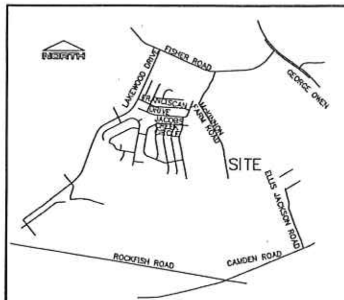


VICINITY MAP
NOT TO SCALE

AREA TABLE
Lot 35 Area: 11,058 sq.ft. 0.25 acres
Lot 36 Area: 11,756 sq.ft. 0.27 acres
Lot 37 Area: 11,752 sq.ft. 0.27 acres
Lot 38 Area: 13,071 sq.ft. 0.30 acres
Lot 39 Area: 12,478 sq.ft. 0.29 acres
Lot 59 Area: 11,662 sq.ft. 0.27 acres
Lot 60 Area: 12,486 sq.ft. 0.29 acres
Lot 61 Area: 12,456 sq.ft. 0.29 acres
Lot 62 Area: 12,647 sq.ft. 0.29 acres
Lot 63 Area: 12,318 sq.ft. 0.28 acres
Lot 64 Area: 11,378 sq.ft. 0.26 acres
Lot 65 Area: 10,874 sq.ft. 0.25 acres
Lot 66 Area: 11,475 sq.ft. 0.26 acres
Lot 67 Area: 11,475 sq.ft. 0.26 acres
Lot 68 Area: 11,475 sq.ft. 0.26 acres
Lot 69 Area: 11,475 sq.ft. 0.26 acres

LINE TABLE

LINE	BEARING	LENGTH
L1	N56°39'47"W	53.59'
L2	S74°26'11"W	25.10'
L3	S85°10'44"W	25.81'
L4	S51°15'11"W	25.00'
L5	N51°15'11"E	25.00'
L6	N01°06'54"W	60.03'
L7	N89°22'12"E	52.20'
L8	S79°53'43"W	25.00'
L9	N78°30'43"W	26.94'
L10	N79°34'38"E	25.00'
L11	N79°34'38"E	25.00'
L12	S78°44'19"E	32.84'
L13	S76°47'10"W	60.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	25.00	37.99	S04°47'13"W	34.44
C2	475.00	90.00	N15°50'20"W	89.87
C3	475.00	90.00	N26°41'42"W	89.87
C4	475.00	54.91	N35°26'06"W	54.88
C5	792.37	55.31	N12°24'34"W	55.29
C6	792.37	73.73	N17°04'29"W	73.70
C7	792.37	72.00	N22°20'37"W	71.98
C8	792.37	72.00	N27°32'59"W	71.98
C9	792.37	72.00	N32°45'21"W	71.98
C10	792.37	72.00	N37°57'44"W	71.98
C11	792.37	72.00	N43°10'06"W	71.98
C12	725.00	100.93	N82°43'45"W	100.91

PB 138, PG 186

NOTES:
1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. RATIO OF PRECISION > 1:10,000
4. DASHED LINES NOT SURVEYED.
5. TAX PIN – 0405-32-6845, 0405-23-9198
6. ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
9. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 01/08/2018.
10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
11. BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
12. IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND SPECIFICS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.
13. UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON.
14. IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREON CERTIFIES TO THE LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON.
15. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH MAY AFFECT THE USE OF THIS TRACT.
16. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
17. UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S., N.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2,000 FEET OF THIS SUBJECT PROPERTY.
18. IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
19. IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
20. "THE STREETS AND ROADS SHOWN ON THIS MAP THOUGH LABELED AS "PRIVATE" –UNLESS OTHERWISE NOTED– HAVE NOT BEEN ACCEPTED BY THE TOWN OF HOPE MILLS AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE TOWN'S SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S)."

The maximum allowable built upon area per lot is 4000 square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right of way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 9700, PAGE 728, DEED BOOK 10114, PAGE 243); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK AS, PAGE SHOWN ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 8th DAY OF January, A.D., 2018.

PROFESSIONAL LAND SURVEYOR
(W. LARRY KING, P.L.S.)
LICENSE NUMBER L-1339

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM(S) BELOW APPLY TO THIS MAP.

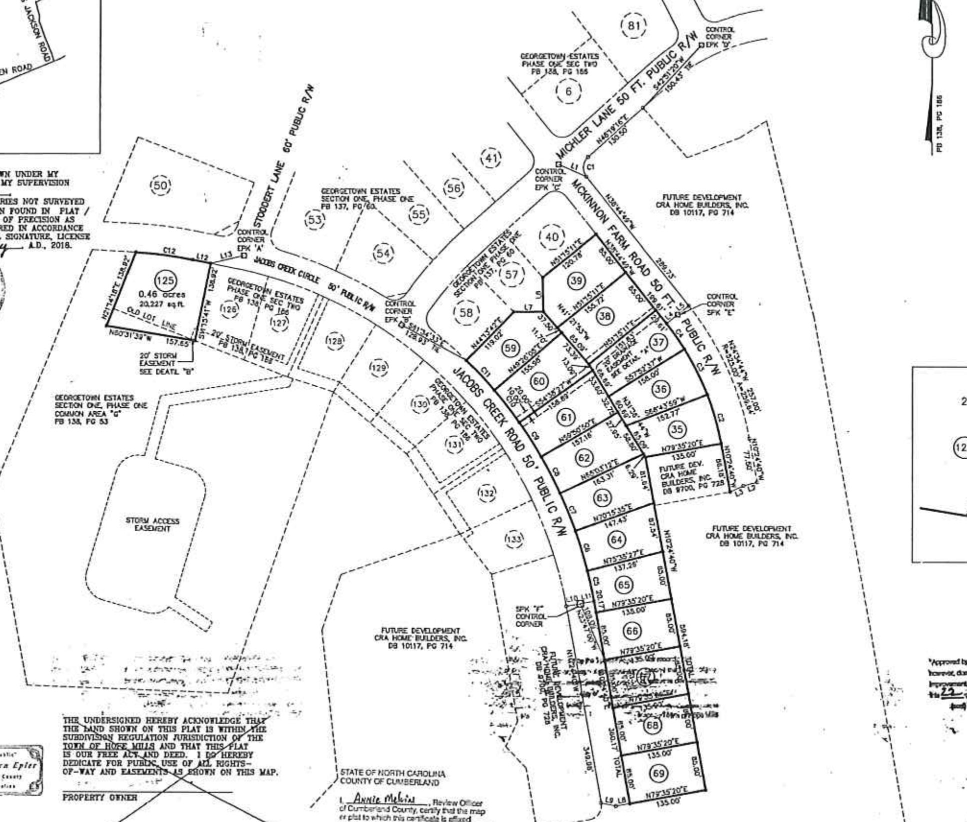
(A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HOPE MILLS AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

PROPERTY OWNER

Notary Public
Lori Simpson Epler
Cumberland County
North Carolina

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, Gary A. Armstrong SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL. THIS 8th DAY OF January, 2018.

NOTARY PUBLIC
11-14-19
MY COMMISSION EXPIRES

~~THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HOPE MILLS AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.~~

~~PROPERTY OWNER~~

~~STATE OF NORTH CAROLINA~~
~~COUNTY OF CUMBERLAND~~

~~I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL. THIS ___ DAY OF ___ 2017.~~

~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES~~

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Annie Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Review Officer
Date 01-22-18

CONTROL CORNERS

EPK NAIL 'A'	S66°29'13"E	303.65'	EPK NAIL 'B'
EPK NAIL 'B'	N44°11'21"E	394.56'	EPK NAIL 'C'
EPK NAIL 'C'	N50°09'37"E	328.02'	EPK NAIL 'D'
EPK NAIL 'B'	S32°44'39"E	583.18'	SPK NAIL 'F'
EPK NAIL 'C'	S38°45'45"E	337.09'	SPK NAIL 'E'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

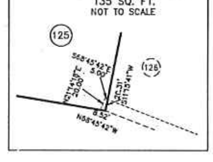
Approved by the Town of Hope Mills for recording; however, does not constitute acceptance by the Town of any improvement, existing or proposed, within this development, the 22 day of January 2018
Manager, Town of Hope Mills

Approved by the Cumberland County Joint Planning Board on the 9th day of January, 2018
Signed (Seal)
Chairman/Planning & Inspections Director

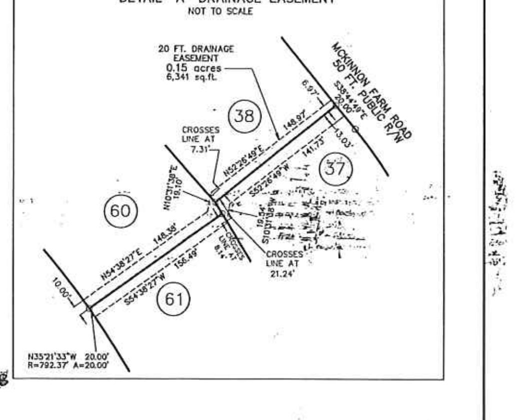
FILED Jan 22, 2018 02:31:45 pm
BOOK 00140
PAGE 0109 THRU 0109
INSTRUMENT # 01644
RECORDING $21.00
EXCISE TAX (None)

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS

DETAIL "B"
20 FT. STORM EASEMENT
135 SQ. FT.
NOT TO SCALE



DETAIL "A" DRAINAGE EASEMENT
NOT TO SCALE



LEGEND

- ○ DENOTES REBAR OR BREAK IN LINE
- ☐ CONTROL CORNER
- EIR EXISTING IRON REBAR
- EPK EXISTING PK NAIL
- SPK SET PK NAIL
- NOTE – IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

- BOUNDARY LINE
- ADJOINER
- EASEMENT
- R/W RIGHT OF WAY
- TIE LINES

ZERO LOT LINE

DECLARATIONS RECORDED IN DEED BOOK 9816, PAGE 0015.

REVISIONS

GEORGETOWN ESTATES
SECTION ONE - PHASE THREE
LOTS 35-39, 59-69 AND LOT 125
PHASE ONE - SECTION TWO

TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND
STATE: NORTH CAROLINA
PROPERTY OF: CRA HOME BUILDERS, INC. ARMSTRONG BUILDERS, LLC

ENGINEERING - SURVEYING - DESIGNING - DRAFTING
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, North Carolina 28305
P. (910) 483-4300 F. (910) 483-4052
www.LKandA.com
NC Firm License C-0887

DATE: 12/19/2017 | SURVEYED BY: LKA | FIELD BOOK: GEORGETOWN ESTATES
SCALE: 1"=100' | DRAWN BY: LTC | FILE REF. P\P12-096
CHECKED & CLOSURE BY: LARRY KING | DRAWING NO. GEORGETOWN ESTATES

P:\P12-096 CRA-FISHER PROPERTY\CADD\CIVIL\2013 FISHER ROAD\dwg\2017 PLATS\GEORGETOWN ESTATES SECT 1 PH 3.dwg, 1/8/2018 10:00:17 AM, Mike, 1:100