

REVISIONS

PROJECT NAME

NEW HOPE RANCH SUBDIVISION ZERO LOT LINE

TAX ID# 0498-43-4720
 0498-44-3426
 NEW HOPE CHURCH ROAD
 EASTOVER TOWNSHIP
 TOWN OF EASTOVER
 CUMBERLAND COUNTY
 NORTH CAROLINA

CLIENT

MOHLER INVESTMENTS, LLC

2148 Rim Road
 Fayetteville, North Carolina 28314
 Phone: (810) 221-9901
 Fax: (810) 826-4546

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1387

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

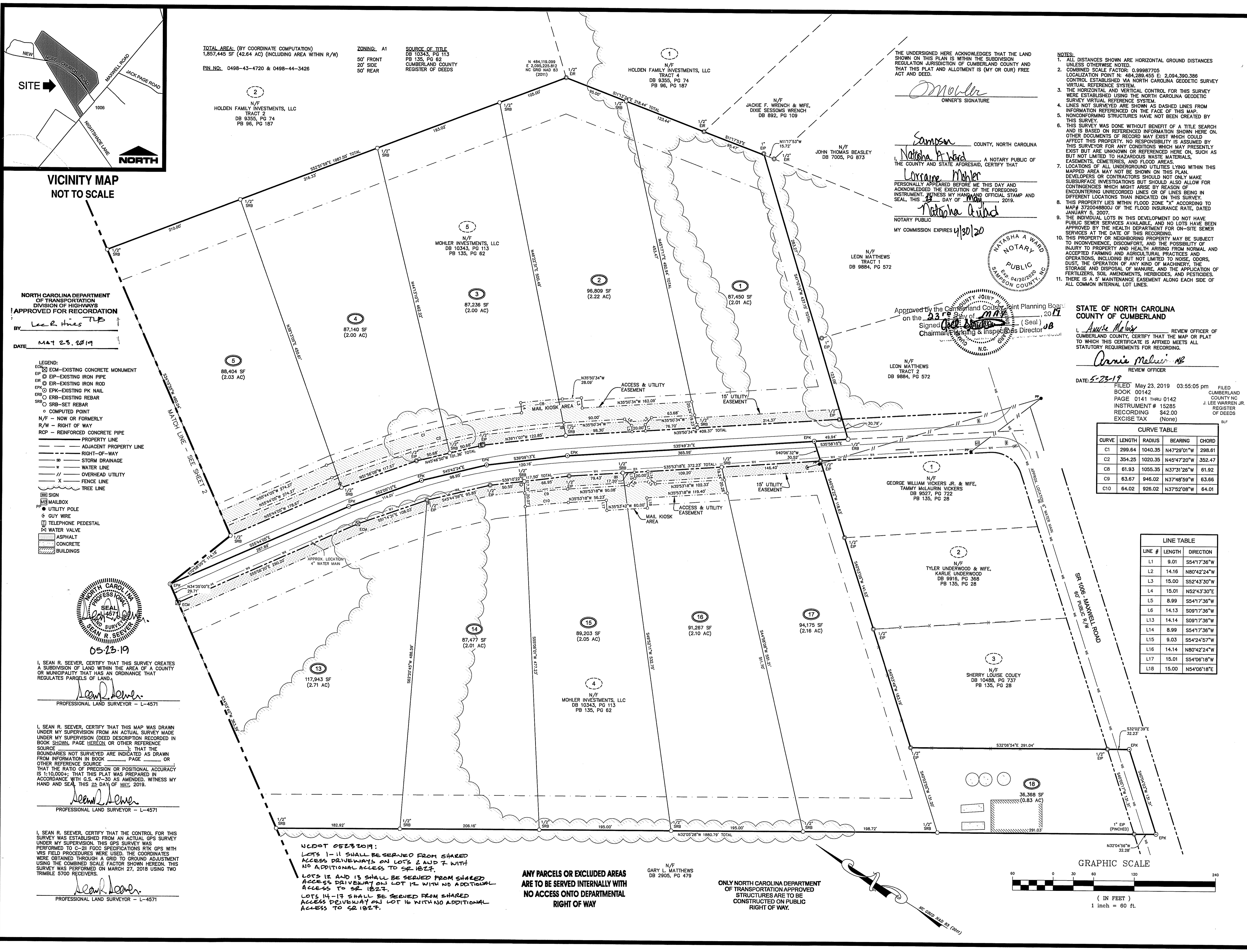
JANUARY 30, 2019

SHEET NUMBER

1

OF

2



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.

Owner's Signature
 OWNER'S SIGNATURE

NOTARY PUBLIC
 NATIONA A WARD
 COUNTY, NORTH CAROLINA
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 23RD DAY OF MAY, 2019.

Notary Signature
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/30/20

APPROVED BY THE CUMBERLAND COUNTY JOINT PLANNING BOARD
 ON THE 23RD DAY OF MAY, 2019
 Signed: *Chairman*
 Chairman, Planning & Inspection Director

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99887705
 LOCALIZATION POINT N: 484,286,455 E: 2,094,390,386
 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
 - UNSURVEYED 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 HERE ON. 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 ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - LOCATIONS OF ALL UNDERGROUND UTILITIES LYING WITHIN THIS MAPPED AREA MAY NOT BE SHOWN ON THIS PLAN. DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS SURVEY.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 37204880J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES AT THE DATE OF THIS RECORDING.
 - 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 AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

I, *Arnie Melius*, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Arnie Melius
 REVIEW OFFICER

DATE: 5-23-19

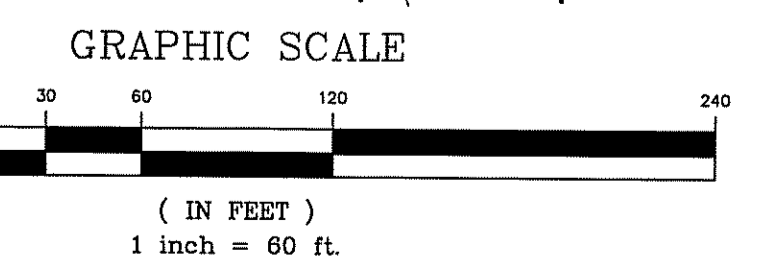
FILED May 23, 2019 03:55:05 pm FILED
 CUMBERLAND COUNTY NC
 PAGE 0141 THRU 0142
 INSTRUMENT # 15285
 RECORDING \$42.00
 EXCISE TAX (None)

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	299.64	1040.35	N47°29'01"W	298.61
C2	354.25	1020.35	N45°47'20"W	352.47
C8	61.93	1055.35	N37°31'28"W	61.92
C9	63.67	946.02	N37°48'59"W	63.66
C10	64.02	926.02	N37°52'08"W	64.01

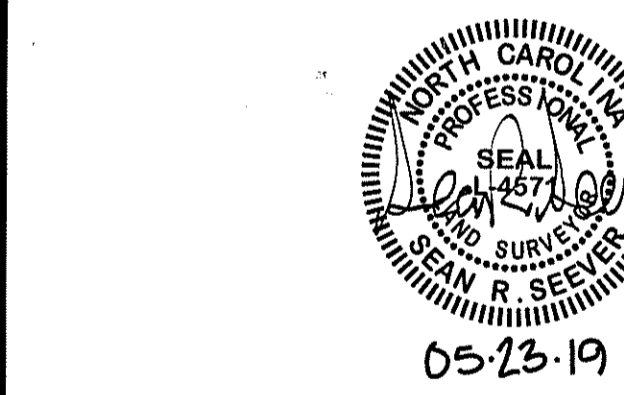
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.01	S54°17'36"W
L2	14.16	N80°42'24"W
L3	15.00	S52°43'30"W
L4	15.01	N52°43'30"E
L5	8.99	S54°17'36"W
L6	14.13	S09°17'36"W
L13	14.14	S09°17'36"W
L14	8.99	S54°17'36"W
L15	9.03	S54°24'57"W
L16	14.14	N80°42'24"W
L17	15.01	S54°06'18"W
L18	15.00	N54°06'18"E



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 APPROVED FOR RECORDATION
 BY *Lee R. Hines*
 DATE: MAY 23, 2019

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
- PROPERTY LINE
 ADJACENT PROPERTY LINE
 RIGHT-OF-WAY
 STORM DRAINAGE
 WATER LINE
 OVERHEAD UTILITY
 FENCE LINE
 TREE LINE
- SIGN
 MAILBOX
 UTILITY POLE
 GUY WIRE
 TELEPHONE PEDESTAL
 WATER VALVE
 ASPHALT
 CONCRETE
 BUILDINGS



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 SHOWING PAGE HEREON 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 23RD DAY OF MAY, 2019.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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-2II 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 MARCH 27, 2018 USING TWO TRIMBLE 5700 RECEIVERS.

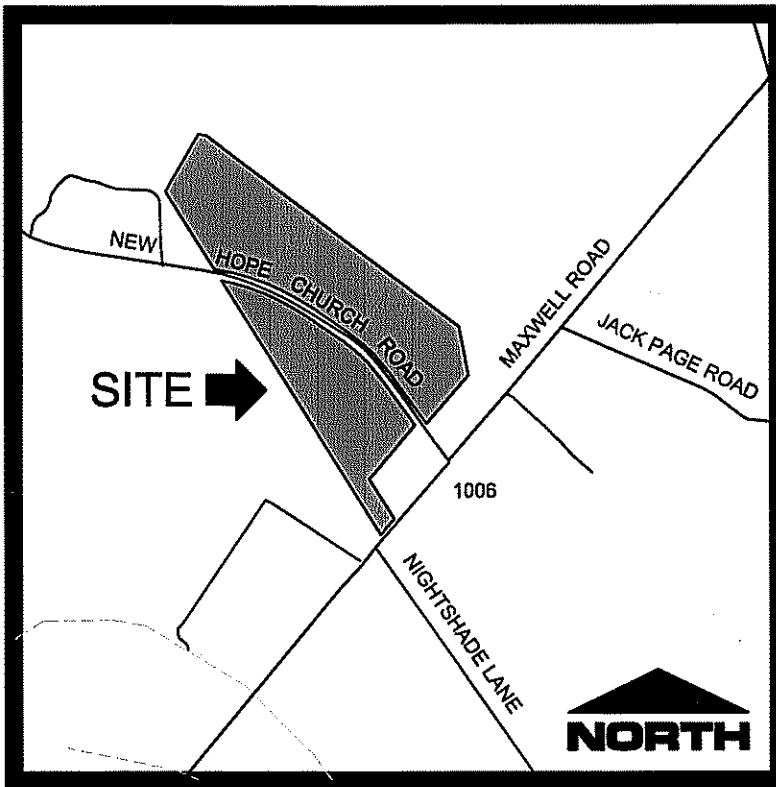
Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

NC DOT 05232019:
 LOTS 1-11 SHALL BE SERVED FROM SHARED ACCESS DRIVEWAYS ON LOTS 2 AND 7 WITH NO ADDITIONAL ACCESS TO SR 1827.
 LOTS 12 AND 13 SHALL BE SERVED FROM SHARED ACCESS DRIVEWAY ON LOT 12 WITH NO ADDITIONAL ACCESS TO SR 1827.
 LOTS 14-17 SHALL BE SERVED FROM SHARED ACCESS DRIVEWAY ON LOT 16 WITH NO ADDITIONAL ACCESS TO SR 1827.

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

C:\Users\seever\OneDrive\Desktop\New Hope Ranch\New Hope Ranch\Subdivision Map\Map.dwg - SUBDIVISION MAP SHEET 1 - 5/23/2019 8:18:42 AM



VICINITY MAP
NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY
 - SD - STORM DRAINAGE
 - W - WATER LINE
 - U - OVERHEAD UTILITY
 - F - FENCE LINE
 - T - TREE LINE
 - SIGN
 - MAILBOX
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - ASPHALT
 - CONCRETE
 - BUILDINGS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987705
LOCALIZATION POINT N: 484,289,455 E: 2,094,390,388
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.
 - POINTS 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 HERE ON. 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 ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - LOCATIONS OF ALL UNDERGROUND UTILITIES LYING WITHIN THIS MAPPED AREA MAY NOT BE SHOWN ON THIS PLAN. DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR OF LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS SURVEY.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720048800J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES AT THE DATE OF THIS RECORDING.
 - 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 AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C3	575.30	1528.15	N66°31'12"W	571.91
C4	469.43	1508.15	N67°53'05"W	467.54
C5	45.19	1508.15	N56°35'36"W	45.19
C6	60.46	1369.76	N57°12'12"W	60.46
C7	31.42	1369.76	N56°35'12"W	31.42

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	14.13	S14°26'47"E
L8	11.73	S30°42'51"W
L9	11.03	N30°42'51"E
L10	13.93	N75°52'28"E
L11	14.55	S14°11'21"E
L12	6.84	S30°34'22"W

TOTAL AREA: (BY COORDINATE COMPUTATION)
1,857,445 SF (42.84 AC) (INCLUDING AREA WITHIN R/W)

PIN NO.: 0498-43-4720 & 0498-44-3426

ZONING: A1

50' FRONT
20' SIDE
50' REAR

SOURCE OF TITLE
DB 10343, PG 113
PB 135, PG 62
CUMBERLAND COUNTY
REGISTER OF DEEDS

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: 5-23-19

Approved by the Cumberland County Joint Planning Board
on the 23 day of May, 2019
Signed: Joel Shivers (Seal)
Chairman Planning & Inspections Director

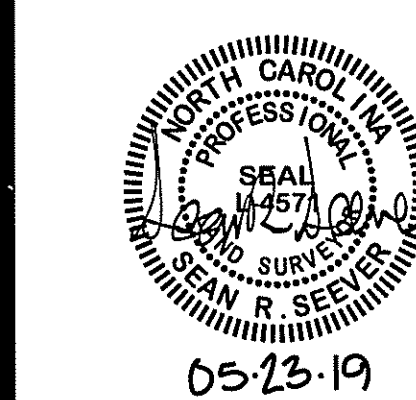
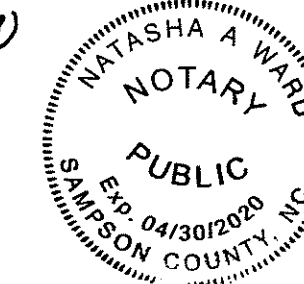
THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND
SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION
REGULATION JURISDICTION OF CUMBERLAND COUNTY AND
THAT THIS PLAN AND ALLOTMENT IS (MY OR OUR) FREE
ACT AND DEED.

Samson
OWNER'S SIGNATURE

Natasha A Ward COUNTY, NORTH CAROLINA
I, Natasha A Ward A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT, ADDRESS MY HAND AND OFFICIAL STAMP AND
SEAL, THIS 23 DAY OF May, 2019.

Natasha A Ward
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/20



REVISIONS

PROJECT NAME

**NEW HOPE
RANCH
SUBDIVISION
ZERO LOT LINE**

TAX ID# 0498-43-4720
0498-44-3426
NEW HOPE CHURCH ROAD
EASTOVER TOWNSHIP
TOWN OF EASTOVER
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

**MOHLER
INVESTMENTS, LLC**

2148 Rim Road
Fayetteville, North Carolina 28314
Phone: (910) 221-9901
Fax: (910) 826-4546

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1367

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

JANUARY 30, 2019

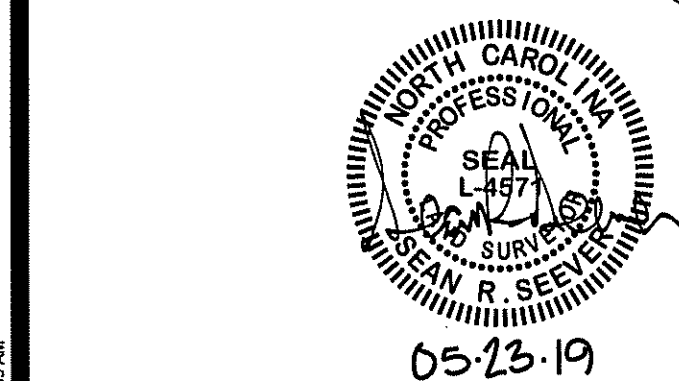
SHEET NUMBER

2

OF

2

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.
 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 52000, PAGE HEREON 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 23 DAY OF MAY, 2019.



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

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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 23 DAY OF MAY, 2019.
Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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-2II FLOOD 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 MARCH 27, 2018 USING TWO TRIMBLE 5700 RECEIVERS.
Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

2
N/F
HOLDEN FAMILY INVESTMENTS, LLC
TRACT 2
DB 9355, PG 74
PB 96, PG 157

5
N/F
MOHLER INVESTMENTS, LLC
DB 10343, PG 113
PB 135, PG 62

9
117,235 SF
(2.69 AC)

10
140,984 SF
(3.24 AC)

11
118,354 SF
(2.72 AC)

N/F
FELTON CARROLL
DB 5704, PG 197

B-A
N/F
DAVID D. WOODHAM
DB 4961, PG 107
PB 97, PG 25

NC DOT 02232019:
LOTS 1-11 SHALL BE SERVED FROM SHARED
ACCESS DRIVEWAY ON LOTS 2 AND 3 WITH
NO ADDITIONAL ACCESS TO SR 1827.
LOTS 12 AND 13 SHALL BE SERVED FROM SHARED
ACCESS DRIVEWAY ON LOT 12 WITH NO ADDITIONAL
ACCESS TO SR 1827.
LOTS 14-17 SHALL BE SERVED FROM SHARED
ACCESS DRIVEWAY ON LOT 16 WITH NO ADDITIONAL
ACCESS TO SR 1827.

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION

BY Loch Hise TLE
DATE MAY 23, 2019

ANY PARCELS OR EXCLUDED AREAS
ARE TO BE SERVED INTERNALLY WITH
NO ACCESS ONTO DEPARTMENTAL
RIGHT OF WAY

ONLY NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE
CONSTRUCTED ON PUBLIC
RIGHT OF WAY.