

VICINITY MAP  
NOT TO SCALE

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.

*Benjamin M. Lail*  
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Benjamin M. Lail, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Lorraine Mohler  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 23 DAY OF June, 2014.

Benjamin M. Lail  
NOTARY PUBLIC  
MY COMMISSION EXPIRES October 10, 2018

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.

*David E. Murphy*  
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Benjamin M. Lail, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

David E. Murphy  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 23 DAY OF June, 2014.

Benjamin M. Lail  
NOTARY PUBLIC  
MY COMMISSION EXPIRES October 10, 2018

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

*Donna F. Rybicky*  
REVIEW OFFICER

DATE: 7-18-14

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9471 AND PAGE 2323.

AREA: (BY COORDINATE COMPUTATION)  
806,783 SF (18.52 AC)

PIN NO.: 9495-96-4204  
0405-06-4834  
0405-06-4962

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.

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

ZONING:  
R10  
30' FRONT  
10' MINIMUM SIDE (SINGLE STORY)  
15' MINIMUM SIDE (TWO STORY)  
35' REAR

AR  
30' FRONT  
15' MINIMUM SIDE  
35' REAR



APPROVED BY THE CITY OF FAYETTEVILLE  
ON THE 18 DAY OF July, 2014

*Benjamin M. Lail*  
SIGNATURE  
DATE: 7/18/2014

409 Chicago Drive - Suite 112  
Fayetteville, North Carolina 28306  
Phone: (910) 426-5777  
Fax: (910) 426-5777  
License Number: C-2354

**4D SITE SOLUTIONS, INC.**  
A SURVEYING & CONSTRUCTION LAYOUT FIRM

*Benjamin M. Lail*  
NOTARY PUBLIC  
CUMBERLAND COUNTY, NC  
06-23-14

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - COMBINED SCALE FACTOR: 0.99988203  
LOCALIZATION POINT N: 455,707.065 E: 2,000,074.357  
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
  - THE HORIZONTAL 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 LIES WITHIN A ZONE X ACCORDING TO MAP# 3710949500J AND 3720040500J OF THE FLOOD INSURANCE RATE, BOTH DATED JANUARY 5, 2007.
  - THERE IS 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
  - TOTAL NUMBER OF LOTS: 61

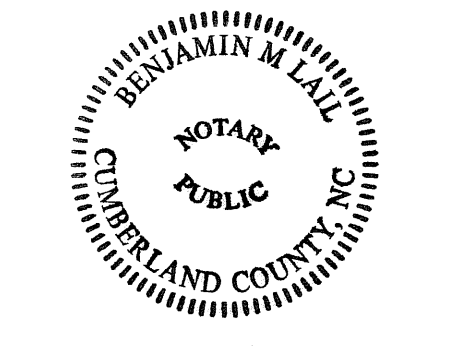
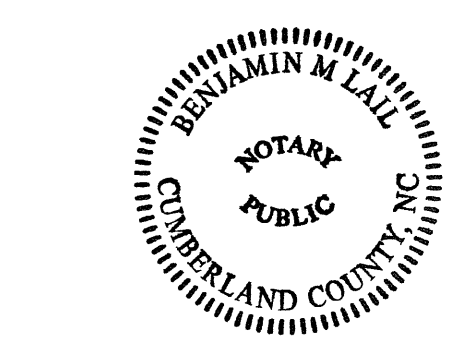
- REFERENCES:
- |                 |                 |
|-----------------|-----------------|
| DB 3497, PG 849 | DB 8743, PG 674 |
| DB 3550, PG 462 | DB 8823, PG 332 |
| DB 3584, PG 223 | DB 8847, PG 666 |
| DB 4531, PG 804 | DB 8849, PG 412 |
| DB 5543, PG 443 | DB 8895, PG 524 |
| DB 6171, PG 328 | DB 8905, PG 233 |
| DB 6761, PG 440 | DB 8916, PG 450 |
| DB 7194, PG 857 | DB 8939, PG 416 |
| DB 7196, PG 524 | DB 8951, PG 642 |
| DB 7303, PG 638 | DB 8962, PG 177 |
| DB 7282, PG 648 | DB 8966, PG 70  |
| DB 7286, PG 760 | DB 8977, PG 19  |
| DB 7347, PG 515 | DB 8996, PG 195 |
| DB 7384, PG 45  | DB 9018, PG 421 |
| DB 7394, PG 648 | DB 9019, PG 555 |
| DB 7463, PG 721 | DB 9032, PG 64  |
| DB 7486, PG 243 | DB 9045, PG 497 |
| DB 7550, PG 889 | DB 9120, PG 167 |
| DB 7564, PG 200 | DB 9179, PG 868 |
| DB 7578, PG 518 | DB 9185, PG 432 |
| DB 7815, PG 799 | DB 9266, PG 448 |
| DB 7968, PG 285 | DB 9288, PG 572 |
| DB 8006, PG 60  | DB 9112, PG 121 |
| DB 8180, PG 789 | DB 9113, PG 184 |
| DB 8245, PG 74  | DB 9114, PG 62  |
| DB 8266, PG 835 | DB 9116, PG 10  |
| DB 8317, PG 353 | DB 9125, PG 94  |
| DB 8350, PG 229 | DB 9126, PG 94  |
| DB 8350, PG 690 | DB 9129, PG 74  |
| DB 8372, PG 881 | DB 9130, PG 172 |
| DB 8397, PG 982 | DB 9131, PG 121 |
| DB 8420, PG 889 | DB 9136, PG 81  |
| DB 8424, PG 105 | DB 9138, PG 49  |
| DB 8424, PG 352 | DB 9139, PG 54  |
| DB 8469, PG 297 | DB 9140, PG 49  |
| DB 8587, PG 163 | DB 9141, PG 71  |
| DB 8612, PG 544 |                 |

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

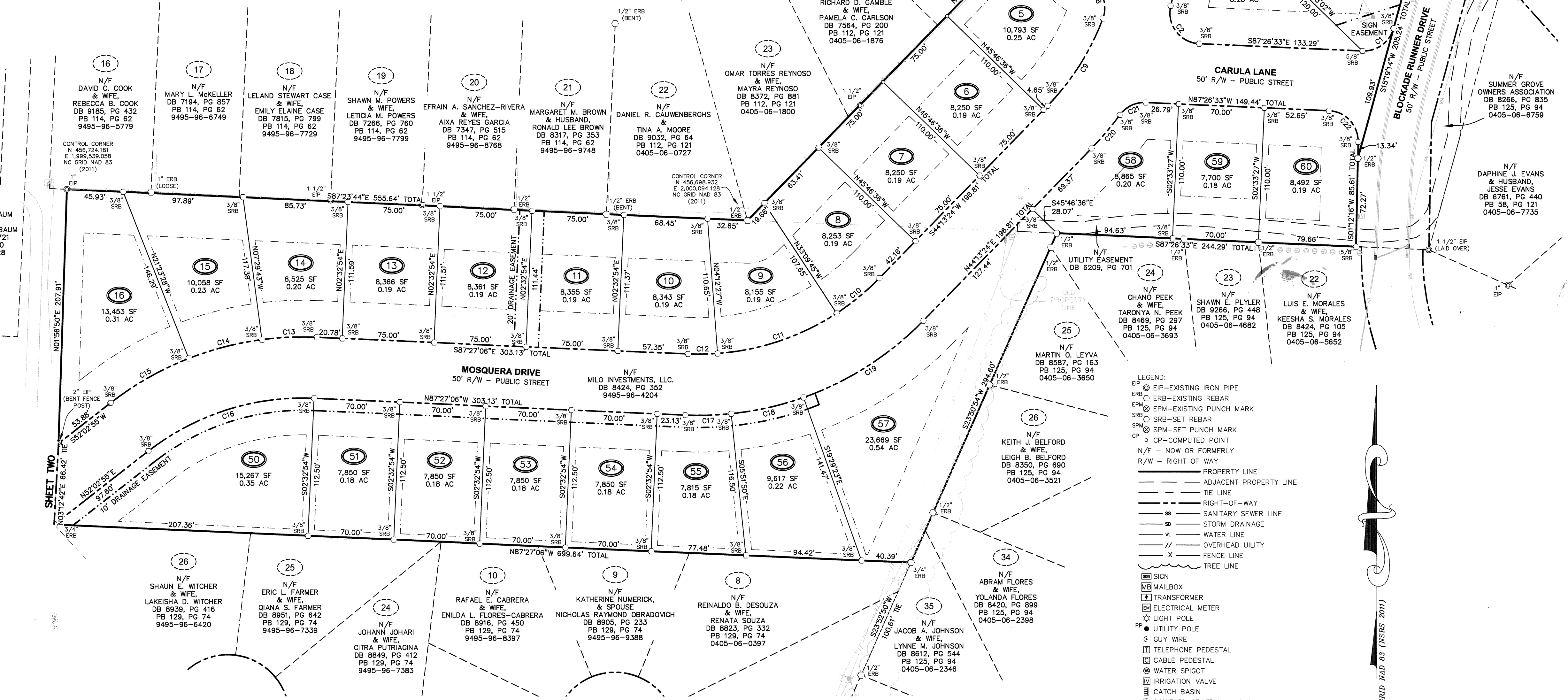
I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWS, PAGE HEREON OR OTHER REFERENCE SOURCE) THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 23 DAY OF June, 2014.

*Sean R. Seever*  
PROFESSIONAL LAND SURVEYOR - L-4571



*Benjamin M. Lail*  
NOTARY PUBLIC  
CUMBERLAND COUNTY, NC

*David E. Murphy*  
NOTARY PUBLIC  
CUMBERLAND COUNTY, NC



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	33.70	25.00	N53°56'21"E	31.21
C2	44.21	25.00	S36°46'43"E	38.67
C3	50.42	255.00	N08°13'17"E	50.34
C4	14.76	255.00	N00°53'56"E	14.76
C5	17.15	50.00	N10°35'00"W	17.06
C6	100.68	50.00	N78°05'30"W	84.51
C7	91.85	50.00	S08°24'09"E	79.47
C8	35.55	25.00	S20°17'17"E	32.63

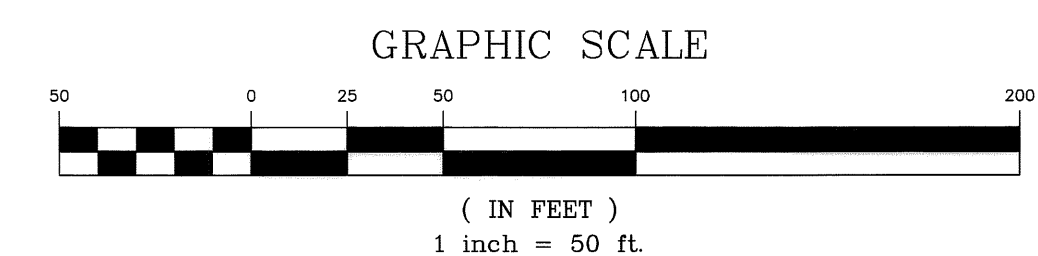
CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C9	85.05	205.00	S32°20'16"W	84.44
C10	45.13	205.00	S50°31'49"W	45.04
C11	103.60	205.00	S71°18'54"W	102.50
C12	24.17	205.00	S89°10'14"W	24.16
C13	44.70	255.00	S87°31'35"W	44.64
C14	61.85	255.00	S75°33'24"W	61.89
C15	73.70	255.00	S60°19'43"W	73.45
C16	144.91	205.00	S72°17'55"W	141.91

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C17	37.44	255.00	N88°20'32"E	37.41
C18	60.84	255.00	N77°19'24"E	60.50
C19	116.99	255.00	N57°22'00"E	115.97
C20	35.84	255.00	N40°11'47"E	35.81
C21	24.60	25.00	N64°21'49"E	23.62
C22	38.68	25.00	N43°07'08"W	34.94

- LEGEND:
- EP - EXISTING IRON PIPE
  - ERB - EXISTING REBAR
  - EPM - EXISTING PUNCH MARK
  - SRB - SET REBAR
  - SPM - SET PUNCH MARK
  - CP - COMPUTED POINT
  - N/F - NOW OR FORMERLY
  - R/W - RIGHT OF WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - THE LINE
  - RIGHT-OF-WAY
  - SANITARY SEWER LINE
  - STORM DRAINAGE
  - WATER LINE
  - OVERHEAD UTILITY
  - FENCE LINE
  - TREE LINE
  - SIGN
  - MB MAILBOX
  - TRANSFORMER
  - ELECTRICAL METER
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - WATER SPOGOT
  - IRRIGATION VALVE
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - CLEANOUT
  - TREE
  - ASPHALT
  - CONCRETE
  - WETLANDS
  - SOIL



REVISIONS

PROJECT NAME  
**PALMS AT SUMMER GROVE SUBDIVISION (ZERO LOT LINE)**

TAX ID# 9495-96-4204  
0405-06-4834  
0405-06-4962

BLOCKADE RUNNER DRIVE SEVENTY-FIRST TOWNSHIP CITY OF FAYETTEVILLE CUMBERLAND COUNTY NORTH CAROLINA

CLIENT  
**MILO INVESTMENTS, LLC**

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

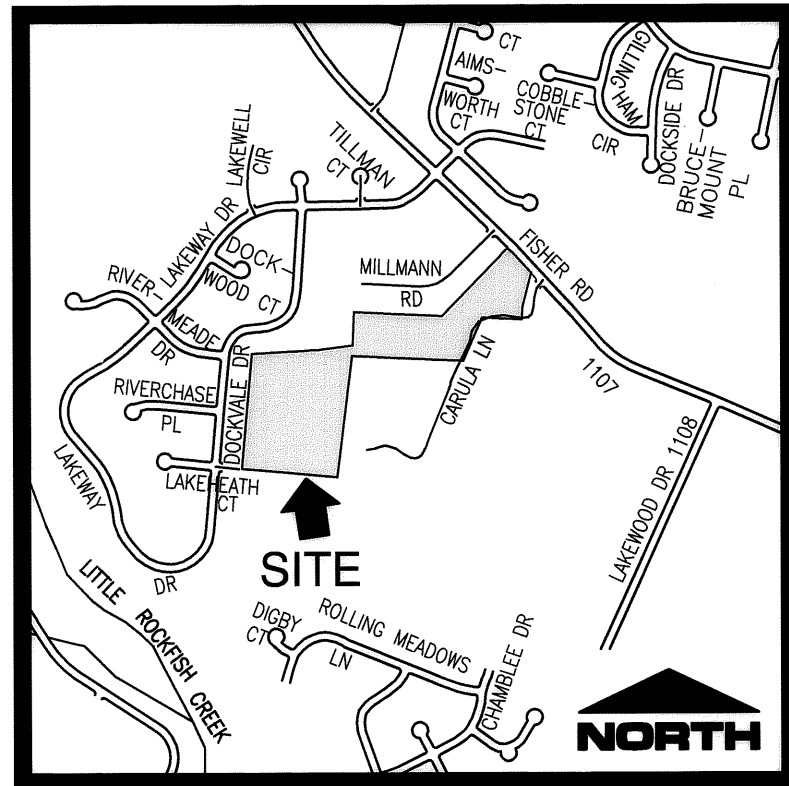
PROJECT INFORMATION

SURVEYED BY:	RON
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	518

DRAWING SCALE  
HORIZONTAL: 1"=50'

DATE SURVEYED  
MAY 30, 2014

SHEET NUMBER  
**1**  
OF 2



VICINITY MAP  
NOT TO SCALE

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  - LIGHT POLE
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  - CABLE PEDESTAL
  - WATER SPOUT
  - IRRIGATION VALVE
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TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

ZONING:  
R10  
30' FRONT  
10' MINIMUM SIDE (SINGLE STORY)  
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35' REAR  
AR  
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15' MINIMUM SIDE  
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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

*Donna McPherson & Edward M. Byrne*  
REVIEW OFFICER

DATE: 7-13-14

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.

*Benjamin M. Lail*  
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

*Benjamin M. Lail*  
A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

*Lorraine Mohler*  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 23 DAY OF June, 2014.

*Benjamin M. Lail*  
NOTARY PUBLIC

MY COMMISSION EXPIRES October 10, 2018

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*David E. Murphy*  
OWNER'S SIGNATURE

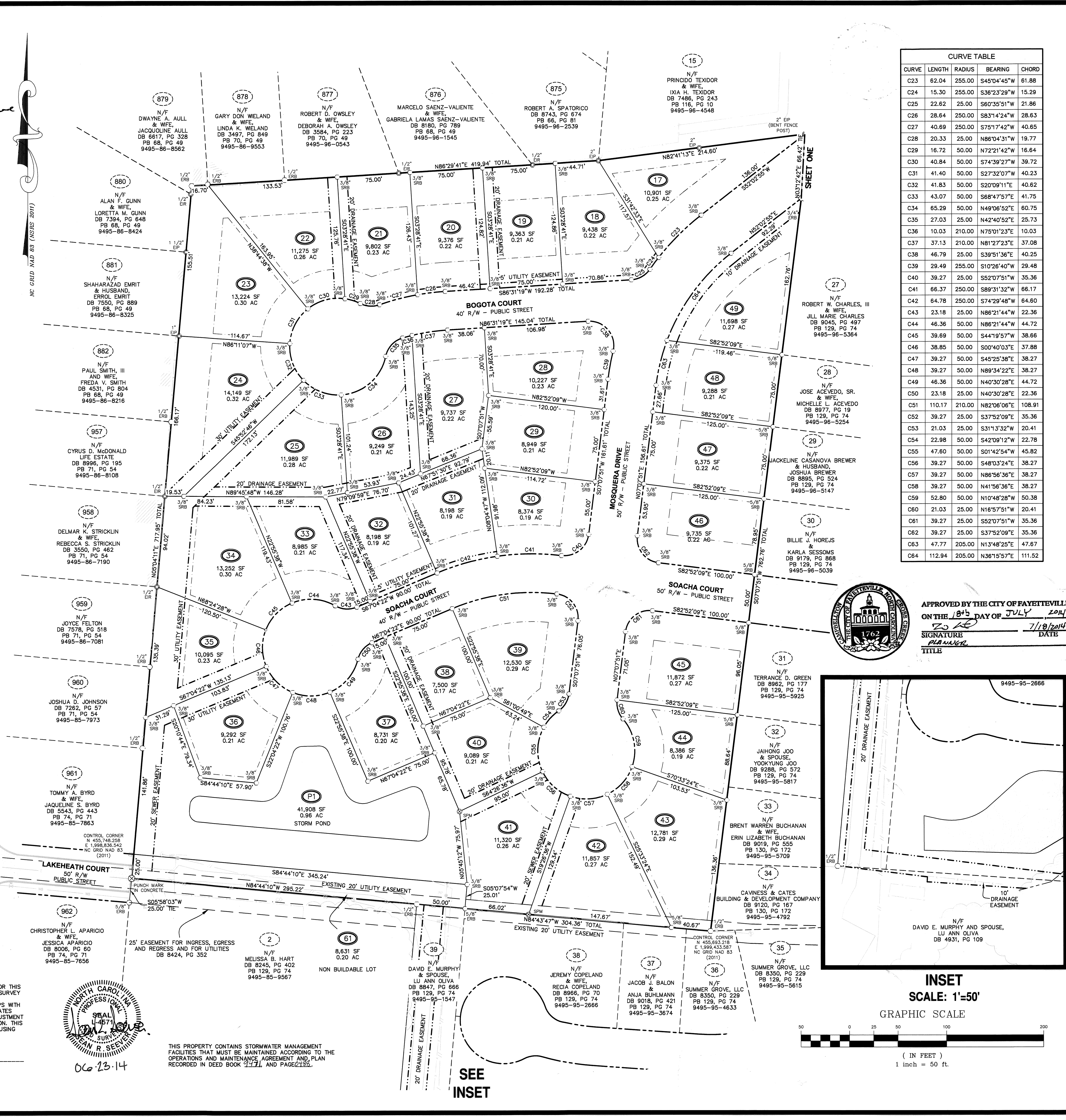
Cumberland COUNTY, NORTH CAROLINA

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*Benjamin M. Lail*  
NOTARY PUBLIC

MY COMMISSION EXPIRES October 10, 2018



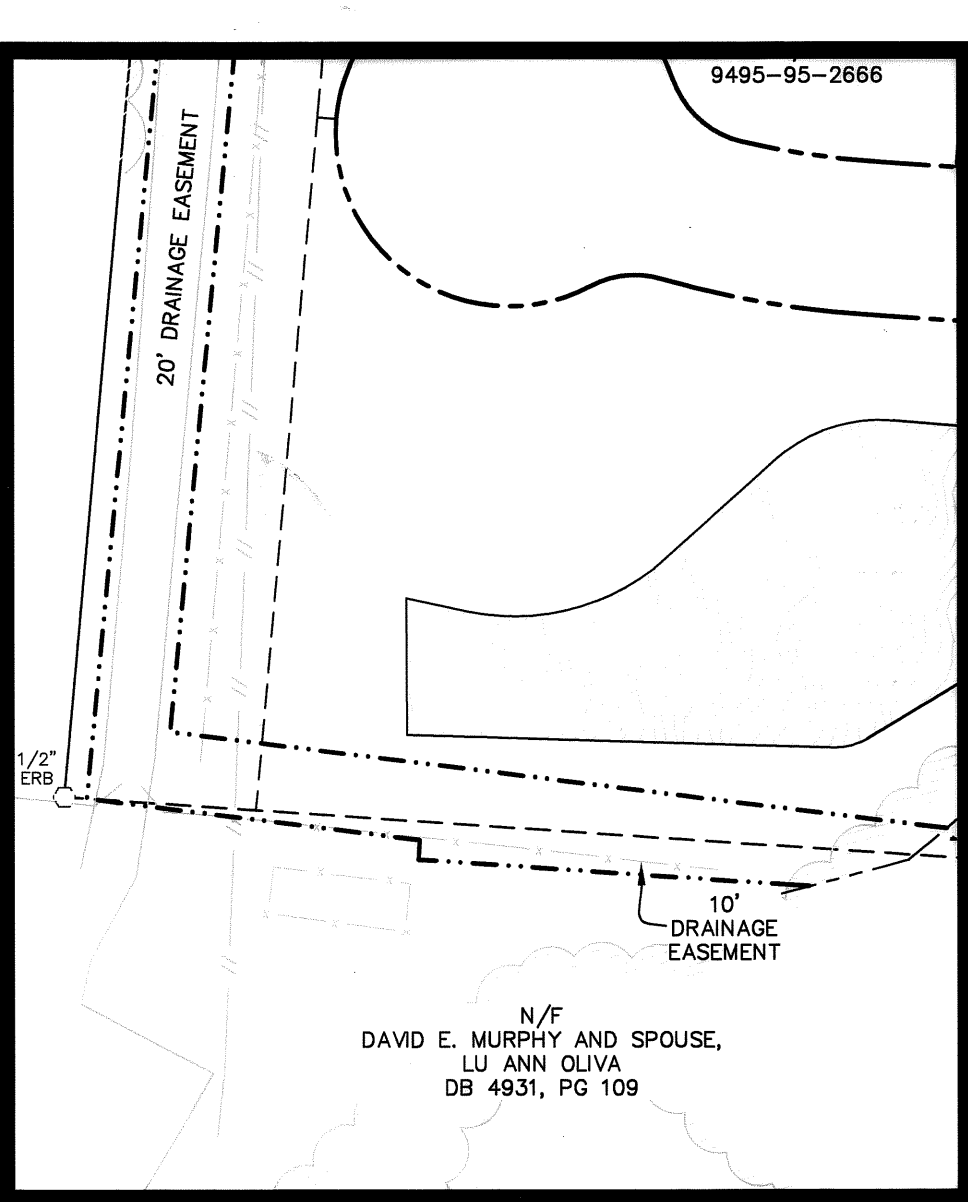
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C23	62.04	255.00	S45°04'45"W	61.88
C24	15.30	255.00	S36°23'29"W	15.29
C25	22.62	25.00	S60°35'51"W	21.86
C26	28.64	250.00	S83°14'24"W	28.63
C27	40.69	250.00	S75°17'42"W	40.65
C28	20.33	25.00	N86°04'31"W	19.77
C29	16.72	50.00	N72°21'42"W	16.64
C30	40.84	50.00	S74°39'27"W	39.72
C31	41.40	50.00	S27°32'07"W	40.23
C32	41.83	50.00	S20°09'11"E	40.62
C33	43.07	50.00	S68°47'57"E	41.75
C34	65.29	50.00	N49°06'52"E	60.75
C35	27.03	25.00	N42°40'52"E	25.73
C36	10.03	210.00	N75°01'23"E	10.03
C37	37.13	210.00	N81°27'23"E	37.08
C38	46.79	25.00	S39°51'36"E	40.25
C39	29.49	255.00	S10°26'40"W	29.48
C40	39.27	25.00	S52°07'51"W	35.36
C41	66.37	250.00	S89°31'32"W	66.17
C42	64.78	250.00	S74°29'48"W	64.60
C43	23.18	25.00	N86°21'44"W	22.36
C44	46.36	50.00	N86°21'44"W	44.72
C45	39.69	50.00	S44°19'57"W	38.68
C46	38.85	50.00	S00°40'03"E	37.88
C47	39.27	50.00	S45°25'38"E	38.27
C48	39.27	50.00	N89°34'22"E	38.27
C49	46.36	50.00	N40°30'28"E	44.72
C50	23.18	25.00	N40°30'28"E	22.36
C51	110.17	210.00	N82°06'06"E	108.91
C52	39.27	25.00	S37°52'09"E	35.36
C53	21.03	25.00	S31°13'32"W	20.41
C54	22.98	50.00	S42°09'12"W	22.78
C55	47.60	50.00	S01°42'54"W	45.82
C56	39.27	50.00	S48°03'24"E	38.27
C57	39.27	50.00	N86°56'36"E	38.27
C58	39.27	50.00	N41°56'36"E	38.27
C59	52.80	50.00	N10°48'28"W	50.38
C60	21.03	25.00	N16°57'51"W	20.41
C61	39.27	25.00	S52°07'51"W	35.36
C62	39.27	25.00	S37°52'09"E	35.36
C63	47.77	205.00	N13°48'25"E	47.67
C64	112.94	205.00	N36°15'57"E	111.52



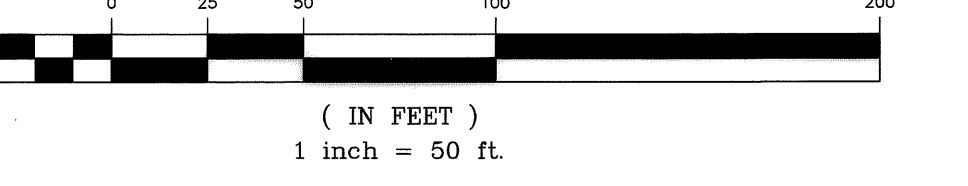
APPROVED BY THE CITY OF FAYETTEVILLE  
ON THE 18th DAY OF JULY, 2014

*PLAUGER*  
SIGNATURE

7/18/2014  
DATE



INSET  
SCALE: 1"=50'  
GRAPHIC SCALE



REVISIONS

PROJECT NAME  
**PALMS AT SUMMER GROVE SUBDIVISION (ZERO LOT LINE)**

TAX ID# 9495-96-4204  
0405-06-4834  
0405-06-4962

BLOCKADE RUNNER DRIVE  
SEVENTY-FIRST TOWNSHIP  
CITY OF FAYETTEVILLE  
CUMBERLAND COUNTY  
NORTH CAROLINA

CLIENT  
**MILO INVESTMENTS, LLC**

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

PROJECT INFORMATION

SURVEYED BY:	RON
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	518

DRAWING SCALE  
HORIZONTAL: 1"=50'

DATE SURVEYED  
MAY 30, 2014

SHEET NUMBER  
**2**