

VICINITY MAP
NOT TO SCALE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	46.04	525.00	N42°34'45"E	46.03
C2	39.27	25.00	N85°04'01"E	35.36
C3	9.12	50.00	S55°09'33"E	9.11
C4	46.21	50.00	S86°51'31"E	44.58
C5	41.15	50.00	N43°05'22"E	40.00
C6	41.15	50.00	N04°04'01"W	40.00
C7	81.00	50.00	N74°03'13"W	72.43
C8	30.77	25.00	N85°11'51"W	28.87
C9	39.27	25.00	S04°55'59"E	35.36
C10	42.05	475.00	S42°36'10"W	42.03

THIS SECTION IS PART OF A DEVELOPMENT WHICH CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 8982 AND PAGE 142.

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McFayden
REVIEW OFFICER
DATE: 10-9-14

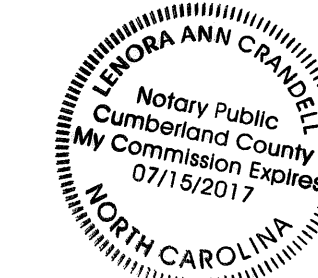
THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF FAYETTEVILLE AND THAT THIS PLAN AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

Cumberland COUNTY, NORTH CAROLINA

I, Lenna Ann Crandell, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

J. Christopher Manning
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS 15 DAY OF September, 2014.

Lenna Ann Crandell
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/15/2017



409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
License Number: C-2554

4D SITE SOLUTIONS, INC
A SURVEYING & CONSTRUCTION LAYOUT

PROFESSIONAL SEAL
SEAL 14974
SEAN R. SEEVER
PROFESSIONAL LAND SURVEYOR
07-28-14

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - ERB - EXISTING REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - WETLANDS
 - SILT FENCE LINE
 - TREE LINE
 - BENCHMARK
 - MAILBOX
 - ELECTRICAL BOX
 - TRANSFORMER
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - WETLANDS

AREA: (BY COORDINATE COMPUTATION)
194,399 SF (4.46 AC)

PIN NO: 9487-74-9613

THIS IS A ZERO LOT LINE SUBDIVISION. THE CURRENT ZONING SETBACKS MUST BE HELD AROUND THE PARENT BOUNDARY AND ALONG THE STREET RIGHT-OF-WAYS. THE INTERNAL SETBACKS MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION BETWEEN BUILDINGS ON EITHER LOT.

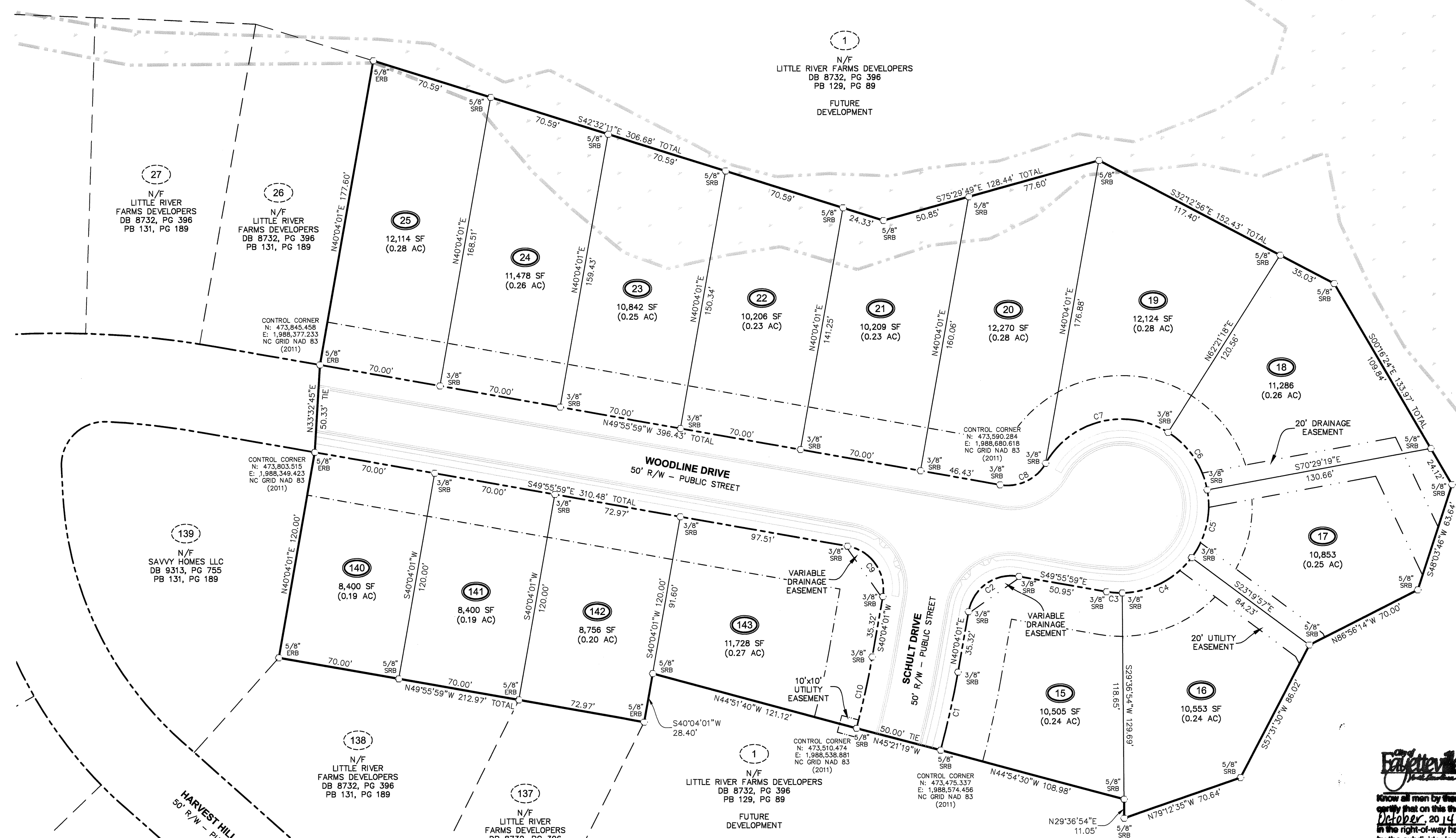
TO CONFIRM SETBACK INFORMATION CONTACT THE CITY OF FAYETTEVILLE PLANNING DEPARTMENT 910-433-1329

ZONING: R6

25' FRONT
10' SIDE
35' REAR

REFERENCES:
DB 8732, PG 996
DB 9313, PG 755
PB 129, PG 89
PB 131, PG 189

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987882
LOCALIZATION POINT N: 473,843.095 E: 1,986,626.442
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.
 - LINE(S) 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.
 - THERE IS A MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - ALL NEW LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
 - TOTAL NUMBER OF LOTS: 15



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 Seever
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8732, PAGE 396 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 28 DAY OF July, 2014.

Sean 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-21 FCC 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 SEPTEMBER 7, 2011 USING TWO TRIMBLE 5700 RECEIVERS.

Sean Seever
PROFESSIONAL LAND SURVEYOR - L-4571

07-28-14

Fayetteville
Know all men by these presents, that I hereby certify that on this the 15th day of September, 2014, all improvements required in the right-of-way have been installed or bonded by the subdivisor in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.

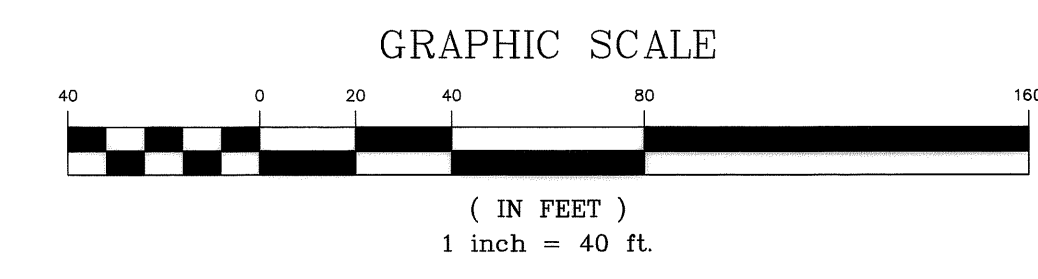
Shirley Hodges
City Engineer

APPROVED BY THE CITY OF FAYETTEVILLE ON THE 3 DAY OF Oct., 2014

Manda Bitt Brent
SIGNATURE
DATE: 10-3-2014
TITLE



FILED Oct 09, 2014 01:25:00 pm FILED CUMBERLAND COUNTY NC
BOOK 00135 PAGE 0023 THRU 0023 J. LEE WARREN JR.
INSTRUMENT # 30565 REGISTER OF DEEDS
RECORDING \$21.00
EXCISE TAX (None)



REVISIONS

PROJECT NAME

LITTLE RIVER FARMS
PHASE ONE SECTION TWO
ZERO LOT LINE

TAX ID# 9487-74-9613
WOODLINE DRIVE
SEVENTY-FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

LITTLE RIVER FARMS DEVELOPERS, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

SURVEYED BY:	BOBBY
DRAWN BY:	JOHN
CHECKED BY:	JIMMY
PROJECT NUMBER:	645

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE SURVEYED
NOVEMBER 21, 2013

SHEET NUMBER

1
OF 1