



VICINITY MAP
NOT TO SCALE

- LEGEND:
- ERB - EXISTING REBAR
 - SRB - SET REBAR
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - CMP - CORRUGATED METAL PIPE
 - FTE - FINISHED FLOOR ELEVATION
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - TIE LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - PERMANENT EASEMENT
 - WETLANDS
 - WETLANDS
 - STORM WATER POND

- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99988203
LOCALIZATION POINT N: 455,707.085 E: 2,000,074.357
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 LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3710949500J AND 3720040500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 8. ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 9. THE PURPOSE OF THIS MAP IS TO CORRECT THE DISTANCES FOR LOT 33 & 34 AS RECORDED IN PB 129, PG 74.

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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 8350, PAGE 229 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 14 DAY OF JUNE, 2012.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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.

[Signature]
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Shannon C. McNeill A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Christopher E. Cates PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 26 DAY OF JUNE, 2012.

Shu C. McNeill
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/9/2015

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.

[Signature]
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

I, Shannon C. McNeill A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Christopher E. Cates PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 25 DAY OF JUNE, 2012.

Shu C. McNeill
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/9/2015

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.

Donna McFayden
REVIEW OFFICER

DATE: 6-26-12

NO APPROVAL REQUIRED
BY THE CITY OF FAYETTEVILLE

Masha B. Bryant
SIGNATURE DATE 6-26-12
Playman
TITLE



NC GRID NAD 83 (NSRS 2007)

AREA: (BY COORDINATE COMPUTATION)
LOT 33 8,266 SF (0.19 AC)
LOT 34 7,670 SF (0.18 AC)

PIN NO: 9495-95-5709
9495-95-4792

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

REFERENCES:
DB 8350, PG 229
DB 8424, PG 352
DB 8855, PG 55
DB 8917, PG 603
PB 129, PG 150
PB 129, PG 74



REVISIONS

PROJECT NAME
CORRECTION PLAT FOR SUMMER GROVE PHASE II LOTS 33 & 34 PB 129, PG 74 (ZERO LOT LINE)

TAX ID# 9495-95-5709
9495-95-4792

TRUEWINDS DRIVE
ROCKFISH TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

SUMMER GROVE, LLC

7670 Raeford Road
Fayetteville, North Carolina 28304
Phone: (910) 263-2928
Fax: (910) 875-1196

PROJECT INFORMATION

SURVEYED BY:	WES
DRAWN BY:	SEAN
CHECKED BY:	SEAN
PROJECT NUMBER:	479

DRAWING SCALE

HORIZONTAL: 1"=30'

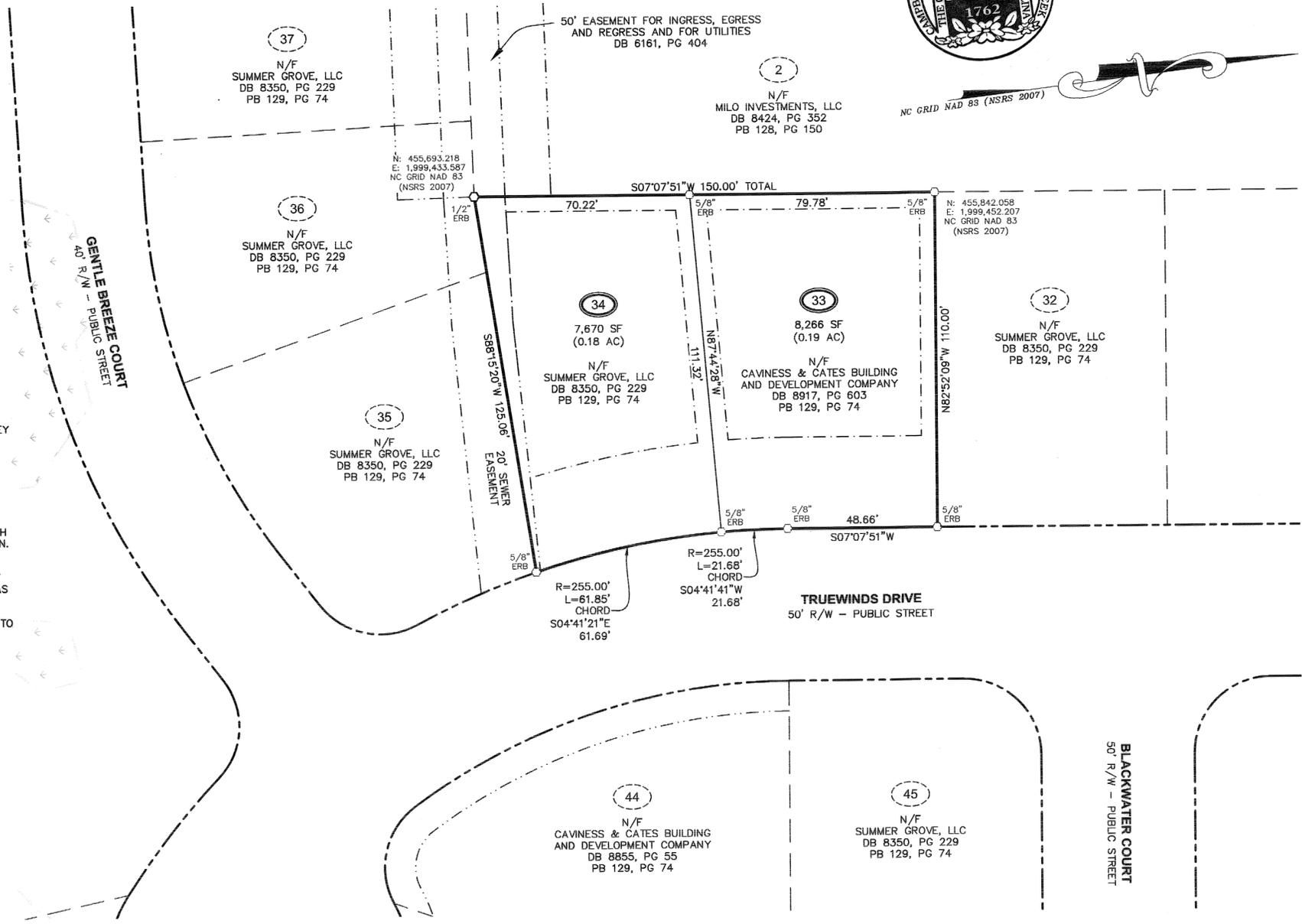
DATE SURVEYED

AUGUST 1, 2011

SHEET NUMBER

1

OF



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-211 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 JANUARY 12, 2010 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

FILED Jun 26, 2012 12:08:00 pm
BOOK 00130
PAGE 0172 THRU 0172
INSTRUMENT # 23426
RECORDING \$21.00
EXCISE TAX (None)

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

