

VICINITY MAP
NOT TO SCALE

- LEGEND:
- EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - TIE LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK LINE
 - - - SANITARY SEWER LINE
 - - - STORM DRAINAGE
 - - - WATER LINE
 - - - OVERHEAD UTILITY
 - - - PERMANENT EASEMENT
 - - - FENCE LINE
 - - - WOODEN FENCE
 - - - WETLANDS
 - MB - MAILBOX
 - TR - TRANSFORMER
 - LP - LIGHT POLE
 - UP - UTILITY POLE
 - G - GUY WIRE
 - CP - CABLE PEDESTAL
 - TP - TELEPHONE PEDESTAL
 - WV - WATER VALVE
 - FD - FIRE HYDRANT
 - WM - WATER METER
 - W - WELL
 - SDM - STORM DRAIN MANHOLE
 - SSM - SANITARY SEWER MANHOLE
 - CL - CLEANOUT
 - T - TREE
 - AS - ASPHALT
 - CO - CONCRETE
 - WT - WETLANDS

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McFarland
REVIEW OFFICER

DATE: 2-29-16

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 29 DAY OF Feb 2016
Marsha Britt Bryant
SPECIAL USE
Dev. Advocate 2-29-2016
TITLE



N/F
SRW COMMERCIAL
DEVELOPMENT, INC.
TRACT 3
DB 5370, PG 526
9495-87-4474

N/F
RIDDLE COMPANIES, INC
TRACT 4
DB 5374 PG 505
DB 7472, PG 210
LOT 910
PB 71, PG 11
9495-87-8712

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 RTR 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 SEPTEMBER 21, 2010 USING TWO TRIMBLE 570A 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

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 8626, PAGE 468, OR OTHER REFERENCE SOURCE). 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 DAY OF OCTOBER, 2015.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

TOTAL AREA: (BY COORDINATE COMPUTATION)
449,857 SF (10.33 AC)

TOTAL COMMON AREA
69,022 SF (1.58 AC) WITH POND
56,250 SF (1.29 AC) WITHOUT POND

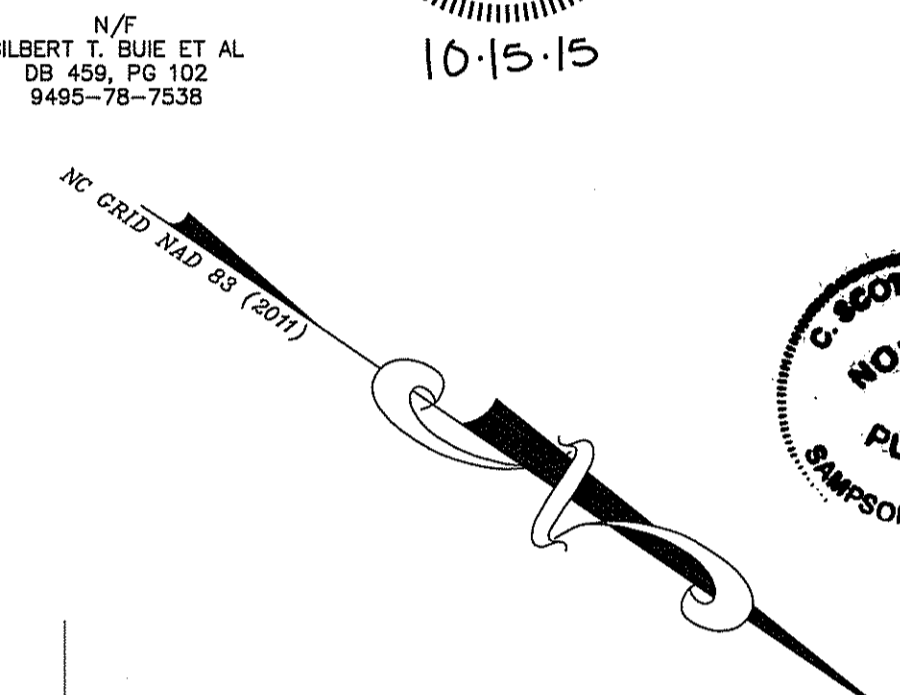
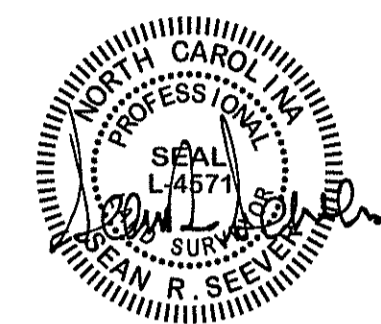
PIN NO. 9495-98-1162

ZONING:
SF-10 ZERO LOT LINE
30' FRONT 8' FRONT
10' SIDE 0' SIDE
35' REAR 0' REAR

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

SOURCE OF TITLE
DB 8626, PG 468
CUMBERLAND COUNTY
REGISTER OF DEEDS

REFERENCES:
DB 459, PG 102
DB 3449, PG 833
DB 3718, PG 549
DB 3739, PG 435
DB 3838, PG 785
DB 3936, PG 448
DB 4497, PG 637
DB 4981, PG 521
DB 5370, PG 505
DB 5370, PG 526
DB 7430, PG 576
DB 7472, PG 210
DB 8399, PG 112
PB 53, PG 4
PB 65, PG 90
PB 71, PG 11



- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99998155
LOCALIZATION POINT # 456,060,418 E, 1,999,525,714 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.
 - LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 - 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 HEREON. 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 NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3710849500J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A NO ACCESS EASEMENT FOR LOTS 13-24 ALONG FISHER ROAD.
 - SPECIMEN TREES THAT ARE TO BE RETAINED AND NEW TREE PLANTING AREAS MUST BE PROTECTED AND MAINTAINED BY THE HOA.
 - THE FENCE AND LANDSCAPING ALONG FISHER ROAD SHALL BE MAINTAINED BY THE HOA.
 - THE MAXIMUM BUILT UPON AREA PER LOT IS 3,000 SF.
 - SINGLE FAMILY DESIGN STANDARDS SHALL APPLY.

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

J. Moore
OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

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

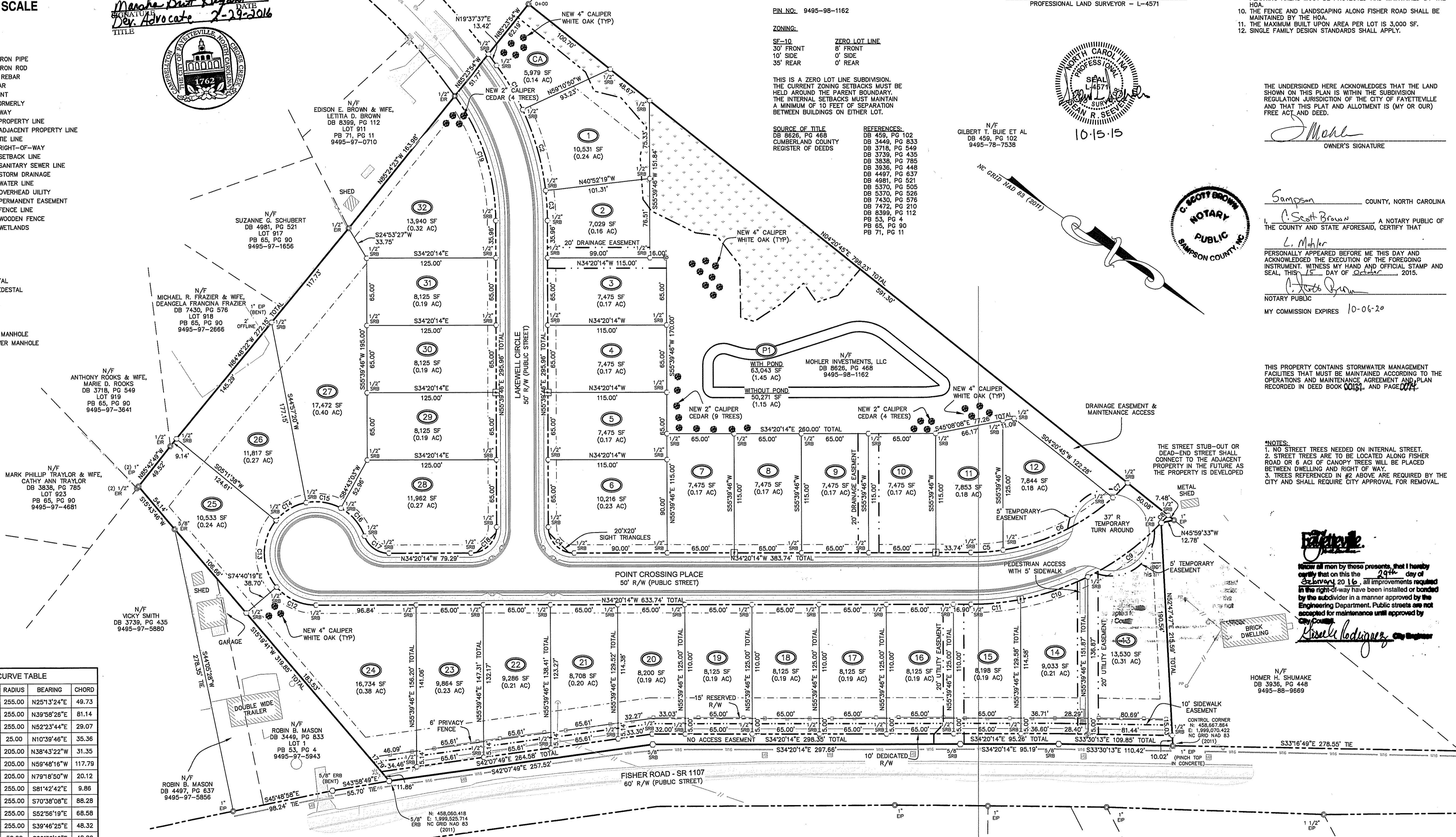
L. Mohler
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS DAY OF FEBRUARY, 2016.

C. Scott Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-06-20

THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 0071 AND PAGE 0071.

- NOTES:
- NO STREET TREES NEEDED ON INTERNAL STREET.
 - STREET TREES ARE TO BE LOCATED ALONG FISHER ROAD OR 6 ACI OF CANOPY TREES WILL BE PLACED BETWEEN DWELLING AND RIGHT OF WAY.
 - TREES REFERENCED IN #2 ABOVE ARE REQUIRED BY THE CITY AND SHALL REQUIRE CITY APPROVAL FOR REMOVAL.

I, *Kevin Rodriguez*, City Engineer, certify that on this the 29th day of February 2016, all improvements requested in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.



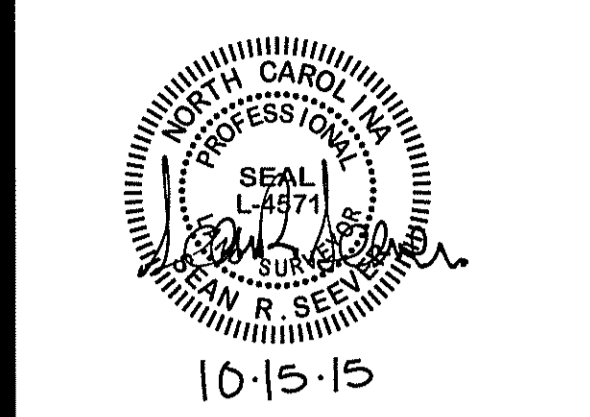
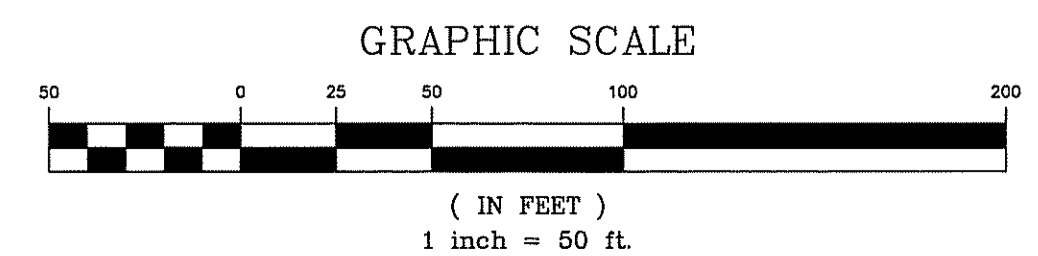
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	49.81	255.00	N25°13'24"E	49.73
C2	81.48	255.00	N39°58'28"E	81.14
C3	29.06	255.00	N52°23'44"E	29.07
C4	39.27	25.00	N10°39'46"E	35.36
C5	31.38	205.00	N38°43'22"W	31.35
C6	119.48	205.00	N59°48'16"W	117.79
C7	20.13	205.00	N79°18'50"W	20.12
C8	9.86	255.00	S81°42'42"E	9.86
C9	88.73	255.00	S70°38'08"E	88.28
C10	68.79	255.00	S52°56'19"E	68.58
C11	48.39	255.00	S39°46'25"E	48.32
C12	43.34	50.00	S09°30'16"E	42.00
C13	69.70	50.00	S55°15'40"W	64.19
C14	34.70	50.00	N64°55'31"W	34.01
C15	34.70	50.00	N25°09'48"W	34.01
C16	36.19	50.00	N15°27'16"E	35.41
C17	30.77	25.00	N00°55'38"E	28.87
C18	39.27	25.00	N79°20'14"W	35.36
C19	128.93	205.00	S37°38'42"W	126.82

ALL OPEN SPACE SET-ASIDES, PLANTED ISLANDS WITHIN VEHICULAR USE AREAS, PLANTED MEDIANS, OR OTHER REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN PERPETUITY BY THE SUBDIVIDER OR OTHER APPLICABLE OWNER'S ASSOCIATION.

TO WHOM IT MAY CONCERN, I HEREBY CERTIFY THAT ON THIS THE 29th DAY OF FEBRUARY 2016, ALL STREETS AND ALLEYS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE APPROVED PLANS DATED _____, HAVE BEEN CONSTRUCTED AND STORM WATER FACILITIES HAVE BEEN INSTALLED BY THE SUBDIVIDER IN A MANNER APPROVED BY THE CITY MANAGER.

FILED Feb 29, 2016 01:01:09 pm
BOOK 00137
PAGE 0074 THRU 0074
INSTRUMENT # 05768
RECORDING \$21.00
EXCISE TAX (None)

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



REVISIONS

PROJECT NAME

ARRAN'S COVE
SUBDIVISION
ZERO LOT LINE

TAX ID# 9495-99-1162
LAKEWELL CIRCLE
ROCKFISH TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

MOHLER HOMES, INC.

7670 Raeford Road
Fayetteville, North Carolina 28304
Phone: (910) 221-9901
Fax: (910) 826-4546

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	650

DRAWING SCALE

HORIZONTAL: 1"=50'

DATE SURVEYED

DECEMBER 16, 2014

SHEET NUMBER

1

OF 1