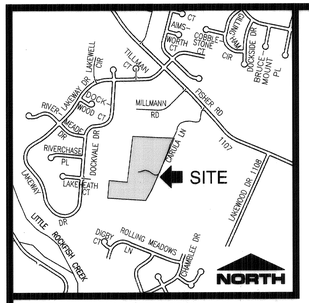

VICINITY MAP
NOT TO SCALE

LEGEND:
- EIP–EXISTING IRON PIPE
- ERB–EXISTING REBAR
- 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
- 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
9495-95-9685
9495-95-9773

ZONING: R10

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

REFERENCES:
DB 4266, PG 639
DB 4931, PG 109
DB 5881, PG 887
DB 6161, PG 404
DB 8245, PG 402
DB 8350, PG 229
DB 8266, PG 835
DB 8358, PG 106
DB 8360, PG 838
DB 8401, PG 502
DB 8406, PG 269
DB 8409, PG 405
DB 8419, PG 747
DB 8420, PG 899
DB 8423, PG 98
DB 8424, PG 352
DB 8449, PG 712
DB 8526, PG 193
DB 8535, PG 836
DB 8536, PG 861
PB 81, PG 191
PB 125, PG 94
PB 128, PG 150

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27'	25.00'	N22°33'06"W	35.36'
C2	9.51'	50.00'	N16°59'52"E	9.50'
C3	33.27'	50.00'	N07°30'54"W	32.66'
C4	35.76'	50.00'	N47°03'51"W	35.00'
C5	39.03'	50.00'	N89°54'58"W	38.05'
C6	36.57'	50.00'	S46°45'59"W	35.76'
C7	64.48'	50.00'	S11°08'01"E	60.11'
C8	30.77'	25.00'	N12°48'58"W	28.87'
C9	35.35'	25.00'	S62°57'14"W	32.48'
C10	67.93'	615.00'	S79°42'18"E	67.89'
C11	39.27'	25.00'	N37°52'09"W	35.36'
C12	30.77'	25.00'	N42°23'43"E	28.87'
C13	60.17'	50.00'	N43°11'06"E	56.60'
C14	41.89'	50.00'	N15°17'36"W	40.68'
C15	38.02'	50.00'	N61°04'59"W	37.11'
C16	43.02'	50.00'	S72°29'04"W	41.70'
C17	35.52'	50.00'	S27°29'04"W	34.78'
C18	39.27'	25.00'	N52°07'51"E	35.36'
C19	39.27'	25.00'	N37°52'09"W	35.36'
C20	21.68'	255.00'	S04°41'41"W	21.68'
C21	61.85'	255.00'	S04°41'21"E	61.69'
C22	42.60'	255.00'	S16°25'20"E	42.55'
C23	35.23'	25.00'	N19°10'05"E	32.39'
C24	65.16'	210.00'	N68°26'01"E	64.90'
C25	60.86'	210.00'	N85°37'33"E	60.65'
C26	35.23'	210.00'	S81°15'55"E	35.19'
C27	25.25'	25.00'	S47°31'29"E	24.19'
C28	122.74'	45.00'	S83°16'15"W	88.08'
C29	96.64'	45.00'	S56°23'23"E	79.11'
C30	19.26'	25.00'	S84°09'47"W	18.79'
C31	53.71'	250.00'	S79°55'01"E	53.60'
C32	150.03'	250.00'	N76°44'11"E	147.79'
C33	35.23'	25.00'	N80°04'49"W	32.39'
C34	48.49'	255.00'	S45°09'08"E	48.42'
C35	68.73'	50.00'	S89°58'37"E	63.44'
C36	37.77'	50.00'	N29°00'18"E	36.88'
C37	37.00'	50.00'	N13°50'02"W	36.16'
C38	66.18'	50.00'	N72°57'00"W	61.45'
C39	35.55'	25.00'	S70°07'42"E	32.63'
C40	130.66'	205.00'	S11°07'43"E	128.46'
C41	39.27'	25.00'	S52°07'51"W	35.36'
C42	75.52'	565.00'	N79°02'23"W	75.47'
C43	75.52'	565.00'	N71°22'52"W	75.47'

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. 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.
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. CORNER COULD NOT BE SET DUE TO AN EXISTING FENCE POST ON LINE. ALL OTHER SET CORNERS ARE ½" REBAR.
9. 53 BUILDABLE LOTS.

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY 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

CHRIS CATES

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 11 DAY OF August 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

C. SCOTT BROWN NOTARY PUBLIC SAMPSON COUNTY, NC

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 19 DAY OF August 2011
Marsha Britt Bryant
SIGNATURE DATE
Planner 8-19-2011
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.

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 _____; 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 AUGUST, 2011.

PROFESSIONAL LAND SURVEYOR – L-4571

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
08.16.11

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-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 JANUARY 12, 2010 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L-4571

NC GRID NAD 83 (NSRS 2007)

2" EIP (BENT FENCE POST)
S03°12'42"W 66.42' TIE
3/4" ERB

N/F MILO INVESTMENTS, LLC DB 8424, PG 352 9495-96-4204 PB 128, PG 150

N8°27'06"W 79.01' TOTAL
S23°41'35"W 44.45' TIE
1/2" ERB
3/4" ERB

N/F ABRAM FLORES, & WIFE YOLNADA FLORES DB 8420, PG 899 PB 125, PG 94

N/F CAVNESS & YATES BUILDING & DEVELOPMENT COMPANY DB 8449, PG 712 PB 125, PG 94

N/F DANIEL G HOFFHINES DB 8419, PG 747 PB 125, PG 94

N/F LESTER B. LANE JR. & WIFE OKWHA LANE DB 8358, PG 106 PB 125, PG 94

N/F ELSIE MOHLER DB 8360, PG 838 PB 125, PG 94

N/F SUMMER GROVE SUBDIVISION PB 125, PG 94 0405-05-0544

N/F JEFF S. MATSLER, & WIFE MARY M. MATSLER DB 8423, PG 98 PB 125, PG 94

N/F JAMES DANIEL HILTON & WIFE NORAZLINDA HILTON DB 8401, PG 502 PB 125, PG 94

N/F SAMUEL F. MORRIE & TINA MARIE MORRIS HUSBAND & WIFE DB 8406, PG 269 PB 125, PG 94

N/F CHRIS H. CATES & WIFE LEE ANN CATES DB 8526, PG 193 PB 125, PG 94

N/F CAVNESS & YATES BUILDING & DEVELOPMENT COMPANY DB 8449, PG 712 PB 125, PG 94

N/F ROBERT SALAS SR. & WIFE COLLEEN SALAS DB 8535, PG 836 PB 125, PG 94

SEAWATER COURT 40' R/W – PUBLIC STREET

SCHONNER COURT 40' R/W – (PUBLIC STREET)

BLOCKADE RUNNER DRIVE 50' R/W – PUBLIC STREET

BLACKWATER COURT 40' R/W – PUBLIC STREET

DEEPWATER COURT 50' R/W – PUBLIC STREET

TRUEWINDS DRIVE 50' R/W – PUBLIC STREET

SOACHA COURT 50' R/W – PUBLIC STREET

BLACKWATER COURT 50' R/W – PUBLIC STREET

GENTLE BREEZE COURT 40' R/W – PUBLIC STREET

SEE NOTE #8

N/F SUMMER GROVE, LLC DB 8350, PG 229 9495-95-6879

N/F SUMMER GROVE OWNERS ASSOCIATION DB 8266, PG 835 STORMWATER BASIN LOT

N/F SUMMER GROVE SUBDIVISION PB 125, PG 94

N/F HIGHLAND POINTE OF CC, LLC, DB 8535, PG 836 PB 128, PG 150 0450-04-2993

N/F MELISSA B. HART DB 8245, PG 402 PB 81, PG 191 9495-85-9567

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

PUNCH MARK IN CONCRETE
5/8" ERB
S84°44'10"E 295.33' TIE
50' EASEMENT FOR INGRESS, EGRESS AND REGRESS AND FOR UTILITIES DB 6161, PG 404
20' SEWER EASEMENT
20' UTILITY EASEMENT
10' PRIVATE SEWER EASEMENT
5' POWER EASEMENT
20' STORM DRAIN EASEMENT
UNDEVELOPABLE
STORM WATER POND
WETLANDS
10' UTILITY EASEMENT
OPERATION AND MAINTENANCE AGREEMENT RECORDED IN DB 8204, PG 341
5/8" EIP OFFLINE
1" EIP
2" EIP STICK INSIDE W/ TACK
CONTROL CORNER N: 455,427.976 E: 1,999,104.183 NC GRID NAD 83 (NSRS 2007)
CONTROL CORNER N: 455,384.070 E: 1,999,743.515 NC GRID NAD 83 (NSRS 2007)

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 8-22-11

FILED Aug 22, 2011 10:17:00 am
BOOK 00129
PAGE 0052 THRU 0052
INSTRUMENT # 27110
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS
RT

Fayetteville North Carolina
Know all men by these presents, that I hereby certify that on this the 19th day of AUGUST, 20 11, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.
City Engineer

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

409 Chicago Drive - Suite 12
Fayetteville North Carolina 28306
Phone: (910) 426-6777
Fax (910) 426-5777
License Number: C-2354
4D SITE SOLUTIONS, INC
ENGINEERING & SURVEYING & GPS & CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
08.16.11

REVISIONS

PROJECT NAME
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
OF 1