



- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINES
 - NEW LOT LINES
 - WETLANDS
 - EXISTING IRON STAKE
 - ANGLE POINT
 - EXISTING CONC. MONUMENT

State of North Carolina
County of Cumberland

I, Annex Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date 7-18-17

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

Seal of Cumberland County, North Carolina
Surveyor
L-3307
License Number

- NOTES:**
- 1) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 200' OF SITE.
 - 2) PROPERTY CONTAINS 88.5 ACRES TO THE RIGHT-OF-WAY OF SWANS CREEK CHURCH ROAD.
 - 3) TOTAL AREA OF SEC. 1 = 25.05 ACRES; MIN. OPEN SPACE/BUFFER SEC. 1 IS 40' X 25.05 = 10.02 ACRES; OPEN SPACE PROVIDED = 11.67 ACRES.
 - 4) TOTAL LENGTH OF STREET IN SEC. 1 = 790 LF; TOTAL AREA OF STREET RIGHT-OF-WAY = 1.32 ACRES.
 - 5) STREET RIGHT-OF-WAYS WILL BE 60' EXCEPT AT ENTRANCE.
 - 6) REFERENCE: DEED BK. 9996, PG. 0695; TAX PIN 0431-53-8371.
 - 7) TOTAL OF 12 LOTS IN SEC. 1.
 - 8) WATER BY INDIVIDUAL WELLS; SEWER BY SEPTIC TANK.
 - 9) PROPERTY IS ZONED R40/DD/CZ.
 - 10) AVERAGE LOT SIZE = 1.00 ACRES.
 - 11) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
 - 12) THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING & AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE & DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES & PESTICIDES.
 - 13) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC WATER & SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.
 - 14) THE STREETS SHOWN ON THIS PLAT, THOUGH LABELED AS "PUBLIC" UNLESS OTHERWISE NOTED HAVE NOT BEEN ACCEPTED BY THE N.C. DEPARTMENT OF TRANSPORTATION AS OF THE DATE 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 OWNERS.
 - 15) THE MAXIMUM BUILD-UPON AREA PER RESIDENTIAL LOT IS 8,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. BUILT-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.
 - 16) ALL RESIDENTIAL LOT OWNERS IN THE SHANNON WOODS SECTION 1 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 10132, PAGE 0132 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.
 - 17) THIS PLAT IS A RE-RECORDING OF PLAT BOOK 139, PG. 115 TO REFLECT A CHANGE IN THE SUBDIVISION NAME ONLY FROM "TRANQUIL ESTATES" TO "SHANNON WOODS".

State of North Carolina
County of Cumberland

I, Curtis C. Powell, a Notary Public of the County and State aforesaid, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 24th day of May, A.D. 2017.

Curtis C. Powell
Notary Public
My commission expires May 24, 2020

State of North Carolina
County of Cumberland

I, Annex Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date 7-18-17

S & K INVESTMENTS, INC.
a North Carolina Corporation
D.B. 9071, PG. 0737
0431-73-5342

BOBBY E. FOWLER &
wife BRENDA W. FOWLER
D.B. 4488, PG. 846
TRACT 1 P.B. 59, PG. 45
0431-42-9027

FILED Jul 18, 2017 02:35:08 pm
BOOK 00139
PAGE 0171 THRU 0171
INSTRUMENT # 22555
RECORDING \$21.00
EXCISE TAX (None)

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

DEVELOPER: MICHAEL S. BRYANT & CURTIS C. POWELL
1229 MASTERPIECE DRIVE
HOPE MILLS, N.C. 28348

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

A RE-RECORDING OF P.B. 139, PG. 115 (SEE NOTE #17)
A "ZERO LOT LINE" DEVELOPMENT
SECTION 1
SHANNON WOODS
PROPERTY OF
TRANQUIL ESTATES, INC.
CROSS CREEK TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100' JULY 2017
GRAPHIC SCALE IN FEET
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106