



REVISIONS

PROJECT NAME
CORRECTION PLAT FOR THE RECOMBINATION SURVEY OF SUMMER GROVE PHASE I LOTS 53-58, SUBDIVISION SURVEY OF SUMMER GROVE PHASE II (ZERO LOT LINE)

TAX ID# 9495-95-6879
 BLACKWATER COURT
 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

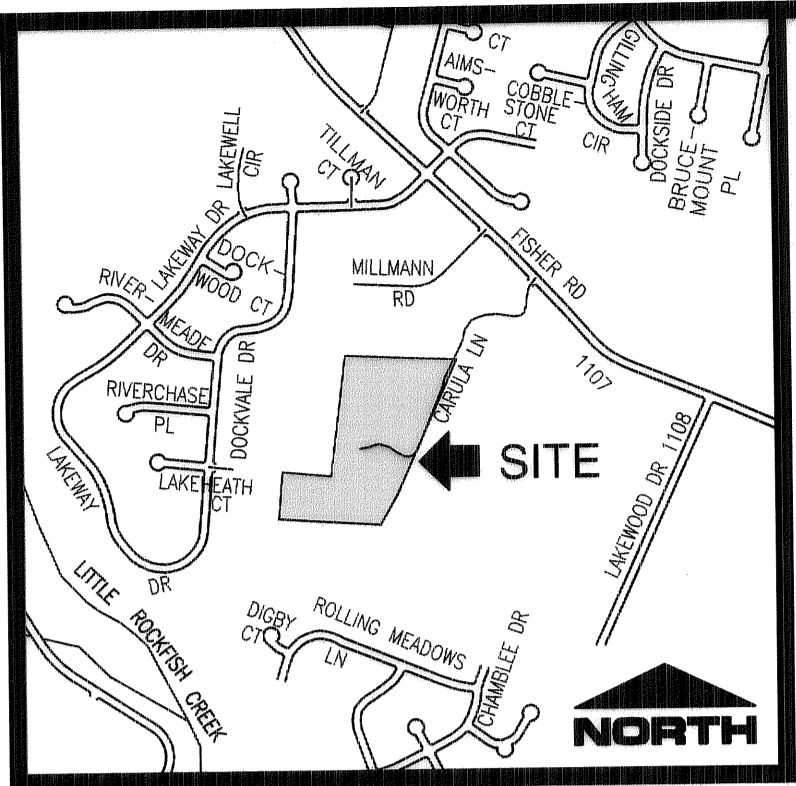
PROJECT INFORMATION

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

DRAWING SCALE
 HORIZONTAL: 1"=60'

DATE SURVEYED
 AUGUST 1, 2011

SHEET NUMBER
1



VICINITY MAP
 NOT TO SCALE

LEGEND:

EP	EXISTING IRON PIPE
ERB	EXISTING REBAR
PM	PUNCH MARK
CP	COMPUTED POINT
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE
FFE	FINISHED FLOOR ELEVATION
---	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
---	TIE LINE
- - -	RIGHT-OF-WAY
---	SETBACK LINE
- - -	PERMANENT EASEMENT
---	WETLANDS
---	STORM WATER POND

AREA: (BY COORDINATE COMPUTATION)
 648,930 SF (14.90 AC)

PIN NO:
 9495-95-6879
 0405-05-0693
 0405-05-0814
 0405-05-0874
 0405-05-1769
 9495-95-9885
 9495-95-9773

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

REFERENCES:
 DB 4286, PG 639
 DB 4831, PG 109
 DB 5881, PG 897
 DB 6161, PG 404
 DB 8245, PG 402
 DB 8350, PG 229
 DB 8268, PG 835
 DB 8358, PG 106
 DB 8360, PG 838
 DB 8401, PG 502
 DB 8406, PG 289
 DB 8409, PG 408
 DB 8419, PG 747
 DB 8420, PG 999
 DB 8423, PG 98
 DB 8424, PG 352
 DB 8449, PG 712
 DB 8526, PG 132
 DB 8535, PG 836
 DB 8536, PG 861
 PB 81, PG 191
 PB 125, PG 94
 PB 128, PG 150

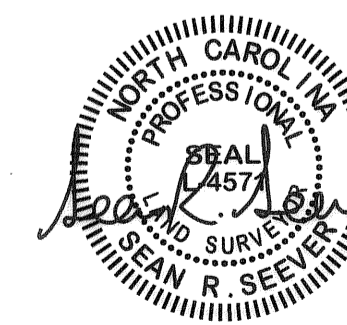
NO APPROVAL REQUIRED
 BY THE CITY OF FAYETTEVILLE

Deborah Bryant
 SIGNATURE DATE
 Planner 9-14-2011
 TITLE



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 8350, PAGE 229 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 8350, PAGE 229 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 13 DAY OF SEPTEMBER, 2011.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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 NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3710849500 AND 3720040500, OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 8. CORNER COULD NOT BE SET DUE TO AN EXISTING FENCE POST ON LINE. ALL OTHER SET CORNERS ARE REBAR.
 9. 53 BUILDABLE LOTS.

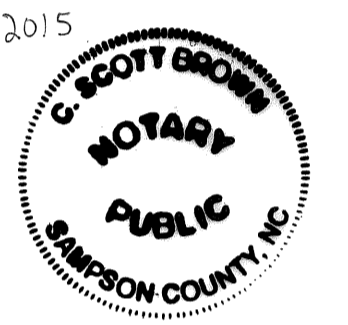
THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAN AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

Sean R. Seever
 OWNER'S SIGNATURE

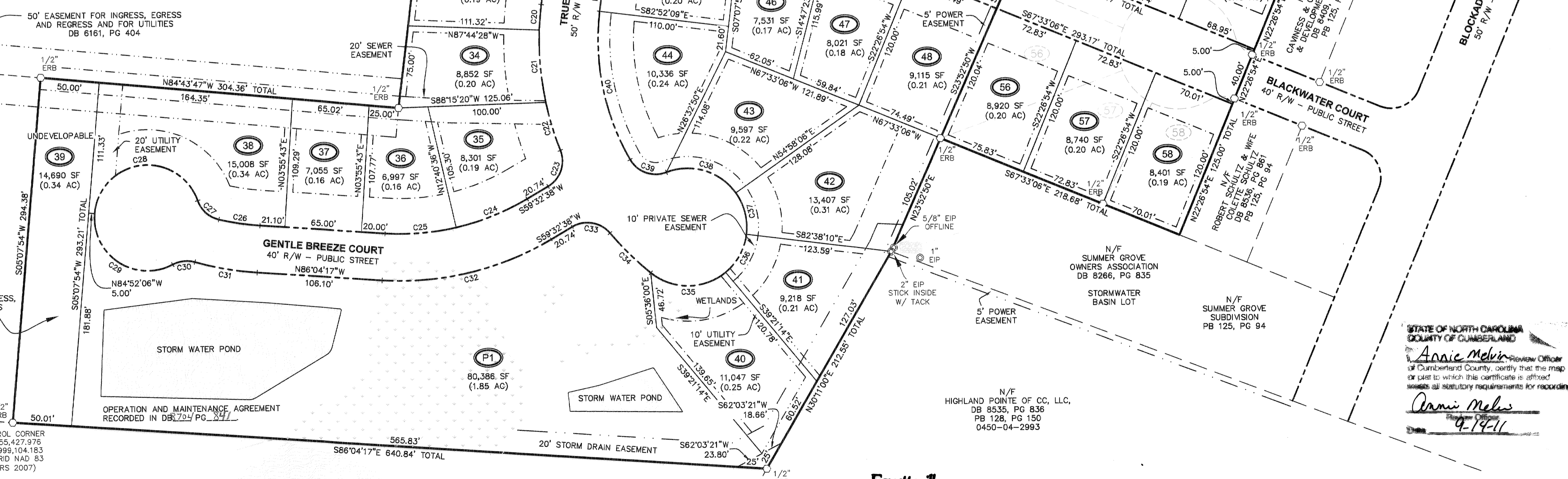
SEAN R. SEEVER
 COUNTY, NORTH CAROLINA

I, *Sean R. Seever* A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 13 DAY OF SEPTEMBER, 2011.

NOTARY PUBLIC
 MY COMMISSION EXPIRES October 6, 2015



CORRECTION PLAT
 THIS PLAT IS BEING RECORDED TO CORRECT THE DISTANCE SHOWN ALONG THE NORTHERN MOST LINE OF THE PARENT TRACT ON PLAT BOOK 129 PAGE 150

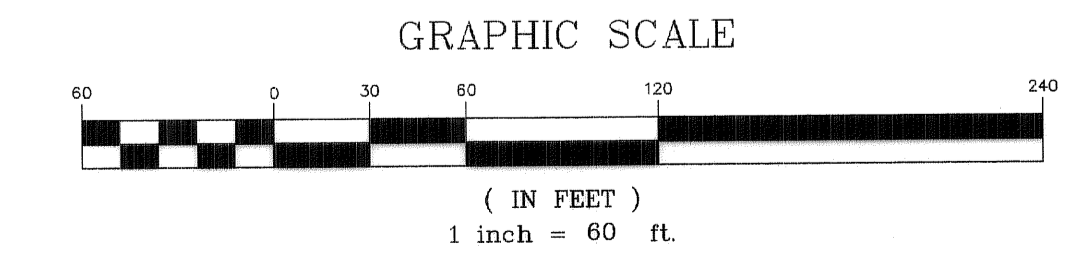


I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-21 FOC SPECIFICATIONS WITH GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE 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

David E. Murphy & Spouse
 N/F
 DAVID E. MURPHY & SPOUSE,
 LU ANN OLIVA
 DB 4931, PG 109
 9495-95-0180

Sean Rodriguez
 City Engineer



FILED Sep 14, 2011 12:29:00 pm FILED
 BOOK 00129 CUMBERLAND
 PAGE 0074 THRU 0074 COUNTY NC
 INSTRUMENT # 29973 REGISTER
 RECORDING \$21.00 OF DEEDS
 EXCISE TAX (None)