

P.B. 115, Pg. 50

State of North Carolina, Cumberland County
 I, Randall S. Williams, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 9838 - Page 0494, etc.); that the boundaries not surveyed are clearly indicated as shown from information found in Book _____ Page _____; 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, license number and seal this day of July, A.D. 2014.

The survey creates a subdivision of land within the area of _____ County or municipality that has an area of _____ and subdivides parcels of land.

SEAL
 RANDALL S. WILLIAMS
 N.C. Professional Surveyor
 License No. L-3307

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Randy Wise, PE
 DATE: 7/15/14

State of North Carolina, Cumberland County
 I, Donna McFadden, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Donna McFadden
 Date: 7-15-14

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.

Sherry R. Prewitt
 Birchwood Farms, Inc.
Sherry R. Prewitt
 Prewitt Land Company, LLC

North Carolina, Horse County
 I, Cynthia M. Smith, a Notary Public of the County and State aforesaid, certify that Thomas A. Prewitt, and _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 15 day of July, 2014.

NOTARY PUBLIC
Cynthia M. Smith
 My Commission expires May 24, 2015

- NOTES:
- Property zoned R7.5/CU
 - Total of 2.13 ac., including common area.
 - Total of 7 lots.
 - Minimum setbacks are:
 Front: 30' (*Corner lots must setback from both streets)
 Rear: 35' (Peripheral Lots), 15' (Interior Lots)
 Side: 5'
 - A 5' maintenance and drainage easement is hereby reserved both sides of all interior lot lines.
 - Non conforming structures have not been created by this subdivision plat.
 - There are no NC Grid monuments within 2000' of site.
 - Sewer and water by Public Works Commission of Fayetteville.
 - Previous recorded common area 23,737 s.f. for 25 lots. Minimum of 800 s.f. of common area required per lot. Additional 7 lots this addition = 32 total lots. Additional common area needed is: 1,863 s.f. Common area to be recorded this phase is 18,478 s.f. (0.42 ac.).
 - 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 liability of the streets are the responsibility of the developer and any future lot owner(s).
 - Lot 234 is being re-recorded to revise lot width from 70.05' to 70.00' and change area from 9,808 s.f. to 9,800 s.f.

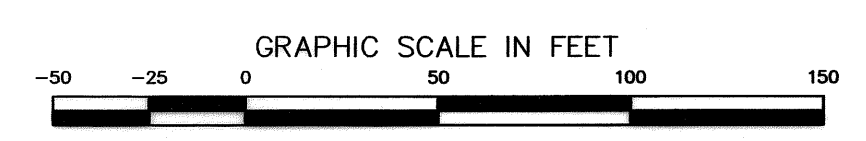


FILED Jul 15, 2014 04:19:00 pm
 BOOK 00134
 PAGE 0134 THRU 0134
 INSTRUMENT # 20919
 RECORDING \$21.00
 EXCISE TAX (None)

Approved by the Cumberland County Joint Planning Board on the 15th day of July, 2014.
 Signed: Thomas A. Prewitt (Seal)
 Chairman/Planning & Zoning Director

- LEGEND
- SURVEYED BOUNDARY LINE
 - LINES NOT SURVEYED
 - NEW LOT LINES
 - EASEMENT LINES
 - EXISTING IRON STAKE
 - SET CORNER (IRON)
 - CURVE PC/PT (SET IRON)

(A Zero Lot Line Development)
 A Revision of Lot 234
 and An Addition to:
CYPRESS LAKES VILLAGE SECTION 5
 Lots 305-308 & 408-410
 PROPERTY OF
BIRCHWOOD FARMS, INC.
PREWITT LAND COMPANY, LLC
 GRAYS CREEK TWP. CUMBERLAND CO., N.C.
 SCALE: 1" = 50'
 JULY 2014



NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	25.00	14.11	N 83°39'32" E	13.93	7.25	32°20'52"
C2	75.00	120.26	N 53°33'47" E	107.79	77.49	81°32'22"