

VICINITY MAP  
NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - ER - EXISTING IRON ROD
  - ERB - EXISTING REBAR
  - SRB - SET REBAR
  - CNS - CORNER NOT SET
  - CP - COMPUTED POINT
  - N/W - NOW OR FORMERLY
  - R/W - RIGHT OF WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - TIE LINE
  - RIGHT-OF-WAY
  - SETBACK LINE
  - SS - SANITARY SEWER LINE
  - SD - STORM DRAINAGE
  - WL - WATER LINE
  - UGAS - UNDERGROUND GAS LINE
  - OU - OVERHEAD UTILITY
  - WETLANDS
  - PERMANENT EASEMENT
  - FENCE LINE
  - TREE LINE
  - MAILBOX
  - ELECTRICAL METER
  - TRANSFORMER
  - LIGHT POLE
  - UTILITY POLE
  - GY WIRE
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - WATER MANHOLE
  - STORM DRAIN MANHOLE
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - SHRUBS
  - RIP RAP
  - ASPHALT
  - CONCRETE
  - SOIL
  - WETLANDS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - COMBINED SCALE FACTOR: 0.99982008  
LOCALIZATION POINT 455,450,466 E; 2,000,201,144  
CONTROL ESTABLISHED BY 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 # 372040500J & 3710949500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
  - ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
  - THIS DEVELOPMENT IS SUBJECT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
  - NUMBER OF LOTS: 42

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.



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 BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 9 DAY OF JULY, 2012.

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-20 FCGC 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 AUGUST 4, 2009 USING TWO TRIMBLE 5700 RECEIVERS.

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 8743, AND PAGE 843.

PHASE ONE AREA: (BY COORDINATE COMPUTATION)  
563,051 SF (12.93 AC)

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563,051 SF (12.93 AC)

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. THERE ARE DIFFERENT SET BACK REQUIREMENTS FOR INTERNAL LOT LINES.

ZONING: SF-10

FOR SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

DATE: 7-12-12

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF FAYETTEVILLE AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

OWNER'S SIGNATURE

HOKE COUNTY, NORTH CAROLINA

I, CHRISTOPHER J. PUSEY, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 12 DAY OF JULY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES OCT-6-2016

Christopher J. Pusey  
Notary Public  
Hoke County, NC

409 Chicago Drive - Suite 102  
Fayetteville, North Carolina 28306  
Phone: (910) 426-6777  
Fax: (910) 426-5777  
License Number: C-2954

40 SITE SOLUTIONS, INC.  
A SURVEYING & CONSULTING COMPANY

SEAL  
PROFESSIONAL SURVEYOR  
SEAN R. SEEVER  
L-4571  
07-09-12

REVISIONS

FILED JUL 13 2012  
CUMBERLAND COUNTY NC  
J. F. REGISTER JR.  
OF DEEDS

1:19:00 am  
BOOK 00130  
PAGE 0192  
INSTRUMENT # 025473  
RECORDING EXCISE TAX \$21.00 (None)

PROJECT NAME  
**HIGHLAND POINT @ SUMMER GROVE SUBDIVISION PHASE ONE (ZERO LOT LINE)**

TAX ID# 0405-04-2993  
LAKEWOOD DRIVE  
SEVENTY-FIRST TOWNSHIP  
CITY OF FAYETTEVILLE  
CUMBERLAND COUNTY  
NORTH CAROLINA

CLIENT  
**HIGHLAND POINT OF CC, LLC**

7670 Raeord Road  
Fayetteville, North Carolina 28304  
Phone: (910) 221-9901  
Fax: (910) 826-4546

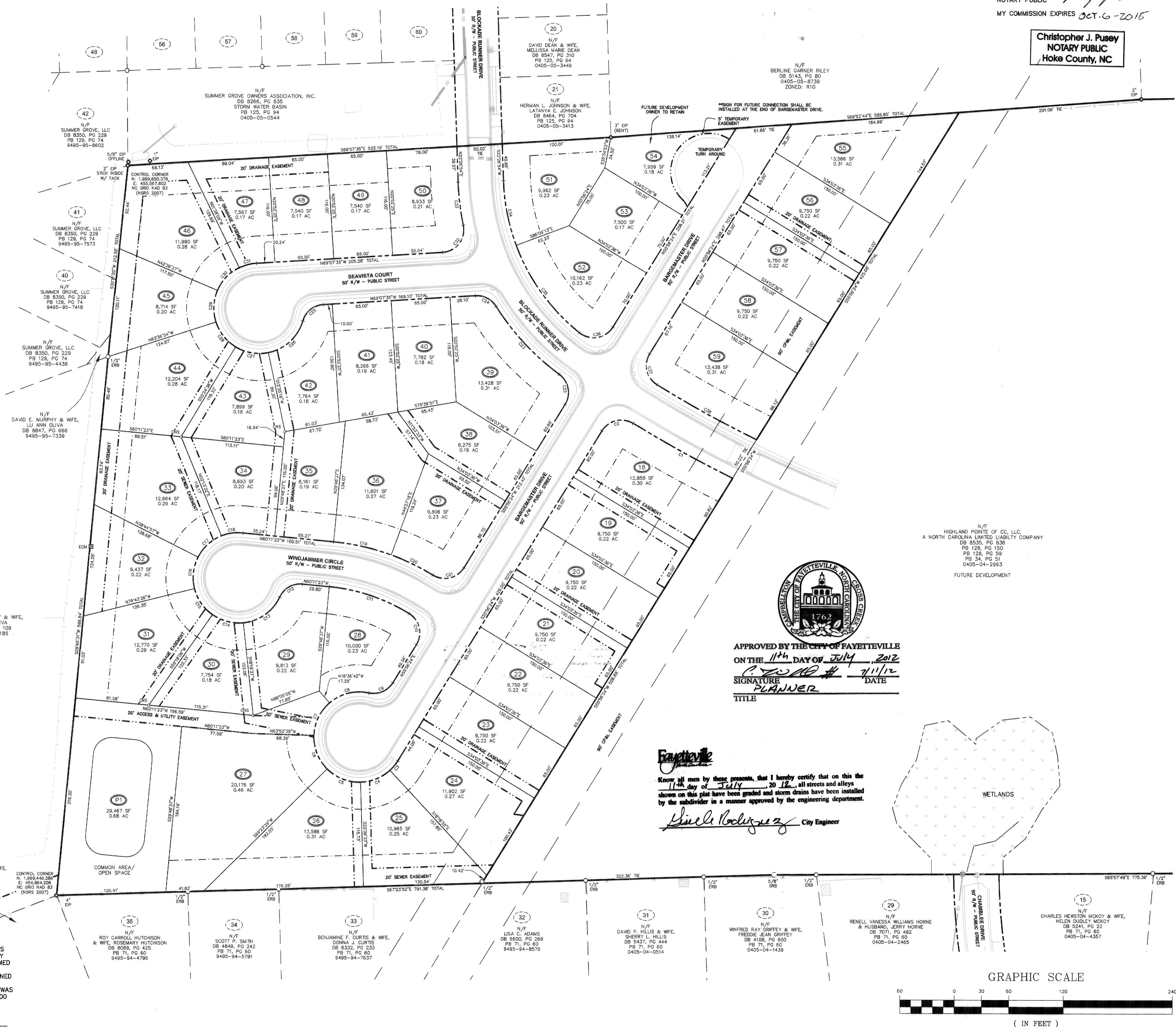
PROJECT INFORMATION

|                 |       |
|-----------------|-------|
| SURVEYED BY:    | BOBBY |
| DRAWN BY:       | SEAN  |
| CHECKED BY:     | JIMMY |
| PROJECT NUMBER: | 486   |

DRAWING SCALE  
HORIZONTAL: 1"=60'

DATE SURVEYED  
MAY 10, 2012

SHEET NUMBER  
1



APPROVED BY THE CITY OF FAYETTEVILLE  
ON THE 11th DAY OF JULY, 2012  
SIGNATURE: [Signature]  
DATE: 7/11/12  
TITLE: PLANNER

Know all men by these presents, that I hereby certify that on this 11th day of July, 2012, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivisor in a manner approved by the engineering department.

[Signature]  
City Engineer

