



REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-17	AS SHOWN

PROJECT NAME

**PALESTINE POINT SUBDIVISION ZERO LOT LINE**

TAX ID# 0543-73-3389  
 RAMSEY STREET & PALESTINE ROAD  
 CARVERS CREEK TOWNSHIP  
 NEAR FAYETTEVILLE  
 CUMBERLAND COUNTY  
 NORTH CAROLINA

CLIENT  
**ABJ INVESTMENTS**

2031 Middle Road  
 Fayetteville, North Carolina 28312  
 Phone: (910) 485-5790  
 Fax: (910) 678-9888

PROJECT INFORMATION

DRAWN BY:	MIKE
CHECKED BY:	JIMMY
PROJECT NUMBER:	1192

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

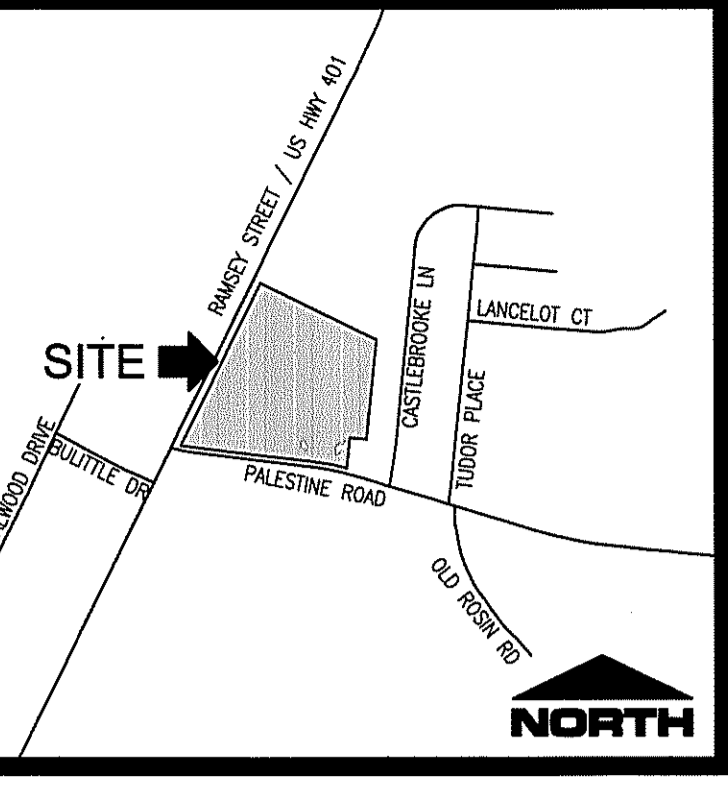
OCTOBER 30, 2017

SHEET NUMBER

**1**

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED: *Lee H. Hines* T16  
 DISTRICT ENGINEER  
 DATE: **Nov. 14, 2017**

Sealed and Approved for the State of North Carolina  
 2017  
 Signed: *William R. Seever* (Seal)  
 Chairman/Planning & Inspection Director



VICINITY MAP  
 NOT TO SCALE

FILED Nov 20, 2017 10:21:42 am FILED  
 BOOK 00140 CUMBERLAND COUNTY NC  
 PAGE 0065 THRU 0065 J. LEE WARREN, JR.  
 INSTRUMENT # 36487 REGISTER OF DEEDS  
 RECORDING \$21.00  
 EXCISE TAX (None) CL

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.

*Scott Brown*  
 OWNER'S SIGNATURE  
 Sampson COUNTY, NORTH CAROLINA  
 I, *Scott Brown* A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT  
*Brian Raynor*  
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 22 DAY OF *November*, 2017.  
*Scott Brown*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES **10-01-20**



- LEGEND:
- △ HORIZONTAL CONTROL POINT
  - ◻ EXISTING CONCRETE MONUMENT
  - ◉ EXISTING IRON PIPE
  - ◉ EXISTING IRON ROD
  - ◉ EXISTING REBAR
  - ◉ SRB - SET REBAR
  - COMPUTED POINT
  - N/F - NOW OR FORMERLY
  - R/W - RIGHT OF WAY
  - PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - TIE LINE
  - - - RIGHT-OF-WAY
  - X FENCE LINE
  - WOODEN FENCE
  - - - PERMANENT EASEMENT
  - - - PROPOSED EASEMENT

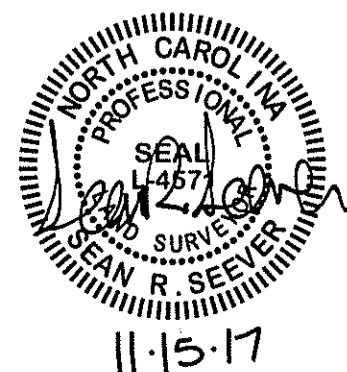
ZONING: R20  
 30' FRONT  
 15' SIDE  
 35' REAR  
 TO VERIFY SETBACK INFORMATION CONTACT THE CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT 910-678-7600  
 AREA: (BY COORDINATE COMPUTATION) 910.342 SF (20.90 AC)  
 PIN NO. 0543-73-3389  
 SOURCE OF TITLE  
 DB 9933, PG 519  
 CUMBERLAND COUNTY REGISTER OF DEEDS  
 REFERENCES:  
 DB 717, PG 152  
 DB 5332, PG 814  
 DB 6801, PG 155  
 DB 6808, PG 20  
 DB 6808, PG 738  
 DB 6944, PG 352  
 DB 7209, PG 496  
 DB 8031, PG 818  
 DB 8419, PG 695  
 DB 8464, PG 31  
 DB 9789, PG 528  
 PB 28, PG 2  
 PB 71, PG 64  
 PB 110, PG 85

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	62.62	1260.00	N75°52'10"W	62.61
C2	98.27	1260.00	N79°31'39"W	98.25
C3	46.78	1260.00	N82°49'32"W	46.78
C4	36.72	25.00	S35°12'36"E	33.51
C5	77.99	255.00	N01°53'20"W	77.68
C6	75.27	255.00	N19°08'27"W	75.00
C7	75.27	255.00	N36°01'14"W	75.00
C8	75.27	255.00	N62°56'01"W	75.00
C9	10.57	255.00	N62°34'41"W	10.57
C10	39.27	25.00	S18°45'57"E	35.36
C11	57.36	50.00	N06°37'43"W	54.26
C12	10.55	50.00	N45°32'07"W	10.53
C13	116.18	50.00	S61°51'19"W	91.75
C14	30.77	25.00	N09°01'49"W	28.87
C15	86.17	255.00	S16°33'13"W	85.76
C16	39.27	25.00	N51°52'23"E	35.36
C17	21.03	25.00	S59°01'56"E	20.41
C18	120.59	50.00	S75°58'04"W	93.42
C19	78.54	50.00	S38°07'37"E	70.71
C20	42.05	50.00	N72°46'41"E	40.82
C21	21.03	25.00	S72°46'41"W	20.41
C22	39.27	25.00	N38°07'37"W	35.36
C23	39.87	25.00	N52°33'20"E	35.77
C24	39.27	25.00	N51°52'23"E	35.36
C25	39.27	25.00	S38°07'37"E	35.36
C26	69.27	205.00	S16°33'13"W	68.94
C27	39.27	25.00	S71°14'03"W	35.36
C28	25.84	205.00	S60°10'59"E	25.62
C29	227.10	205.00	S24°51'49"E	215.67
C30	34.54	50.00	S24°30'09"E	33.86
C32	47.63	1260.00	N78°22'34"W	47.62
C33	50.65	1260.00	N80°36'37"W	50.64
C34	283.56	230.00	N28°28'47"W	265.94
C35	77.72	230.00	S16°33'13"W	77.35

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 APRIL 18, 2016 USING TWO TRIMBLE 5700 RECEIVERS.  
*Sean R. Seever*  
 PROFESSIONAL LAND SURVEYOR - L-4291

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 9933, PAGE 519 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS DAY OF *NOVEMBER*, 2017.  
*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



STATE OF NORTH CAROLINA  
 COUNTY OF CUMBERLAND  
 I, *Annie Melvin* REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
*Annie Melvin*  
 REVIEW OFFICER  
 DATE: **11-20-17**

