

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets and easements forever all areas so shown or indicated on said Plat."

Date 2-9-2017 Harold Kidd

State of North Carolina
Cumberland County
I, Cynthia M Smith, a Notary Public, None County, North Carolina, certify that Harold Kidd personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 9th day of February, 2017.

Cynthia M Smith
Notary Public
My Commission expires May 21, 2018

- LEGEND**
- EASEMENT LINES
 - BLDG. SETBACK LINES
 - PROPERTY BOUNDARY LINE
 - LOTS NOT SURVEYED
 - NEW LOT LINES
 - EX. IRON
 - E.C.M.
 -
 - N.R.
 - EXISTING IRON STAKE
 - EXISTING CONCRETE MONUMENT
 - ANGLE POINT
 - NON-RADIAL LINE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

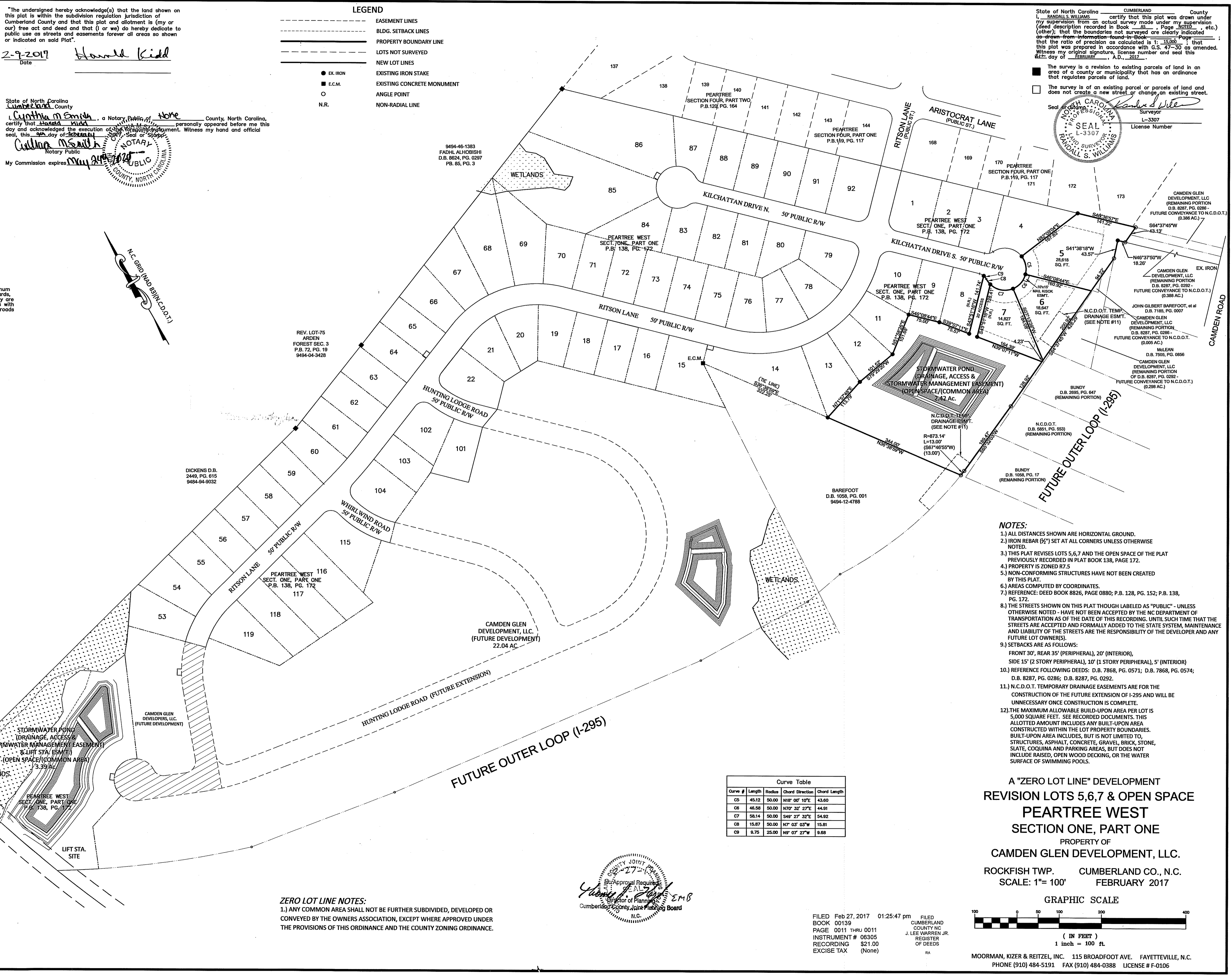
APPROVED Lee R. Hines Jr. P.E.
District Engineer
DATE February 24, 2017

State of North Carolina
County of Cumberland

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

Date 2-27-17

- STORMWATER NOTES:**
- 1.) THE WET DETENTION PONDS DRAIN INTO WETLANDS AS SHOWN THEN EVENTUALLY INTO STEWARTS CREEK.
 - 2.) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK _____ PAGE _____.
 - 3.) THE PURPOSE OF THE STORM WATER EASEMENTS & POND ARE TO PROVIDE STORMWATER CONVEYANCE/STORAGE. BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREAS. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.



State of North Carolina
Cumberland County
I, Randall S. Williams, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS - Page 1022, etc.) (other); that the boundaries not surveyed are clearly indicated as shown from information found in Book L-3307; that the ratio of precision as calculated is 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 21st day of FEBRUARY, A.D., 2017.

The survey is a revision to existing parcels of land in an area of a county or municipality that has an ordinance that regulates parcels of land.

The survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Seal of Randall S. Williams
Surveyor
L-3307
License Number

- NOTES:**
- 1.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND.
 - 2.) IRON REBAR (1/2") SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 3.) THIS PLAT REVISES LOTS 5,6,7 AND THE OPEN SPACE OF THE PLAT PREVIOUSLY RECORDED IN PLAT BOOK 138, PAGE 172.
 - 4.) PROPERTY IS ZONED R7.5
 - 5.) NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 6.) AREAS COMPUTED BY COORDINATES.
 - 7.) REFERENCE: DEED BOOK 8826, PAGE 0880; P.B. 128, PG. 152; P.B. 138, PG. 172.
 - 8.) THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE NC 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.
 - 9.) SETBACKS ARE AS FOLLOWS:
FRONT 30', REAR 35' (PERIPHERAL), 20' (INTERIOR),
SIDE 15' (2 STORY PERIPHERAL), 10' (1 STORY PERIPHERAL), 5' (INTERIOR)
 - 10.) REFERENCE FOLLOWING DEEDS: D.B. 7868, PG. 0571; D.B. 7868, PG. 0574; D.B. 8287, PG. 0286; D.B. 8287, PG. 0292.
 - 11.) N.C.D.O.T. TEMPORARY DRAINAGE EASEMENTS ARE FOR THE CONSTRUCTION OF THE FUTURE EXTENSION OF I-295 AND WILL BE UNNECESSARY ONCE CONSTRUCTION IS COMPLETE.
 - 12.) THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 5,000 SQUARE FEET. SEE RECORDED DOCUMENTS. 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.

A "ZERO LOT LINE" DEVELOPMENT
REVISION LOTS 5,6,7 & OPEN SPACE
PEARTREE WEST
SECTION ONE, PART ONE
PROPERTY OF
CAMDEN GLEN DEVELOPMENT, LLC.
ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 100'
FEBRUARY 2017

GRAPHIC SCALE

1 inch = 100 ft.

ZERO LOT LINE NOTES:

- 1.) ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.

APPROVED Harold Kidd
Director of Planning
Cumberland County Planning Board

FILED Feb 27, 2017 01:25:47 pm
BOOK 00139
PAGE 0011 THRU 0011
INSTRUMENT # 06305
RECORDING \$21.00
EXCISE TAX (None)

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