

VICINITY MAP  
NOT TO SCALE

LEGEND:

- ERB - EXISTING REBAR
- SRB - SET REBAR
- CP - COMPUTED POINT
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- SETBACK LINE
- WETLANDS
- EDGE OF WATER
- 500 YEAR FLOOD LINE
- 100 YEAR FLOOD LINE
- FLOODWAY
- MAILBOX
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- WETLANDS
- POND

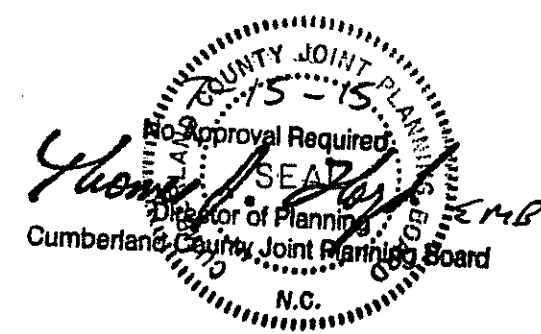
TOTAL AREA: (BY COORDINATE COMPUTATION)  
51,739 SF (1.188 AC)

PIN NO: 9494-80-9438 & 9494-90-0581

ZONING: RR  
30' FRONT  
15' SIDE  
35' REAR

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.

THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE TOWN OF HOPE MILLS AS OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).



STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

Donna McFadden  
REVIEW OFFICER

DATE: 7-15-15

THE UNDERSIGNED HERE 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.

Ang Hall  
OWNER'S SIGNATURE

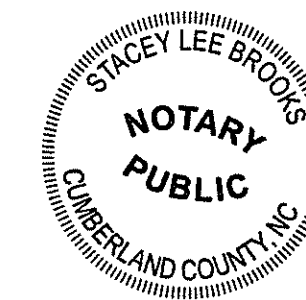
Cumberland COUNTY, NORTH CAROLINA

I, Stacey Lee Brooks, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Ang Hall  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 9th DAY OF July, 2015.

Stacey Lee Brooks  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-21-18



REVISIONS

PROJECT NAME

RECOMBINATION  
SURVEY OF  
LOTS 78 & 79 OF  
THE PRESERVE AT  
LAKE UPCHURCH  
PHASE ONE SECTION TWO  
(ZERO LOT LINE)

TAX ID#9494-80-9438  
9494-90-0581

2340 & 2344 PARK GARDEN CT  
ROCKFISH TOWNSHIP  
TOWN OF HOPE MILLS  
CUMBERLAND COUNTY  
NORTH CAROLINA

CLIENT

**Bill Clark Homes**  
*Building. Family. Traditions.*

200 East Arlington Boulevard  
Greenville, North Carolina 27858  
Phone: (252) 814-1481

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	844

DRAWING SCALE

HORIZONTAL: 1"=50'

DATE SURVEYED

JULY 6, 2015

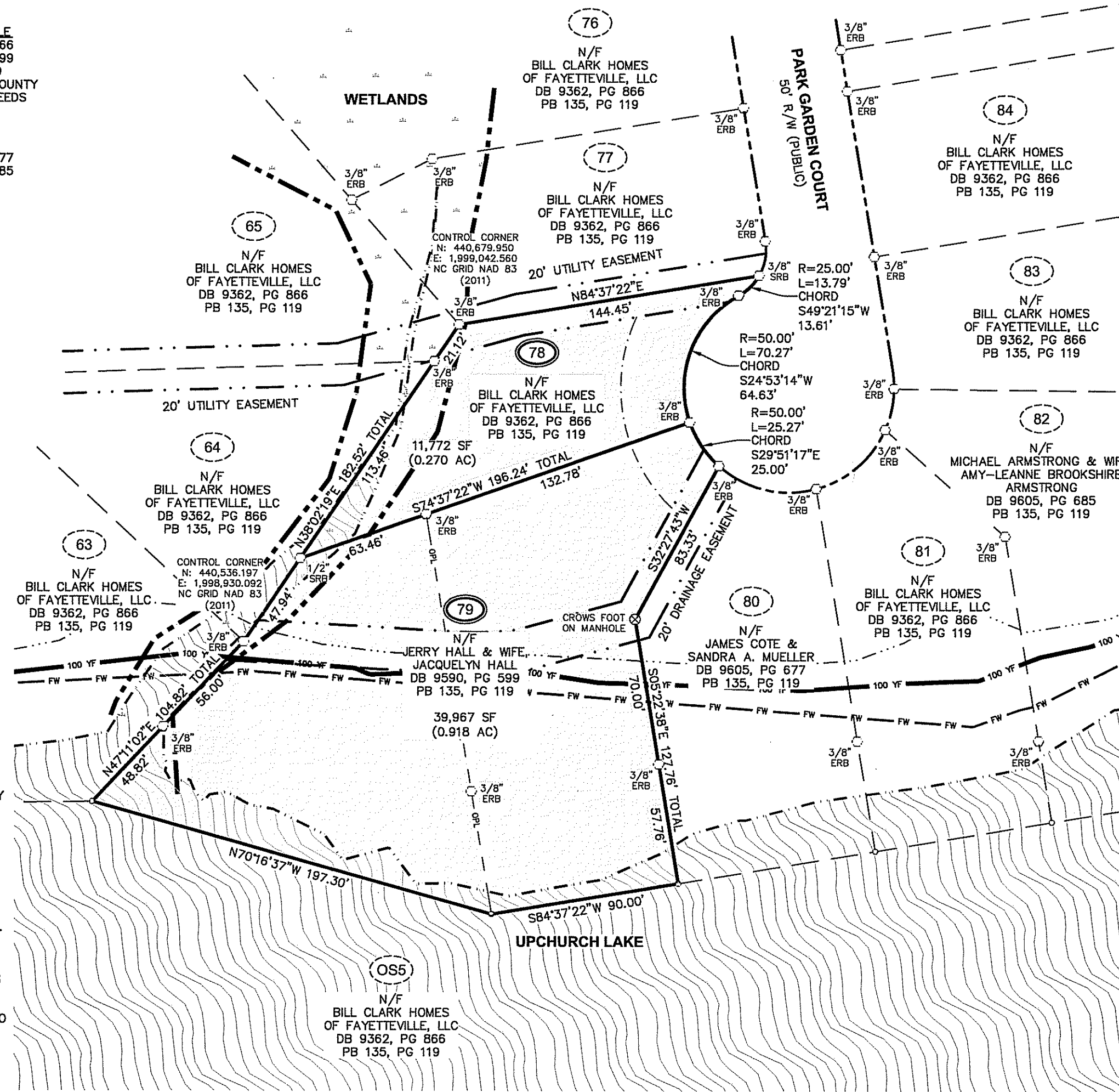
SHEET NUMBER

1

OF

SOURCE OF TITLE  
DB 9362, PG 866  
DB 9590, PG 599  
PB 135, PG 119  
CUMBERLAND COUNTY  
REGISTER OF DEEDS

REFERENCES:  
DB 9605, PG 677  
DB 9605, PG 685



THE UNDERSIGNED HERE 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.

Brian D. Walker Manager  
OWNER'S SIGNATURE

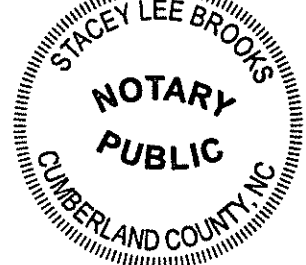
Cumberland COUNTY, NORTH CAROLINA

I, Stacey Lee Brooks, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Brian D. Walker manager  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 8th DAY OF July, 2015.

Stacey Lee Brooks  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-21-18



"NO APPROVAL REQUIRED"

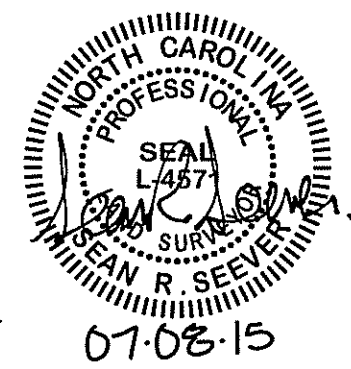
Signed: John W. Ellis III  
Date: 07-15-15

Joan Manager  
Town of Hope Mills

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



FILED Jul 15, 2015 04:12:03 pm FILED  
BOOK 00136 CUMBERLAND  
PAGE 0089 THRU 0089 COUNTY NC  
INSTRUMENT # 21138 J. LEE WARREN JR.  
RECORDING \$21.00 REGISTER  
EXCISE TAX (None) OF DEEDS

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.

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571

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 OCTOBER 10, 2013 USING TWO TRIMBLE 5700 RECEIVERS.

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 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+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 6 DAY OF July, 2015.

Sean R. Seever  
PROFESSIONAL LAND SURVEYOR - L-4571