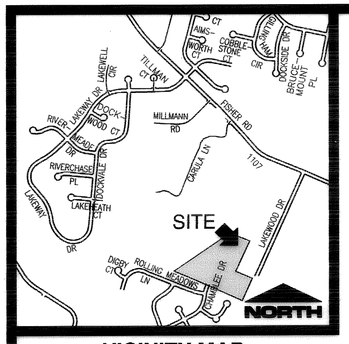


VICINITY MAP
NOT TO SCALE

LEGEND:
- ERB– ERB–EXISTING REBAR
- SRB– SRB–SET 5/8" REBAR
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- OPL — OLD PROPERTY LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- RIGHT–OF–WAY
- SETBACK LINE
- PERMANENT EASEMENT
- FENCE LINE
- TREE LINE

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 8999, AND PAGE 566.

AREA: (BY COORDINATE COMPUTATION)
LOT 77 9,710 SF (0.22 AC)
LOT 78 7,324 SF (0.17 AC)

PIN NO: 0405–04–7875 & 0405–04–8832

REFERENCES:
DB 5881, PG 887
DB 8535, PG 836
DB 9022, PG 298
PB 34, PG 51
PB 131, PG 78

ZONING: SF–10

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

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99988208
   LOCALIZATION POINT 455,450.466 E: 2,000,201.144
   CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. 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.
7. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3720040500J & 3710949500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
9. ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
10. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 8969, PAGES 63–79.
11. NUMBER OF LOTS: 2

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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 SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; 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 15 DAY OF JANUARY, 2013.

PROFESSIONAL LAND SURVEYOR – L–4571

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER
01·15·13

I, JIMMY HOLLAND JR., CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C–2II 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 AUGUST 4, 2009 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L–3908

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.

REVIEW OFFICER

DATE: 1-16-13

THE UNDERSIGNED HEREBY 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

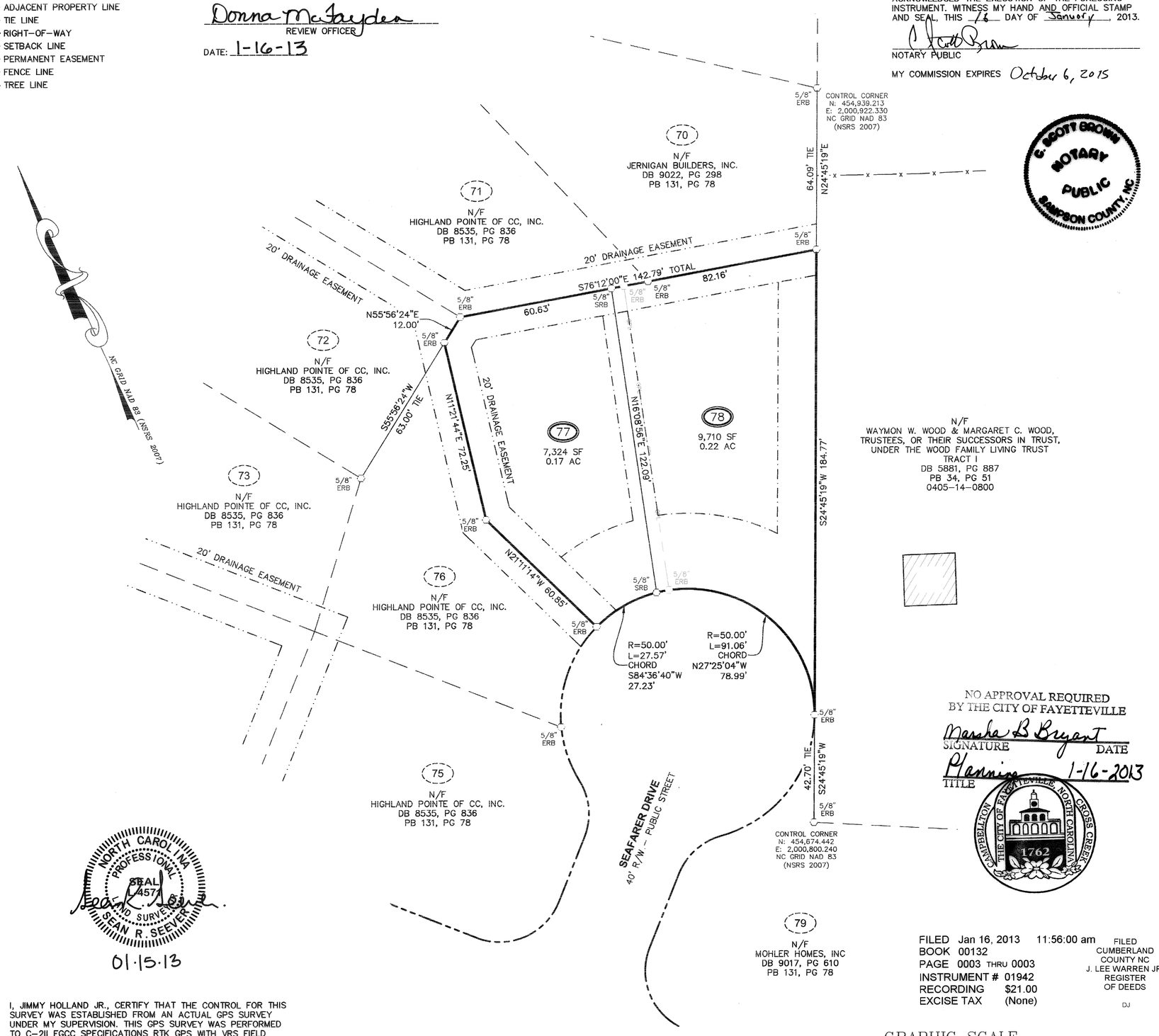
Sampson COUNTY, NORTH CAROLINA

I, C. Scott Brown, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT C. Mohler PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 16 DAY OF January, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 6, 2015

C. SCOTT BROWN NOTARY PUBLIC SAMPSON COUNTY, NC



NO APPROVAL REQUIRED
BY THE CITY OF FAYETTEVILLE
Marsha B Bryant
SIGNATURE DATE
Planning 1-16-2013
TITLE

CAMPBELLTON THE CITY OF FAYETTEVILLE, NORTH CAROLINA CROSS CREEK 1762

FILED Jan 16, 2013 11:56:00 am
BOOK 00132
PAGE 0003 THRU 0003
INSTRUMENT # 01942
RECORDING $21.00
EXCISE TAX (None)

FILED
CUMBERLAND
COUNTY NC
J. LEE WARREN JR.
REGISTER
OF DEEDS
DJ

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777
License Number: C-2554
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER
01·15·13

REVISIONS

PROJECT NAME

RECOMBINATION SURVEY OF LOTS 77 AND 78 HIGHLAND POINTE @ SUMMER GROVE PHASE TWO PB 131, PG 78 (ZERO LOT LINE)

TAX ID# 0405-04-7875 & 0405-04-8832
SEAFARER DRIVE
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

HIGHLAND POINT OF CC, LLC

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

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	CHRIS
PROJECT NUMBER:	486

DRAWING SCALE

HORIZONTAL: 1"=30'

DATE SURVEYED

JANUARY 14, 2013

SHEET NUMBER

1 OF 1

M:\Mike Harrell\486-Wood Subdivision\CIVIL 3D\DWG\MAPS\486-RECOMBINATION MAP.dwg • RECOMBINATION MAP • 1.15.2013 1:32:32 PM