



REVISIONS

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.55	25.00	S11°09'12"W	35.55
C2	35.08	25.00	S83°19'55"E	32.27
C3	59.58	274.61	S49°20'54"E	59.44
C4	68.45	274.61	S62°42'09"E	68.27
C5	65.14	274.61	S76°38'20"E	64.99
C6	16.79	274.61	S85°11'09"E	16.79
C7	99.12	50.00	N53°43'38"W	83.67
C8	40.97	50.00	S46°00'34"W	39.84
C9	30.77	25.00	S57°47'54"W	28.87
C10	11.61	224.61	N85°27'24"W	11.61
C11	140.90	224.61	N66°00'19"W	138.60
C12	45.60	25.00	N04°13'06"E	39.54
C13	29.21	525.00	N54°52'40"E	29.20
C14	75.08	525.00	N49°11'16"E	75.00
C15	93.95	475.00	N50°48'18"E	93.80
C16	38.81	25.00	S78°47'31"E	35.03

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

OWNER'S SIGNATURE
Carla Anderson
Cumberland COUNTY, NORTH CAROLINA
I, *Carla Anderson*, 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, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS 14 DAY OF JUNE 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES 07/15/2017

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

DATE: *6-20-16*

APPROVED BY THE CITY OF FAYETTEVILLE ON THE *20* DAY OF *June* 2016
Signature: *Manda Britt Bryan*
Title: *Dez. Advocate*



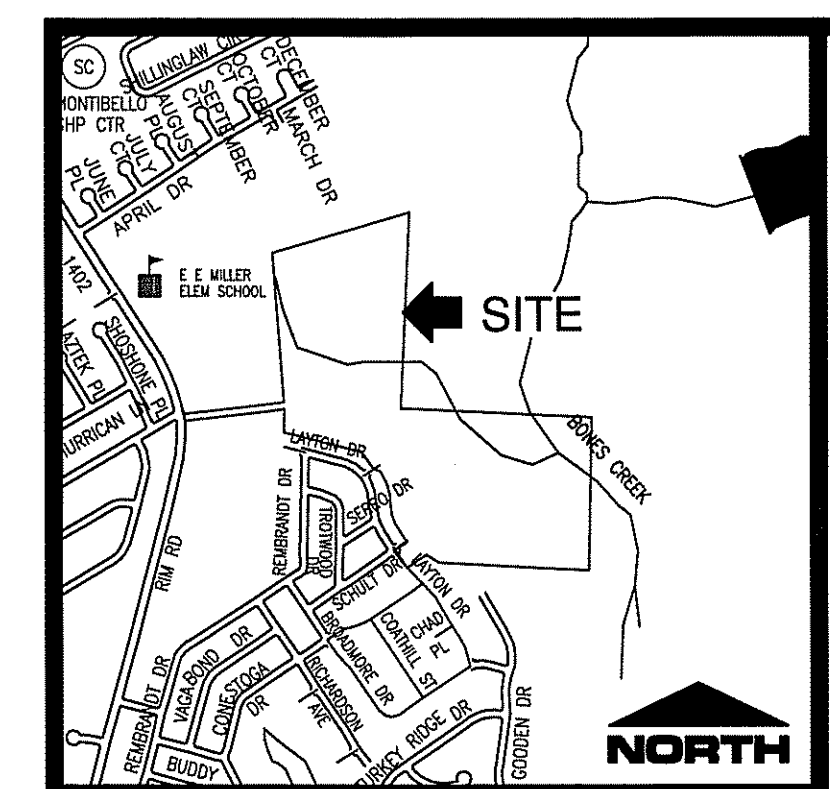
Know all men by these presents, that I hereby certify that on this the *20th* day of *June* 2016, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.
Heide Ludwig City Engineer

AREA: (BY COORDINATE COMPUTATION) 365,170 SF (8.38 AC)
EIN NO. PORTION OF 9487-74-9613
ZONING: R6
25' FRONT
10' SIDE
35' REAR

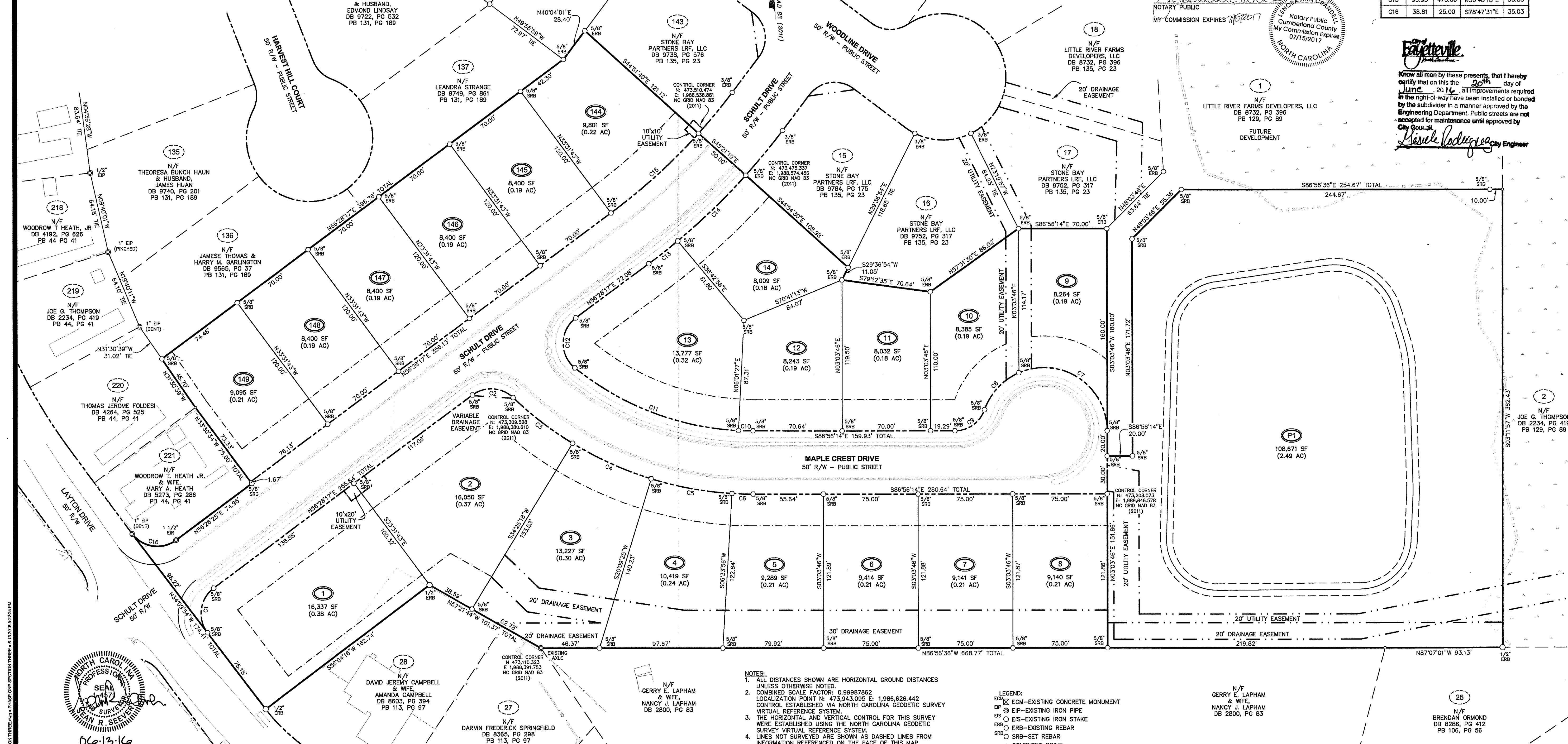
- NOTE: PWC UTILITY EASEMENTS
- PWC BLANKET EASEMENT FOR ELECTRIC, WATER, AND SANITARY SEWER IS RECORDED IN DEED BOOK 8933, PAGE 309.
 - THE ELECTRIC UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND AND UPON THE INSTALLATION OF THE UNDERGROUND SERVICES, THE EXISTING OVERHEAD ELECTRIC LINE(S) WHICH TRAVERSE THE SUBDIVISION, SHALL BE ABANDONED AND REMOVED.
 - UTILITY EASEMENT FOR THE EXISTING OVERHEAD POWER LINE IS RECORDED IN DEED BOOK 1139, PAGE 421 UPON REMOVAL OF THE OVERHEAD ELECTRIC LINES, UTILITY RIGHTS FOR THE OVERHEAD POWER LINE BEING REMOVED IS HEREAFTER ABANDONED.

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



VICINITY MAP
NOT TO SCALE



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 8232, PAGE 358 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 PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 14 DAY OF *JUNE*, 2016.

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-201 FCCC 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.

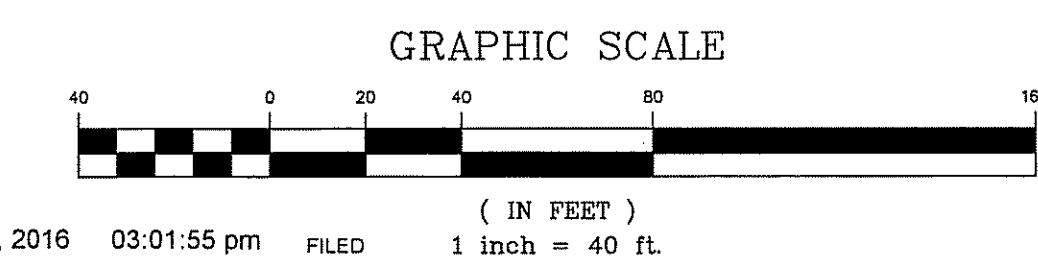
SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987892
LOCALIZATION POINT NO: 473,943.095 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.
 - ALL LINES 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.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP# 3710948700J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS 5' 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 BUILDABLE LOTS: 20

- LEGEND:
- EQ- EXISTING CONCRETE MONUMENT
 - EP- EXISTING IRON PIPE
 - ES- EXISTING IRON STAKE
 - ERB- EXISTING REBAR
 - SRB- SET 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
 - PROPOSED EASEMENT
 - TREE LINE
 - MAILBOX
 - ELECTRICAL BOX
 - TRANSFORMER
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - WETLANDS

GERRY E. LAPHAM & WIFE, NANCY J. LAPHAM DB 2800, PG 83

BRENDAN ORMOND DB 8286, PG 412 PB 106, PG 58



PROJECT NAME
**LITTLE RIVER FARMS
PHASE ONE
SECTION THREE
ZERO LOT LINE**

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

CLIENT
LITTLE RIVER FARMS DEVELOPERS, LLC

5511 Ramsey Street - Suite 100
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1727

PROJECT INFORMATION

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

DRAWING SCALE
HORIZONTAL: 1"=40'

DATE SURVEYED
APRIL 8, 2016

SHEET NUMBER