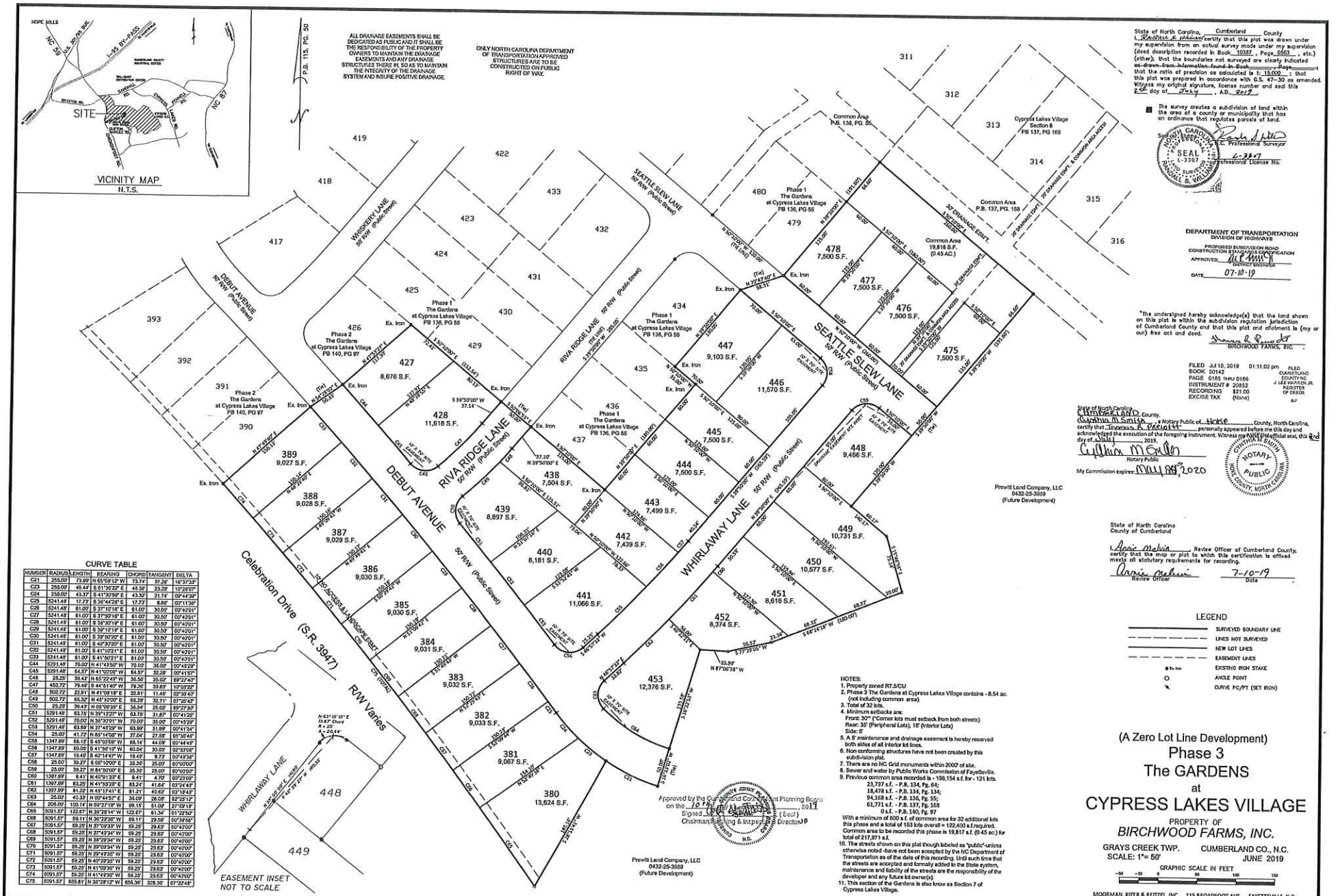

CURVE TABLE

NUMBER	RADIUS	LENGTH	BEARING	CHORD	TANGENT	DELTA
C21	255.00'	73.99'	N 65°08'12" W	73.74'	37.28'	16°37'33"
C23	255.00'	48.44'	S 51°36'22" E	48.38'	23.29'	10°26'07"
C24	255.00'	43.37'	S 41°30'59" E	43.32'	21.74'	09°44'36"
C25	5241.48'	17.72'	S 36°42'42" E	17.72'	8.86'	00°11'36"
C26	5241.48'	61.00'	S 37°10'18" E	61.00'	30.50'	00°40'01"
C27	5241.48'	61.00'	S 37°50'18" E	61.00'	30.50'	00°40'01"
C28	5241.48'	61.00'	S 38°30'19" E	61.00'	30.50'	00°40'01"
C29	5241.48'	61.00'	S 39°10'19" E	61.00'	30.50'	00°40'01"
C30	5241.48'	61.00'	S 39°50'20" E	61.00'	30.50'	00°40'01"
C31	5241.48'	61.00'	S 40°30'20" E	61.00'	30.50'	00°40'01"
C32	5241.48'	61.00'	S 41°10'21" E	61.00'	30.50'	00°40'01"
C33	5241.48'	61.00'	S 41°50'21" E	61.00'	30.50'	00°40'01"
C44	5291.48'	70.00'	N 41°43'50" W	70.00'	35.00'	00°45'29"
C45	5291.48'	64.57'	N 41°02'09" W	64.57'	32.28'	00°41'57"
C46	25.25'	39.43'	N 85°22'49" W	35.50'	25.02'	89°27'40"
C47	452.72'	79.49'	S 44°51'49" W	79.39'	39.83'	10°03'22"
C48	502.72'	22.91'	N 41°08'18" E	22.91'	11.46'	02°36'43"
C49	502.72'	65.32'	N 45°10'00" E	65.28'	32.71'	07°26'42"
C50	25.25'	39.43'	N 05°09'28" E	35.54'	25.02'	89°27'39"
C51	5291.48'	63.75'	N 39°13'27" W	63.75'	31.87'	00°41'25"
C52	5291.48'	70.00'	N 38°30'01" W	70.00'	35.00'	00°45'29"
C53	5291.48'	63.99'	N 37°48'29" W	63.99'	31.99'	00°41'34"
C54	25.00'	41.72'	N 85°14'05" W	37.04'	27.58'	95°36'46"
C55	1347.89'	88.15'	S 45°03'08" W	88.14'	44.09'	03°44'49"
C56	1347.89'	60.05'	S 41°56'10" W	60.04'	30.03'	02°33'08"
C57	1347.89'	19.48'	S 40°14'47" W	19.48'	9.73'	00°49'38"
C58	25.00'	39.27'	S 05°10'00" E	35.36'	25.00'	90°00'00"
C59	25.00'	39.27'	N 84°50'00" E	35.36'	25.00'	90°00'00"
C60	1397.89'	9.41'	N 40°01'33" E	9.41'	4.70'	00°23'06"
C61	1397.89'	83.29'	N 41°53'25" E	83.24'	41.64'	03°24'43"
C62	1397.89'	81.22'	N 45°17'41" E	81.21'	40.62'	03°19'43"
C63	25.00'	40.33'	N 00°44'52" E	36.09'	26.08'	92°25'12"
C64	205.00'	103.14'	N 09°27'19" W	89.15'	51.09'	27°59'19"
C65	5091.57'	122.67'	N 35°28'14" W	122.67'	61.34'	01°22'50"
C66	5091.57'	59.11'	N 36°29'26" W	59.11'	29.56'	00°39'59"
C67	5091.57'	59.25'	N 37°09'39" W	59.25'	29.63'	00°40'00"
C68	5091.57'	59.25'	N 37°49'39" W	59.25'	29.63'	00°40'00"
C69	5091.57'	59.25'	N 38°29'39" W	59.25'	29.63'	00°40'00"
C70	5091.57'	59.25'	N 39°09'39" W	59.25'	29.63'	00°40'00"
C71	5091.57'	59.25'	N 39°49'39" W	59.25'	29.63'	00°40'00"
C72	5091.57'	59.25'	N 40°29'39" W	59.25'	29.63'	00°40'00"
C73	5091.57'	59.25'	N 41°09'39" W	59.25'	29.63'	00°40'00"
C74	5091.57'	59.29'	N 41°49'39" W	59.25'	29.63'	00°40'00"
C75	5091.57'	655.81'	N 35°28'12" W	655.36'	328.30'	07°22'48"

NOTES:
1. Property zoned R7.5/CU
2. Phase 3 The Gardens at Cypress Lakes Village contains - 8.54 ac. (not including common area).
3. Total of 32 lots.
4. Minimum setbacks are:
   Front: 30' (*Corner lots must setback from both streets).
   Rear: 35' (Peripheral Lots), 15' (Interior Lots)
   Side: 5'
5. A 5' maintenance and drainage easement is hereby reserved both sides of all interior lot lines.
6. Non conforming structures have not been created by this subdivision plat.
7. There are no NC Grid monuments within 2000' of site.
8. Sewer and water by Public Works Commission of Fayetteville.
9. Previous common area recorded is - 198,154 s.f. for - 121 lots.
   23,737 s.f. - P.B. 134, Pg. 64;
   18,478 s.f. - P.B. 134, Pg. 134;
   94,168 s.f. - P.B. 135, Pg. 55;
   61,771 s.f. - P.B. 137, Pg. 168
   0 s.f. - P.B. 140, Pg. 97
   With a minimum of 600 s.f. of common area for 32 additional lots this phase and a total of 153 lots overall = 122,400 s.f.required. Common area to be recorded this phase is 19,817 s.f. (0.45 ac.) for total of 217,971 s.f.
10. 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 owner(s).
11. This section of the Gardens is also know as Section 7 of Cypress Lakes Village.

Approved by the Cumberland County Joint Planning Board on the 10 day of July, 2019
Signed _____ (Seal)
Chairman, Planning & Inspections Director

Prewitt Land Company, LLC 0432-25-3989 (Future Development)

State of North Carolina, Cumberland County
I, Randall B. Williams certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 10387, Page 0563, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; 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 28 day of July, A.D., 2019

■ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Signature Randall B. Williams, P.L.S. Professional Surveyor
SEAL L-3307
L-3307 Professional License No.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____
DISTRICT ENGINEER
DATE 07-10-19

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed.

Thomas R Prewitt
BIRCHWOOD FARMS, INC.

FILED Jul 10, 2019 01:11:02 pm
BOOK 00142
PAGE 0185 THRU 0186
INSTRUMENT # 20852
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

State of North Carolina, Cumberland County, I, Cynthia M Smith a Notary Public of Hoke County, North Carolina, certify that Thomas R Prewitt personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 2nd day of July, 2019.
Cynthia M Smith Notary Public
My Commission expires: May 28, 2020

State of North Carolina
County of Cumberland
Annie Nelvin Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Annie Nelvin Review Officer 7-10-19 Date

LEGEND
SURVEYED BOUNDARY LINE
LINES NOT SURVEYED
NEW LOT LINES
EASEMENT LINES
EXISTING IRON STAKE
ANGLE POINT
CURVE PC/PT (SET IRON)

(A Zero Lot Line Development)
Phase 3
The GARDENS
at
CYPRESS LAKES VILLAGE
PROPERTY OF
BIRCHWOOD FARMS, INC.
GRAYS CREEK TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 50' JUNE 2019
GRAPHIC SCALE IN FEET

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 FIRM LICENSE F-0106

Section 7