

REVISIONS

PROJECT NAME

ALEXANDER ESTATES SUBDIVISION (ZERO LOT LINE)

TAX ID# 0467-22-3161
PLEASANT VIEW DRIVE
EASTOVER TOWNSHIP
NEAR FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT



409 Chicago Drive - Suite 103
Fayetteville, North Carolina 28306
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1597

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE SURVEYED

MAY 12, 2020

SHEET NUMBER

1

OF

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	171.40	1773.50	N51°24'50"E	171.33
C2	102.49	1773.50	N46°59'23"E	102.48
C3	191.77	1773.50	N42°14'11"E	191.68
C4	31.66	25.00	S09°03'19"W	29.59
C5	22.08	50.00	S14°34'22"E	21.90
C6	45.00	50.00	S23°51'39"W	43.50
C7	45.00	50.00	S75°25'38"W	43.50
C8	45.00	50.00	N53°00'24"W	43.50
C9	61.55	50.00	N08°02'27"E	57.74
C10	30.77	25.00	N08°02'27"E	28.87
C11	45.44	25.00	N79°17'21"W	39.44

N/F REGINALD MARK KIRBY
DB 9339, PG 417
PB 112, PG 42

Approved by the Cumberland County Planning Board
on the 25th day of May, 2020
Signed: *[Signature]*
Chairman/Planning & Inspection Director

N/F STOUT LAND DEVELOPMENT, LLC
DB 10490, PG 287

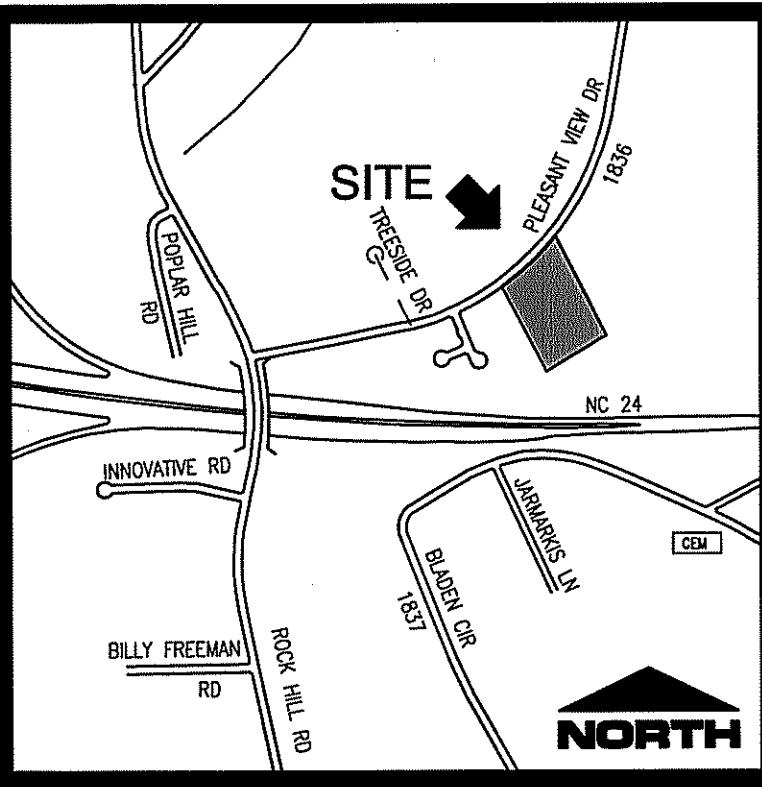
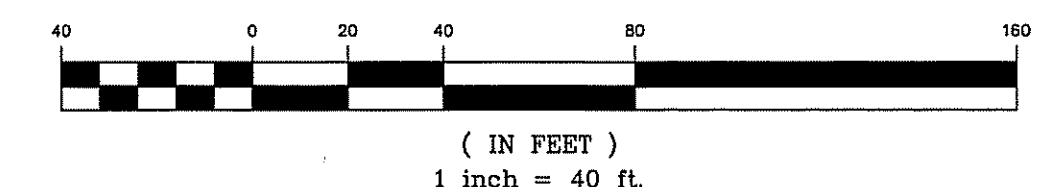
THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.
[Signature]
OWNER'S SIGNATURE

[Signature] Sampson COUNTY, NORTH CAROLINA
I, *[Signature]* A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
[Signature] Ben Stout
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS 18th DAY OF May, 2020.
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-06-20



FILED May 21, 2020 10:21:40 am FILED
BOOK 00144 CUMBERLAND COUNTY NC
PAGE 0081 THRU 0081 J. LEE WARREN JR.
INSTRUMENT # 17331 REGISTER OF DEEDS
RECORDING \$21.00 OF DEEDS
EXCISE TAX (None) BLP

GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - - PROPERTY LINE
 - - - - - PROPERTY LINE NOT SURVEYED
 - - - - - OLD PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - RIGHT-OF-WAY
 - - - - - OVERHEAD UTILITY
 - - - - - PERMANENT EASEMENT
 - X - FENCE LINE
 - - - - - TREE LINE
 - MB - MAILBOX
 - UP - UTILITY POLE
 - G - GUY WIRE
 - TP - TELEPHONE PEDESTAL
 - G - GRAVEL
 - A - ASPHALT
 - C - CONCRETE
 - B - BUILDING

AREA: (BY COORDINATE COMPUTATION)
282,659 SF (6.49 AC)
PIN NO: 0467-22-3161
ZONING: RR
30' FRONT
15' SIDE
35' REAR

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.

SOURCE OF TITLE
DB 8827, PG 471
CUMBERLAND COUNTY REGISTER OF DEEDS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987916
LOCALIZATION POINT N: 470,850.575 E: 2,082,242.955
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 NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON 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 LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 3720046001 OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND/OR WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WATER WELLS AS THE DATE OF THIS RECORDING.

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.
[Signature]
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 00144, PAGE 0081 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 18th DAY OF May, 2020.
[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, *[Signature]* REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature]
REVIEW OFFICER

N 471,353.849
E 2,083,023.183
NC GRID NAD 83 (2011)

N/F MILDRED HAMILTON GEDDIE
DB 4422, PG 569

N/F STOUT LAND DEVELOPMENT, LLC
DB 10756, PG 761

N/F CARLAS RAY WEST
DB 10234, PG 552

N/F STOUT LAND DEVELOPMENT, LLC
DB 10508, PG 1

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *[Signature]* LEE R. Hines Sr. PE
DISTRICT ENGINEER
DATE 05-19-20

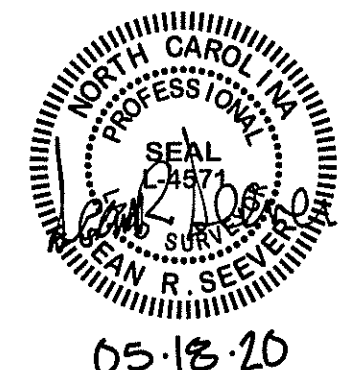
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY _____
DATE _____

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

ALL DRAINAGE EASEMENTS ARE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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

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 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 FEBRUARY 7, 2019 USING TWO TRIMBLE 5700 RECEIVERS.
[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571



05-18-20