina
COUNTY OF Lee

I, Amanda Blakely, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Robert A. Statford PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 11 DAY OF April, 2022. MY COMMISSION EXPIRES January 10, 2026.

Annie Melvin
NOTARY PUBLIC

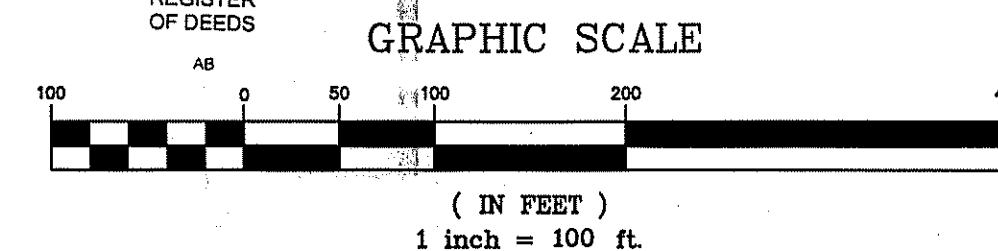
STATE OF NORTH CAROLINA
CUMBERLAND COUNTY

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

Annie Melvin
REVIEW OFFICER

DATE: 4-13-2022

FILED Apr 13, 2022 10:04:12 am
BOOK 00148
PAGE 0062 THRU 0062
INSTRUMENT # 15247
RECORDING \$21.00
EXCISE TAX (None)

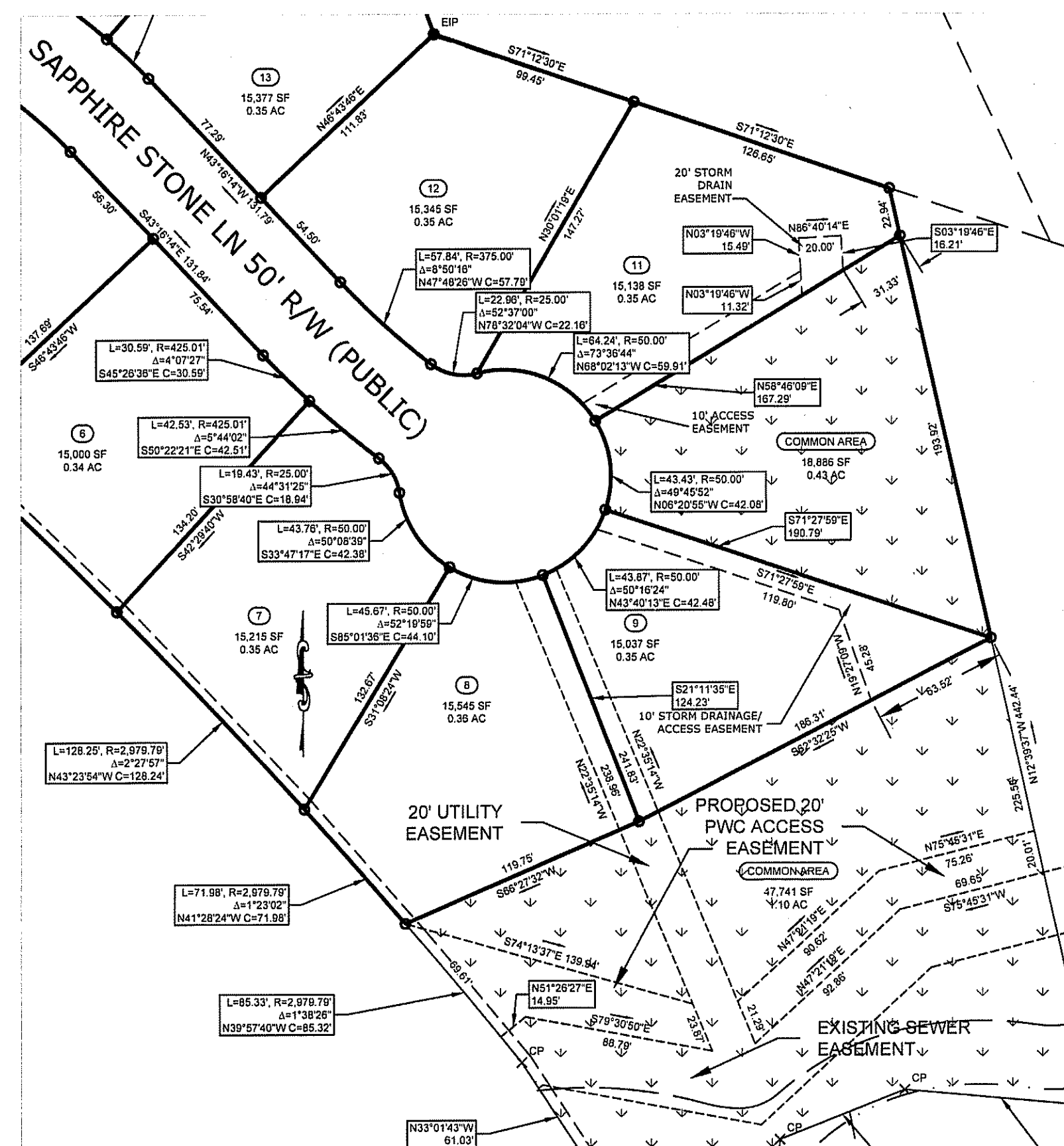


SWEETWATER SUBDIVISION PHASE 1

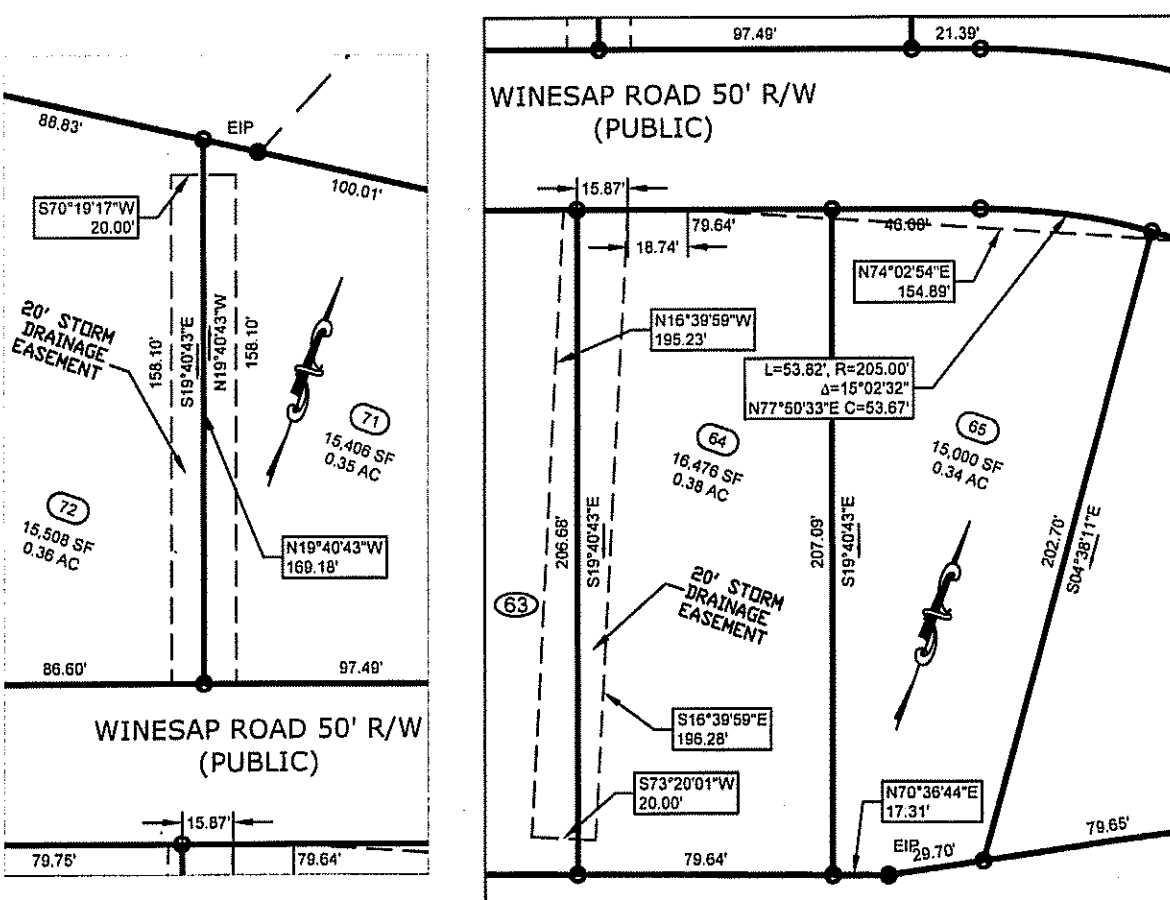
LOTS 1-9, 11-19, 25,
51, & 56-75

PROPERTY OF: RC LAND VENTURES, LLC
PEARCES MILL TOWNSHIP
NEAR FAYETTEVILLE NORTH CAROLINA
CUMBERLAND COUNTY

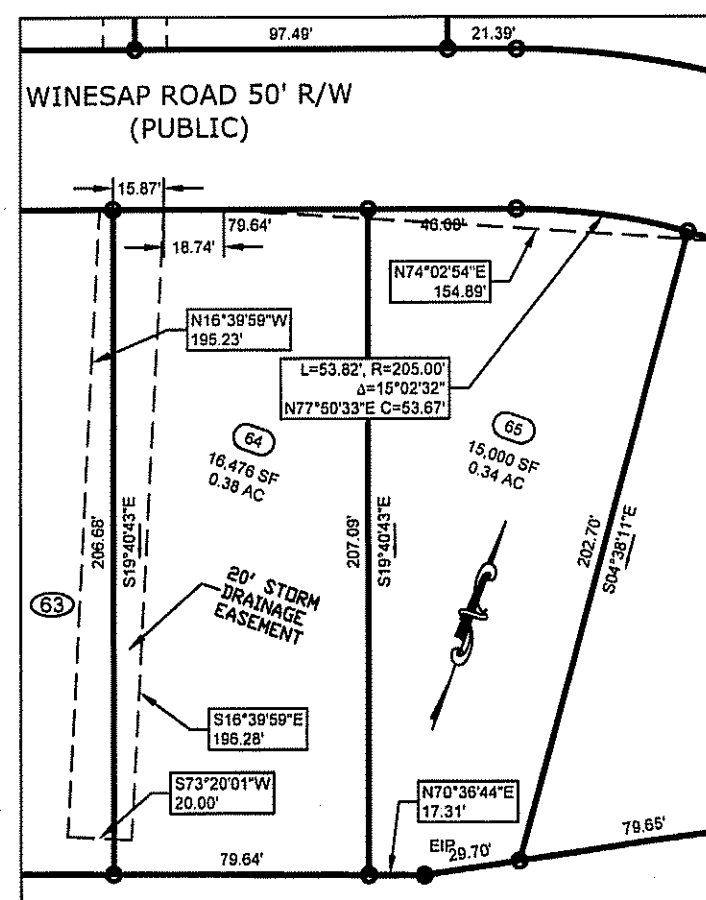
DRAWN BY:	MDA	PROJECT:	Sweetwater
CHECKED BY:	CDA	DWG NAME:	Sweetwater Phase 1
DATE:	04/11/22	SHEET	1 OF 1



INSET A SCALE 1" = 60'



INSET B SCALE 1" = 60'



INSET C SCALE 1" = 60'

NOT TO BE CONSIDERED AS A PART OF THE SURVEY UNLESS SHOWN AS SUCH ON THE PLAT. NO ACCESS OVER OR UNDER THE RIGHT OF WAY.

ALL DRAINAGE SYSTEMS SHALL BE DESIGNED SO THAT THE DRAINAGE SYSTEMS AND ANY DRAINAGE STRUCTURES THEREIN SHALL MAINTAIN THE PRIORITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION

Lee R. Hiss
APR 12, 2022

Averette Engineering Co., P.A.
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
Address: 712 E. Lake Ridge Road
Reboford, NC 28376
Phone: (910) 488-5656
Fax: (910) 488-0181
License: C-0146
Established 1970 Web: www.averette-eng.com