

NOTES:
 1. Property zoned R7.5/CU
 2. Phase 1, The Gardens contains 11,787 ac.
 3. Total of 35 lots.
 4. Minimum setbacks are:
 Front: 30' (*Corner lots must setback from both streets).
 Rear: 35' (Peripheral Lots), 15' (Interior Lots)
 Side: 5'
 5. A 5' maintenance and drainage easement is hereby reserved both sides of all interior lot lines.
 6. Non conforming structures have not been created by this subdivision plat.
 7. There are no NC Grid monuments within 2000' of site.
 8. Sewer and water by Public Works Commission of Fayetteville.
 9. Previous common area recorded is 42,215 s.f. (0.97 ac.) for 32 lots; 23,737 s.f. - P.B. 134, PG. 64;
 18,478 s.f. - P.B. 134, PG. 134;
 Common area to be recorded this phase is 94,168 s.f. (2.16 ac.) for 35 lots, which gives a total of 136,383 s.f. (3.13 ac.); (minimum - 800 x 67 lots = 53,600 s.f.)
 10. 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).

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED: *Randy Use, PE*
 DISTRICT ENGINEER
 DATE: 7/1/15

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 7787 - Page 0322 - etc.) (other); that the boundaries not surveyed are clearly indicated as -drawn-from-information-found-in-books-etc.; 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 29th, A.D. JUNE.

Randall S. Williams
 N.C. Professional Surveyor
 L-3307
 Professional License No.

State of North Carolina
 County of Cumberland
 I, *Donna McFadyen*, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Donna McFadyen
 Review Officer
 Date: 7-1-15

"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."
James W. Prewitt
 BIRCHWOOD FARMS, INC.
James W. Prewitt
 PREWITT LAND COMPANY, LLC

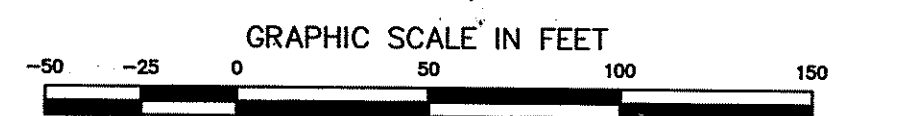
North Carolina, Cumberland County
 I, *Cynthia M. Smith*, a Notary Public of the County and State aforesaid, certify that, *James W. Prewitt*, and *James W. Prewitt* personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 29th day of June, 2015.
Cynthia M. Smith
 Notary Public
 My Commission expires May 24 2020

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	75.00'	36.82'	N 06°08'13" W	36.45'	18.79'	28°07'38"
C2	25.00'	26.18'	N 09°50'00" E	25.00'	14.44'	60°00'00"
C3	25.00'	26.18'	S 89°50'00" W	25.00'	14.43'	60°00'00"
C4	75.00'	39.27'	S 84°50'00" W	38.82'	20.10'	29°59'52"
C5	25.00'	26.18'	N 80°00'00" W	25.00'	14.43'	60°00'00"
C6	25.00'	26.18'	S 20°00'00" E	25.00'	14.43'	60°00'00"
C7	75.00'	39.27'	S 05°10'00" E	38.82'	20.10'	30°00'00"
C8	25.00'	26.18'	N 09°50'00" W	25.00'	14.43'	60°00'00"
C9	25.00'	12.07'	N 53°32'52" E	11.85'	6.15'	22°39'08"
C10	75.00'	120.26'	N 53°32'52" E	107.79'	77.49'	81°22'22"
C11	25.00'	39.27'	N 05°10'00" E	38.82'	20.10'	60°00'00"
C12	25.00'	39.27'	N 05°10'00" E	38.82'	20.10'	60°00'00"
C13	25.00'	39.27'	N 05°10'00" E	38.82'	20.10'	60°00'00"
C14	25.00'	39.27'	S 84°50'00" W	38.82'	20.10'	60°00'00"
C15	25.00'	39.27'	S 84°50'00" W	38.82'	20.10'	60°00'00"
C16	25.00'	39.27'	S 84°50'00" W	38.82'	20.10'	60°00'00"
C17	25.00'	39.27'	S 05°10'00" E	38.82'	20.10'	60°00'00"
C18	25.00'	39.27'	S 05°10'00" E	38.82'	20.10'	60°00'00"
C19	84.16'	20.20'	N 40°31'15" E	20.20'	10.10'	01°22'32"
C20	79.16'	18.00'	N 40°31'15" E	18.00'	9.00'	01°22'32"
C21	25.00'	39.27'	S 05°10'00" E	38.82'	20.10'	60°00'00"
C22	25.00'	39.27'	S 84°50'00" E	38.82'	20.10'	60°00'00"

Approved by the Cumberland County Joint Planning Board on the 7/1/15 day of July, 2015.
 Signed: *[Signature]*
 Chairman/Planning & Inspection Director

(A Zero Lot Line Development)
Phase 1
The GARDENS
 at
CYPRESS LAKES VILLAGE

PROPERTY OF
PREWITT LAND COMPANY, LLC
 GRAYS CREEK TWP. CUMBERLAND CO., N.C.
 SCALE: 1"= 50'
 JUNE 2015



FILED Jul 08, 2015 09:18:21 am FILED CUMBERLAND COUNTY NC
 BOOK 00136 PAGE 0055 THRU 0055 J. LEE WARREN JR. REGISTER OF DEEDS
 INSTRUMENT # 20188
 RECORDING \$21.00 EXCISE TAX (None)

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