

REVISIONS

PROJECT NAME
SUBDIVISION SURVEY OF THE PRESERVE AT LAKE UPCHURCH
 PHASE ONE SECTION ONE (ZERO LOT LINE)

TAX ID# 9494-70-7243
 9494-71-7107
 9494-71-5701
 WALDOS BEACH ROAD
 ROCKFISH TOWNSHIP
 NEAR TOWN OF HOPE MILLS
 CUMBERLAND COUNTY
 NORTH CAROLINA

CLIENT
Bill Clark Homes
Building Family Traditions.

200 East Arlington Boulevard
 Greenville, North Carolina 27858
 Phone: (252) 814-1481

PROJECT INFORMATION

SURVEYED BY:	JUSTIN
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	844

DRAWING SCALE
 HORIZONTAL: 1"=50'

DATE SURVEYED
 DECEMBER 23, 2014

SHEET NUMBER
1

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

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

Armi Moh
 REVIEW OFFICER

DATE: 1-9-15

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.

Brian D. Walker
 OWNER'S SIGNATURE

Simpson COUNTY, NORTH CAROLINA

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

Brian D. Walker
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 8 DAY OF January, 2015.

Scott Brown
 NOTARY PUBLIC
 MY COMMISSION EXPIRES October 6, 2015

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99988522 LOCALIZATION POINT N: 441,452.655 E: 1,996,672.427 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.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710948400J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - TOTAL NUMBER OF BUILDABLE LOTS: 25

AREA: (BY COORDINATE COMPUTATION)
 466,458 SF (10.71 AC)

SOURCE OF TITLE
 DB 9362, PG 866
 DB 9362, PG 876
 DB 9377, PG 397
 CUMBERLAND COUNTY REGISTER OF DEEDS

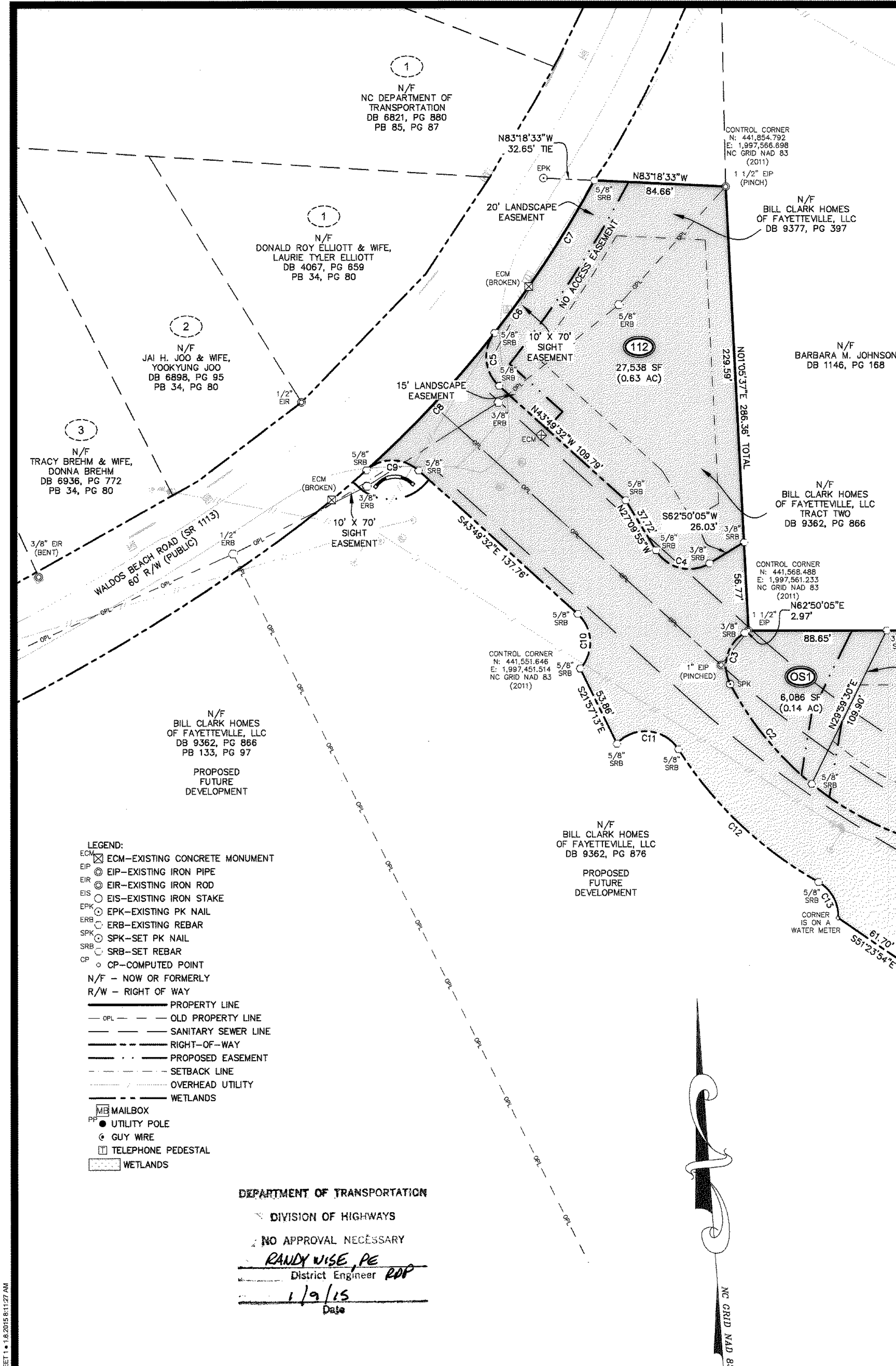
PIN NO: 9494-71-5701
 9494-71-7107
 9494-70-7243

ZONING: RR

30' FRONT
 15' SIDE
 35' REAR

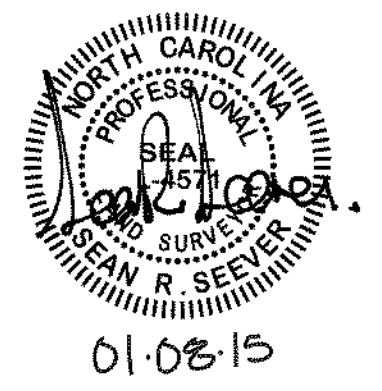
THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY AND ALONG THE STREET RIGHT-OF-WAYS. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

EASEMENT REFERENCES:
 DB 937, PG 445



- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EIS - EXISTING IRON STAKE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SPK - SET PK NAIL
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - OLD PROPERTY LINE
 - SANITARY SEWER LINE
 - RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - SETBACK LINE
 - OVERHEAD UTILITY
 - WETLANDS
 - MAILBOX
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WETLANDS

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 NO APPROVAL NECESSARY
RANDY WISE, PE
 District Engineer RDP
1/9/15
 Date



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 _____, 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 9 DAY OF JANUARY, 2015.

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-2 II 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 OCTOBER 10, 2013 USING TWO TRIMBLE 5300 RECEIVERS.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

CURVE TABLE

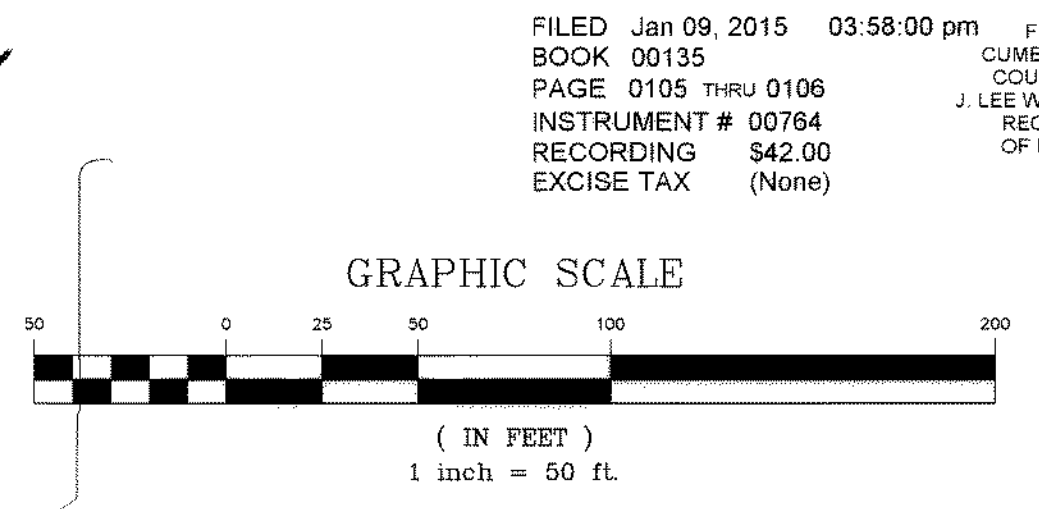
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	140.39	205.00	N66°23'22"W	137.66
C2	83.46	205.00	N35°06'23"W	82.89
C3	37.65	25.00	N19°41'45"E	34.19
C4	39.27	25.00	N72°09'55"W	35.36
C5	37.45	25.00	N00°54'21"W	34.05
C6	37.28	689.38	S40°27'57"W	37.25
C7	80.35	689.38	S35°34'44"W	80.30
C8	120.79	689.38	S47°02'02"W	120.64
C9	36.70	25.00	S85°53'10"E	33.50
C10	39.27	25.00	S01°10'28"W	35.36
C11	45.75	25.00	S80°47'13"E	39.63
C12	125.43	255.00	S42°27'29"E	124.17
C13	27.74	25.00	S24°45'57"E	26.34
C14	45.23	25.00	N49°46'34"E	39.31
C15	33.88	255.00	S82°12'07"E	33.86

*Approved by the Board of Commissioners of the Town of Hope Mills on the 9th day of January, 2015.

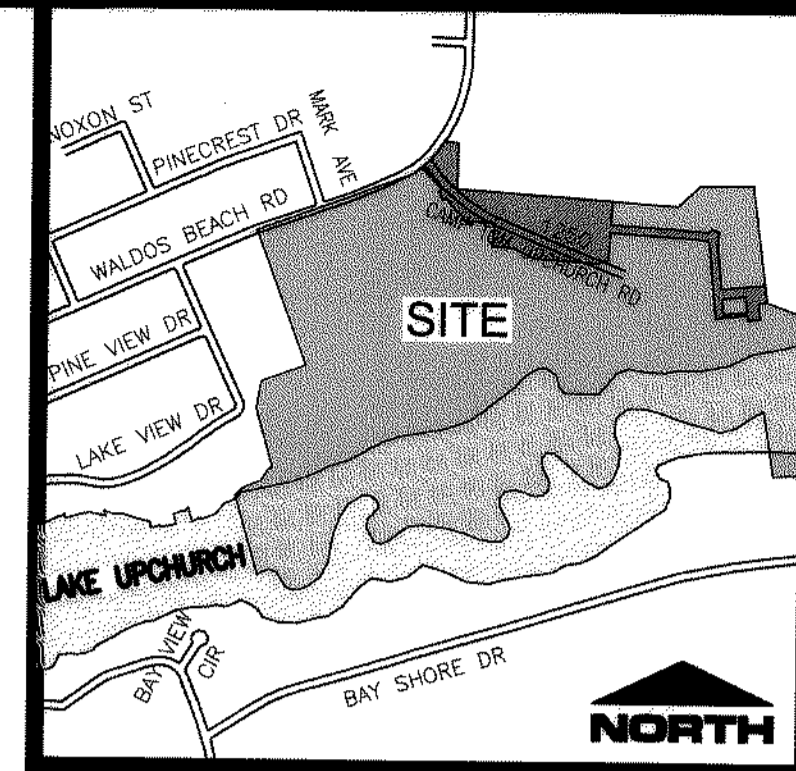
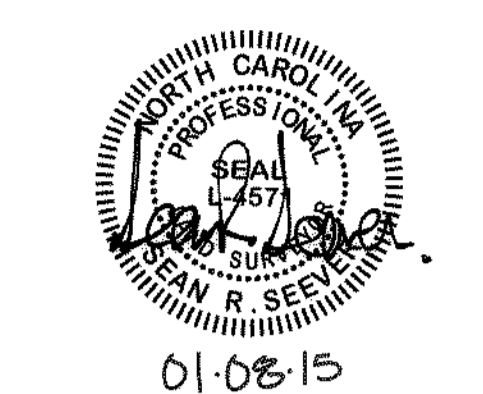
Jimmy Deits
 Town Manager

Approved by the Cumberland County Joint Planning Board on the 9th day of JANUARY, 2015.

Signed: James H. Deits
 Chairman/Planning & Inspection Director



FILED Jan 09, 2015 03:58:00 pm FILED CUMBERLAND COUNTY NC J. LEE WARREN, JR. REGISTER OF DEEDS INSTRUMENT # 00764 RECORDING \$42.00 EXCISE TAX (None)



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 COUNTY OF CUMBERLAND

I, _____ 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
 DATE: _____

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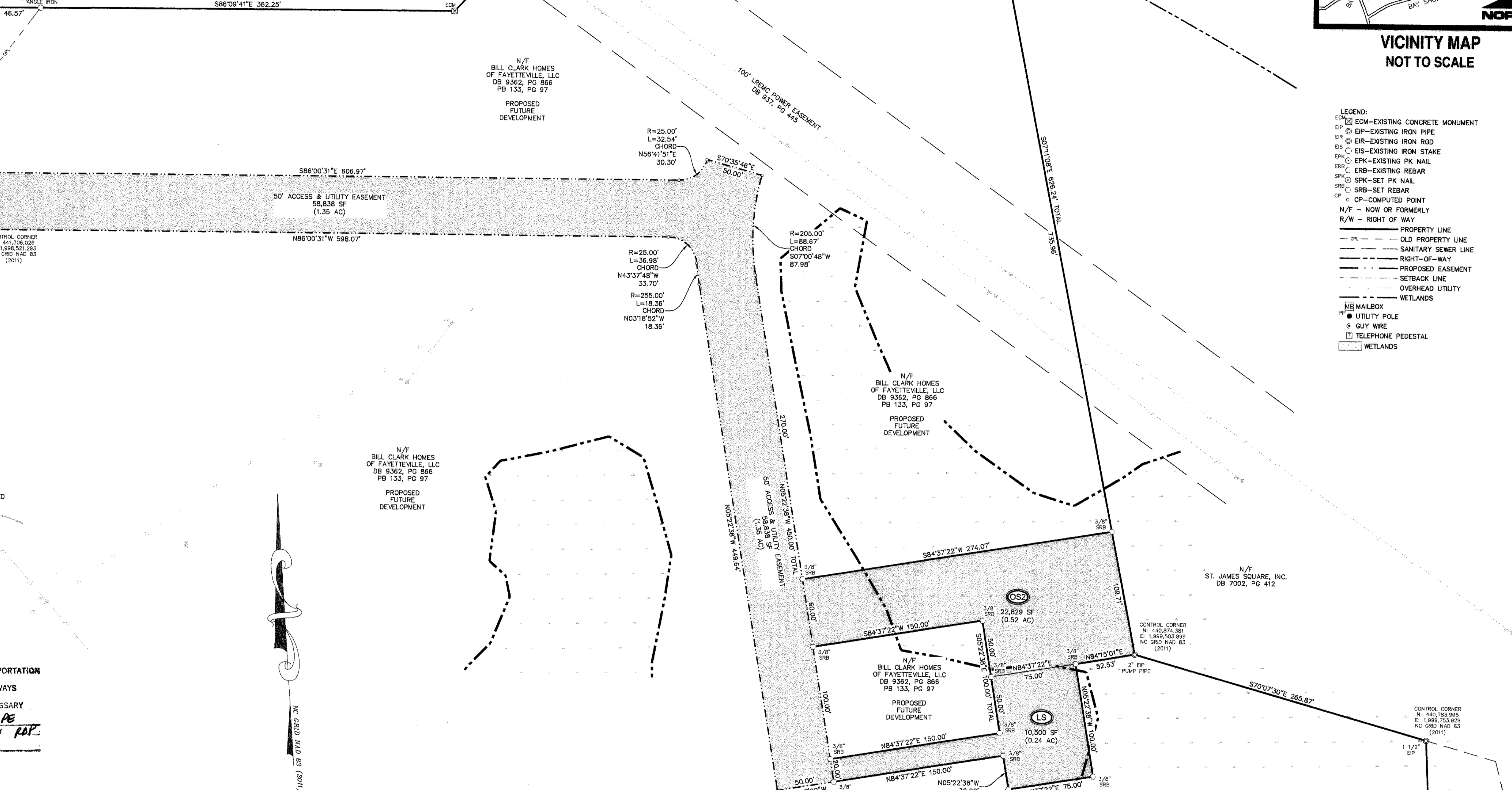
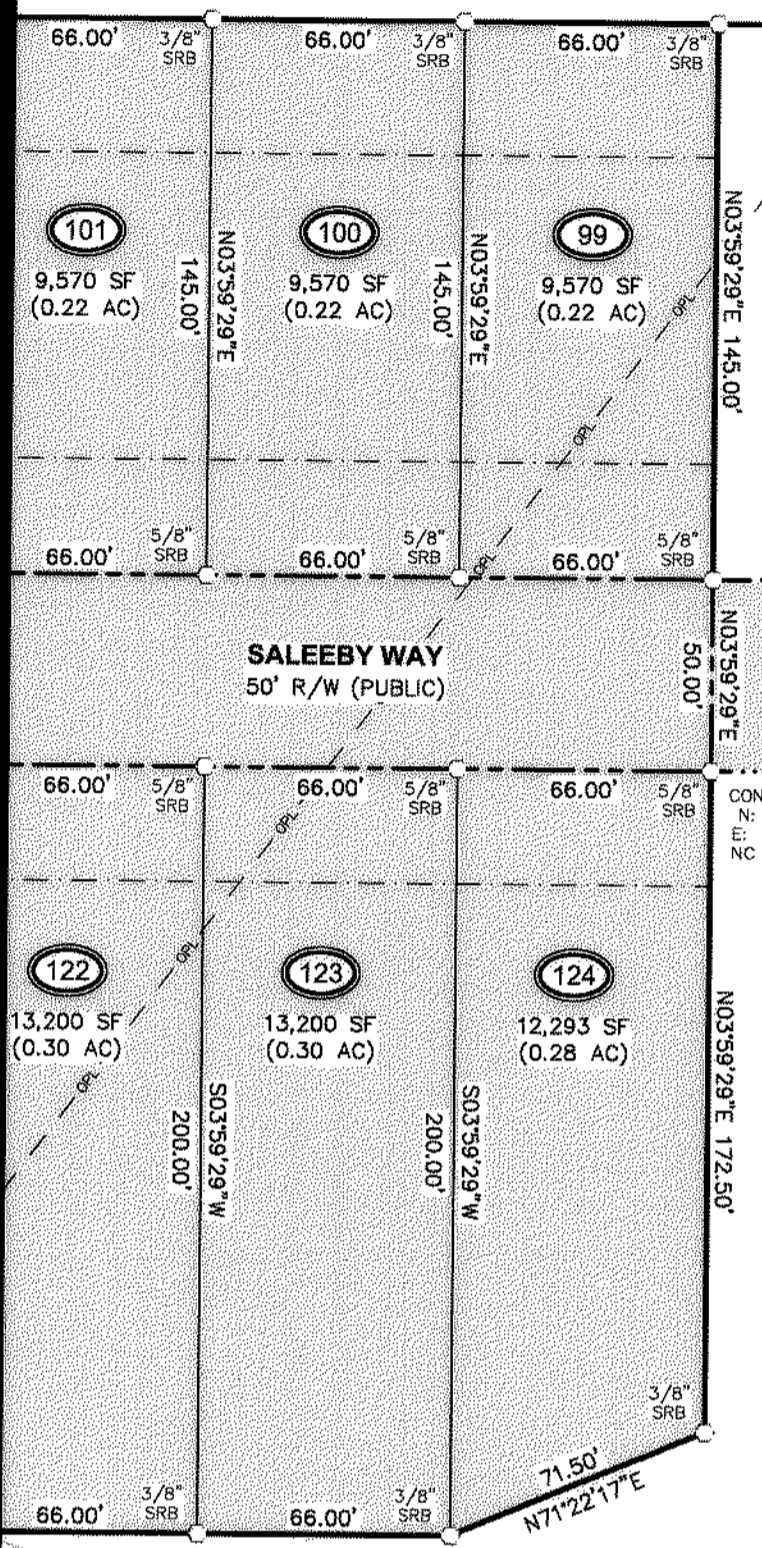
Simpson COUNTY, NORTH CAROLINA

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

Brian D. Walker PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 15 DAY OF January, 2015.

NOTARY PUBLIC
 MY COMMISSION EXPIRES October 6, 2015

N/F BARBARA M. JOHNSON
 DB 1146, PG 168

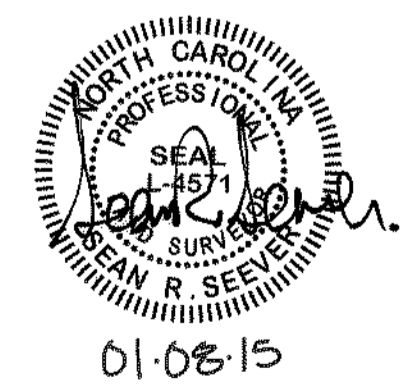


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CANDY WISE, PE
 District Engineer
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Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE TOWN OF HOPE MILLS AS 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 OWNER(S).

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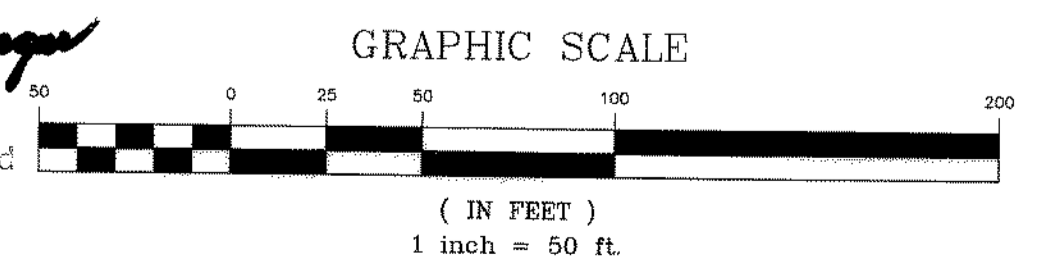
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REFERENCES:
 DB 1148, PG 168
 DB 3637, PG 206
 DB 4067, PG 659
 DB 6821, PG 880
 DB 6898, PG 95
 DB 6936, PG 772
 DB 7002, PG 412
 PB 34, PG 88
 PB 85, PG 87
 PB 133, PG 97

EASEMENT REFERENCES:
 DB 937, PG 445

PROPOSED FUTURE DEVELOPMENT
 Approved by the Board of Commissioners of the Town of Hope Mills on the 9th day of January, 2015.
Sean R. Seever
 District Engineer
 Town Manager

Approved by the Cumberland County Planning Board on the 9th day of January, 2015.
Sean R. Seever
 Chairman/Planning & Inspection Director



REVISIONS

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