

REVISIONS

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

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

Donna McFadyen REVIEW OFFICER

DATE: 01-29-15

PROJECT NAME

SUBDIVISION SURVEY OF THE PRESERVE AT LAKE UPCHURCH PHASE ONE SECTION TWO (ZERO LOT LINE)

TAX ID# 9494-80-8851
 SALEEBY WAY
 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:	JUSTIN
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	844

DRAWING SCALE

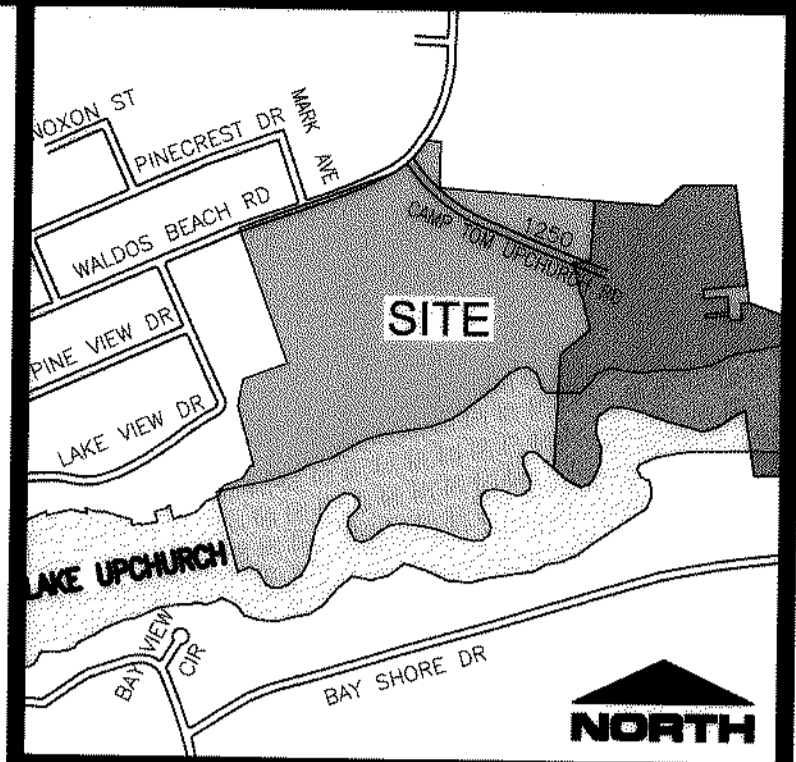
HORIZONTAL: 1"=50'

DATE SURVEYED

JANUARY 27, 2015

SHEET NUMBER

1



VICINITY MAP
 NOT TO SCALE

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

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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.

Brian D Walker OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, A Scott Brown A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Brian D Walker PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 29 DAY OF January, 2015.

A Scott Brown NOTARY PUBLIC

MY COMMISSION EXPIRES October 6, 2015

SOURCE OF TITLE

DB 9362, PG 866
 DB 9362, PG 876
 DB 9377, PG 397
 PB 133, PG 412
 CUMBERLAND COUNTY REGISTER OF DEEDS

REFERENCES:

DB 791, PG 385
 DB 1146, PG 168
 DB 2540, PG 93
 DB 3637, PG 286
 DB 3698, PG 778
 DB 4067, PG 659
 DB 5216, PG 694
 DB 6821, PG 680
 DB 6898, PG 95
 DB 6936, PG 772
 DB 7002, PG 412
 PB 34, PG 80
 PB 135, PG 105
 PB 135, PG 106

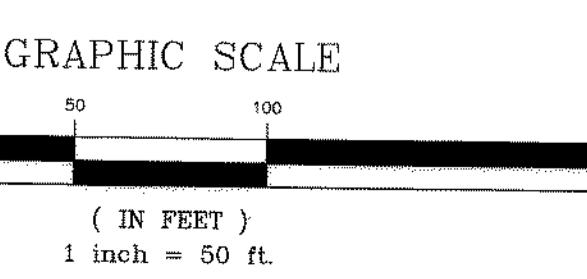
EASEMENT REFERENCES:

DB 937, PG 445

CONTROL CORNER
 N 440,923.601
 E 1,999,503.899
 NC GRID NAD 83 (2011)

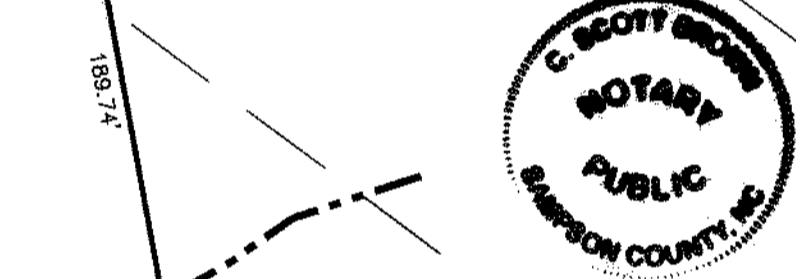
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HOPE MILLS ON THE 27th day of JAN, 2015
Jan Morgan Director of Planning

APPROVED BY THE CUMBERLAND COUNTY ZONING PLANNING BOARD ON THE 29th day of JANUARY, 2015
James R. Seever Chairman/Planning Inspector/Director



- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99988522
 - CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - 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. THIS SURVEYOR FOR ANY CONDITIONS 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 EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710949400J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - TOTAL NUMBER OF BUILDABLE LOTS: 46

N/F ST. JAMES SQUARE, INC.
 DB 7002, PG 412



N/F ST. JAMES SQUARE, INC.
 DB 7002, PG 412

N/F BILL CLARK HOMES OF FAYETTEVILLE, LLC
 DB 9362, PG 866
 PB 133, PG 106

CONTROL CORNER
 N 440,923.601
 E 1,999,503.899
 NC GRID NAD 83 (2011)

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HOPE MILLS ON THE 27th day of JAN, 2015
Jan Morgan Director of Planning

APPROVED BY THE CUMBERLAND COUNTY ZONING PLANNING BOARD ON THE 29th day of JANUARY, 2015
James R. Seever Chairman/Planning Inspector/Director

FILED Jan 30, 2015 04:05:00 pm
 BOOK 00135
 PAGE 0119 THRU 0120
 INSTRUMENT # 02951
 RECORDING \$42.00
 EXCISE TAX (None)

AREA: (BY COORDINATE COMPUTATION)
 1,772,271 SF (40.69 AC)

PLN NO.: 9494-80-8851

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.

N/F BARBARA M. JOHNSON
 DB 1146, PG 168



- LEGEND:
- EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EIS - EXISTING IRON STAKE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - ECM - EXISTING CONCRETE MONUMENT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - OLD PROPERTY LINE
 - SANITARY SEWER LINE
 - RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - SETBACK LINE
 - OVERHEAD UTILITY
 - WETLANDS
 - EDGE OF WATER
 - 500 YEAR FLOOD LINE
 - 100 YEAR FLOOD LINE
 - FLOODWAY
 - MAILBOX
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WETLANDS
 - POND

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 RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 29 DAY OF JANUARY, 2015.

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-28 FCCC 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 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

SEAL
 L4871
 SEAN R. SEEVER
 01.23.15

REVISIONS

PROJECT NAME

**SUBDIVISION
 SURVEY OF
 THE PRESERVE
 AT LAKE
 UPCHURCH**
 PHASE ONE SECTION TWO
 (ZERO LOT LINE)

TAX ID# 9494-80-8851
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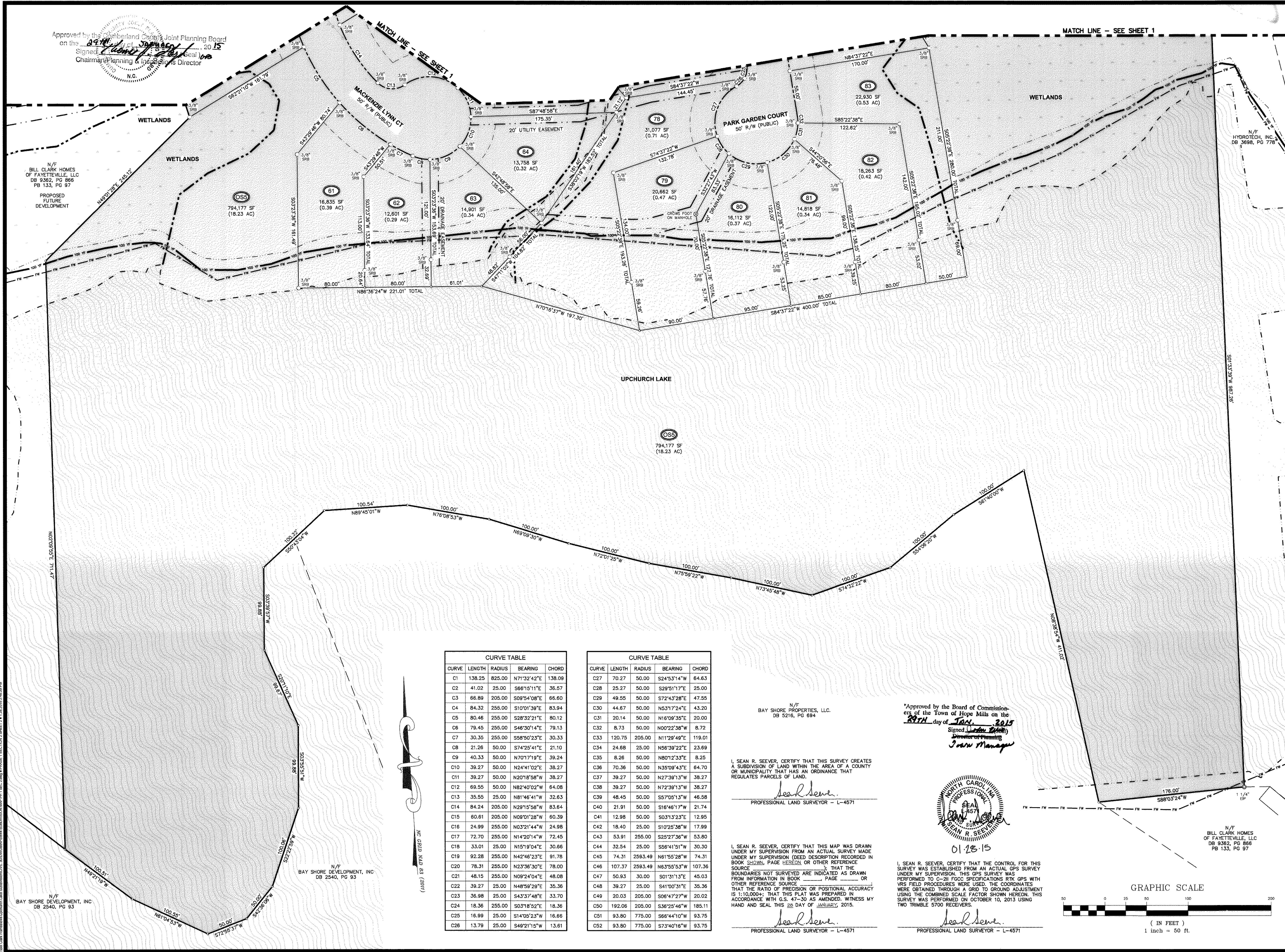
DATE SURVEYED

JANUARY 27, 2015

SHEET NUMBER

2

OF 2



Approved by the Cumberland County Joint Planning Board
 on the 27th day of January, 2015
 Signed: *Seaver*
 Chairman/Planning & Inspection Director

N/F
 BILL CLARK HOMES
 OF FAYETTEVILLE, LLC
 DB 9362, PG 866
 PB 133, PG 97
 PROPOSED
 FUTURE
 DEVELOPMENT

N/F
 HYDROTECH, INC.
 DB 3698, PG 778

UPCHURCH LAKE
 (OS9)
 794,177 SF
 (18.23 AC)

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	138.25	825.00	N71°32'42"E	138.09
C2	41.02	25.00	S66°15'11"E	36.57
C3	68.89	205.00	S09°54'08"E	66.60
C4	84.32	255.00	S10°01'39"E	83.94
C5	80.46	255.00	S28°32'21"E	80.12
C6	79.45	255.00	S46°30'14"E	79.13
C7	30.35	255.00	S58°50'23"E	30.33
C8	21.26	50.00	S74°25'41"E	21.10
C9	40.33	50.00	N70°17'19"E	39.24
C10	39.27	50.00	N24°41'02"E	38.27
C11	39.27	50.00	N20°18'58"W	38.27
C12	69.55	50.00	N82°40'02"W	64.08
C13	35.55	25.00	N81°46'41"W	32.63
C14	84.24	205.00	N29°15'58"W	83.64
C15	60.61	205.00	N09°01'28"W	60.39
C16	24.99	255.00	N03°21'44"W	24.98
C17	72.70	255.00	N14°20'14"W	72.45
C18	33.01	25.00	N15°19'04"E	30.66
C19	92.28	255.00	N42°46'23"E	91.78
C20	78.31	255.00	N23°36'30"E	78.00
C21	48.15	255.00	N09°24'04"E	48.08
C22	39.27	25.00	N48°59'29"E	35.36
C23	36.98	25.00	S43°37'48"E	33.70
C24	18.36	255.00	S03°18'52"E	18.36
C25	16.99	25.00	S14°05'23"W	16.66
C26	13.78	25.00	S49°21'15"W	13.61

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C27	70.27	50.00	S24°53'14"W	64.63
C28	25.27	50.00	S29°51'17"E	25.00
C29	49.55	50.00	S72°43'28"E	47.55
C30	44.67	50.00	N53°17'24"E	43.20
C31	20.14	50.00	N16°09'35"E	20.00
C32	8.73	50.00	N00°22'38"W	8.72
C33	120.75	205.00	N11°29'49"E	119.01
C34	24.68	25.00	N56°59'22"E	23.69
C35	8.26	50.00	N80°12'33"E	8.25
C36	70.36	50.00	N35°09'43"E	64.70
C37	39.27	50.00	N27°39'13"W	38.27
C38	39.27	50.00	N72°59'13"W	38.27
C39	48.45	50.00	S57°05'13"W	46.58
C40	21.91	50.00	S16°46'17"W	21.74
C41	12.98	50.00	S03°13'23"E	12.95
C42	18.40	25.00	S10°25'38"W	17.99
C43	53.91	255.00	S25°27'36"W	53.80
C44	32.54	25.00	S56°41'51"W	30.30
C45	74.31	2593.49	N61°55'28"W	74.31
C46	107.37	2593.49	N63°55'53"W	107.36
C47	50.93	30.00	S01°31'13"E	45.03
C48	39.27	25.00	S41°00'31"E	35.36
C49	20.03	205.00	S06°47'27"W	20.02
C50	192.06	205.00	S38°25'46"W	185.11
C51	93.80	775.00	S66°44'10"W	93.75
C52	93.80	775.00	S73°40'16"W	93.75

N/F
 BAY SHORE PROPERTIES, LLC.
 DB 5216, PG 694

*Approved by the Board of Commissioners of the Town of Hope Mills on the 27th day of JAN., 2015
 Signed: *Seaver*
 Director of Planning
 Town Manager

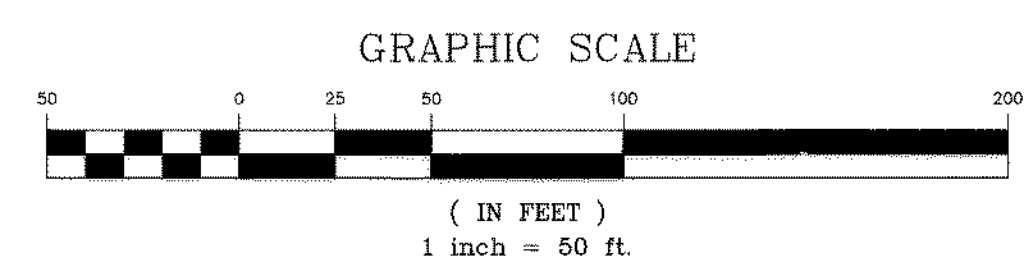
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Seaver
 PROFESSIONAL LAND SURVEYOR - L-4571

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 01.23.15

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Seaver
 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-21 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.
Seaver
 PROFESSIONAL LAND SURVEYOR - L-4571



I:\Data\100944\100944\100944\SUBDIVISION\MAP1\1 - SEC. 2.dwg * PHASE 1 SECTION 2 SHEET 2 * 1/28/2015 4:48:59 PM
 User: Sean Seever