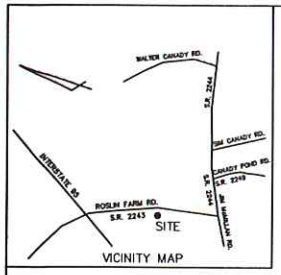


NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RR.
3.) TOTAL OF 20 LOTS IN PHASE 1, SECTION 1, PART 1.
4.) AREA IN SECTION 1, PHASE 1, PART 1 IS 24.29 ACRES.
5.) WATER BY ROBESON COUNTY PUBLIC UTILITIES; SEWER BY SEPTIC TANK.
6.) IRON STAKES SET AT ALL LOT CORNERS.
7.) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
8.) REFERENCE: DEED BOOK 3634, PAGE 0193.
9.) CURRENTLY ACCESS TO THE SUBSTATION SITE IS BY A SOIL ROAD INSIDE THE 50' ESMT. AS THE SUBDIVISION IS DEVELOPED ACCESS WILL BE OVER THE SUBDIVISION ROADS

N.C. GRID (NAD 83)

D.B. 6089, PG. 0303

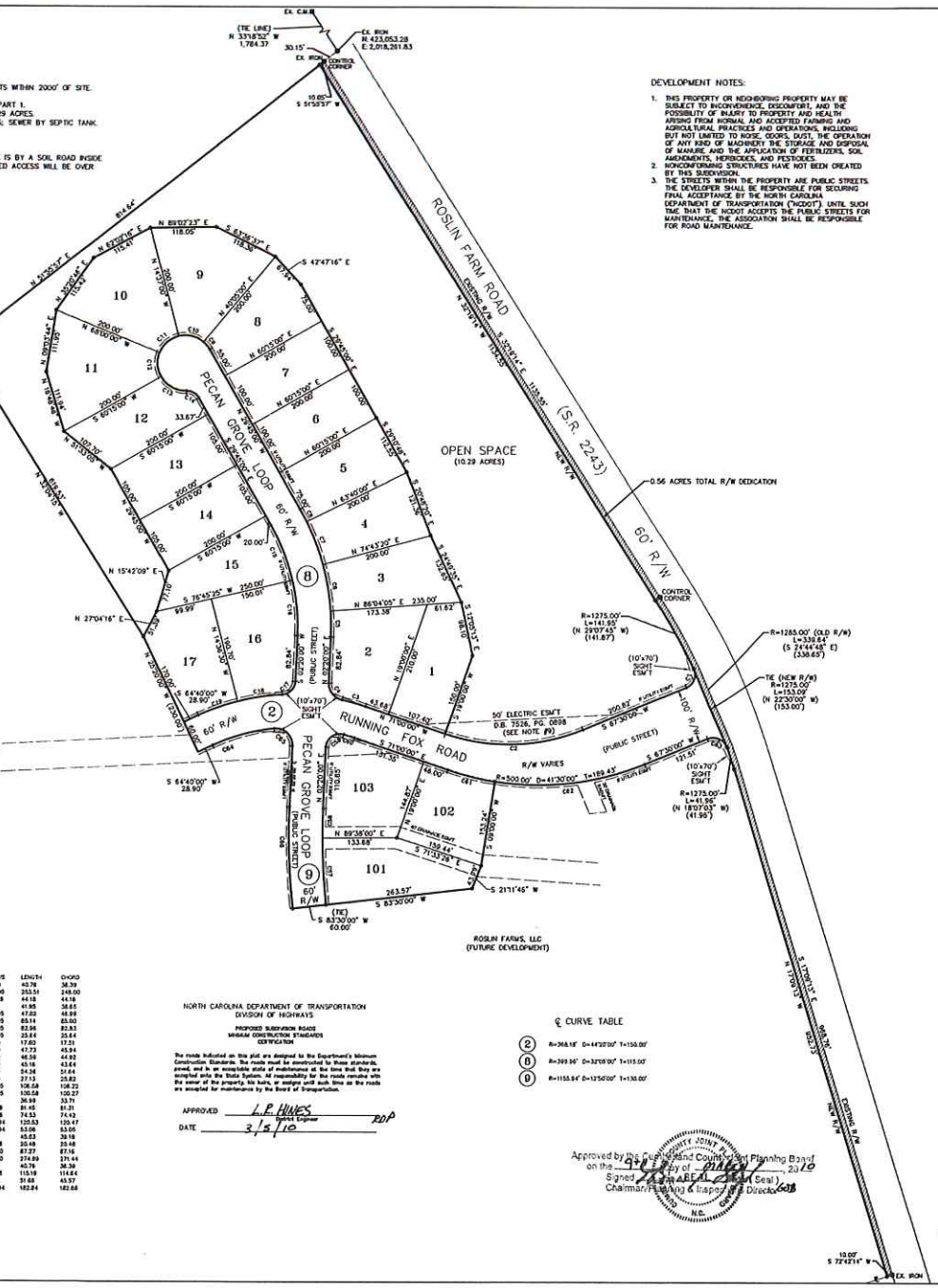
(TIE LINE) S 87°15'50" E 788.10'

ROSLIN FARMS, LLC (FUTURE DEVELOPMENT)

EX. ELECTRIC TRANSMISSION LINE 70' R/W

GRAY'S CREEK BREAKER SUBSTATION D.B. 1176, PG. 613 D.B. 3352, PG. 306

50' ELECTRIC ESM'T D.B. 7526, PG. 0898 (SEE NOTE #9)



DEVELOPMENT NOTES:

1. 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.
2. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
3. THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.

State of North Carolina Cumberland County
I RANDOLL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7379 Page 0211, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated is 1: 7,526 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of MARCH, A.D., 2010.

☑ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Seal or Stamp: NORTH CAROLINA PROFESSIONAL SEAL L-3307 RANDOLL S. WILLIAMS SURVEYOR

Randoll S. Williams
Surveyor
L-3307
License Number

State of North Carolina
County of Cumberland

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

Donna McSwain
Review Officer

Date 3-9-10

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and statement is (our or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas as shown or indicated on said Plat."

Owner(s) Signature

North Carolina Cumberland County
I, Diane Deforbando Notary Public of the County and State aforesaid, certify that Christopher Davis and _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 9th day of March, 2010.

Seal: DIANE DEFORBANDO NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

Diane Deforbando
Notary Public
My Commission expires 7/29/2010

LEGEND

———	PROPERTY BOUNDARY LINE
———	ADJACENT PROPERTY LINES
———	LOT LINES
● EX. IRON	EXISTING IRON STAKE
■ EX. C.M.	EXISTING CONCRETE MONUMENT
○	ANGLE POINT
○ CONTROL CORNER	CONTROL CORNER
FP	POWER POLE
N.R.	NON-RADIAL LINE

CURVE TABLE

NUMBER	DELTA	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C1	83°24'45"	N 29°47'36" E	26.54	25.00	40.78	36.39
C2	41°36'00"	N 85°15'00" E	130.60	350.00	253.51	248.00
C3	06°21'28"	N 74°10'44" W	22.11	398.18	44.18	44.16
C4	79°41'29"	S 37°38'14" E	25.17	30.18	41.95	38.65
C5	96°15'30"	N 00°17'58" W	33.53	429.95	47.02	46.99
C6	11°20'43"	N 69°38'18" W	42.71	429.95	85.14	85.00
C7	11°07'20"	N 30°48'20" W	41.61	429.95	82.96	82.83
C8	03°25'00"	N 38°02'30" W	12.82	429.95	25.64	25.64
C9	23°12'00"	N 36°50'00" W	8.88	50.00	17.60	17.51
C10	54°47'00"	N 77°44'00" W	25.88	50.00	47.73	45.94
C11	53°33'00"	S 46°41'30" W	25.14	50.00	46.38	44.82
C12	51°45'00"	S 63°52'30" E	24.25	50.00	45.16	43.64
C13	62°12'55"	S 60°56'27" E	30.15	50.00	54.36	51.64
C14	62°13'55"	N 60°56'27" W	15.68	25.00	27.13	25.82
C15	149°30'23"	N 21°26'47" W	63.66	368.55	136.58	136.22
C16	15°24'35"	N 05°27'17" W	50.80	368.55	100.58	100.23
C17	84°48'45"	N 49°43'23" E	22.82	25.00	36.99	33.71
C18	11°43'15"	S 81°53'08" W	43.87	368.18	81.45	81.31
C19	12°47'30"	S 70°01'45" W	37.38	398.18	74.53	74.42
C37	06°18'00"	S 03°36'00" E	60.32	1135.84	120.53	120.47
C38	02°43'00"	S 00°56'00" W	26.53	1135.84	53.06	53.05
C58	103°11'45"	S 53°35'53" W	31.54	25.00	45.03	39.18
C60	03°28'14"	N 72°44'07" W	10.24	338.18	20.48	20.48
C61	17°07'00"	S 78°50'00" E	43.74	500.00	87.27	87.16
C62	31°30'00"	N 83°15'00" E	141.61	500.00	274.89	271.44
C63	93°31'45"	N 83°17'38" W	26.54	25.00	40.79	36.36
C64	19°31'51"	S 74°39'38" W	56.16	336.18	115.19	114.64
C65	98°08'58"	N 46°41'38" W	34.79	30.18	51.68	45.57
C66	08°50'00"	S 02°05'00" W	81.60	1135.84	182.84	182.68

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to those standards, paved, and to an acceptable state of maintenance at the time that they are accepted into the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED L.P. Hayes
District Engineer
DATE 3/5/10

℄ CURVE TABLE

2	R=368.18' D=44°22'00" T=150.00'
8	R=398.96' D=32°08'00" T=115.00'
9	R=1155.84' D=12°50'00" T=130.00'

Approved by the Cumberland County Joint Planning Board on the 9th day of March, 2010
Signed: [illegible] (Seal)
Chairman (Planning & Inspections Director)

FILED Mar 09, 2010 04:28:00 pm
BOOK 00126
PAGE 0065 THRU 0065
INSTRUMENT # 06858
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARNER JR. REGISTER OF DEEDS

ROSLIN FARMS WEST

PHASE I, SECTION 1, PART 1

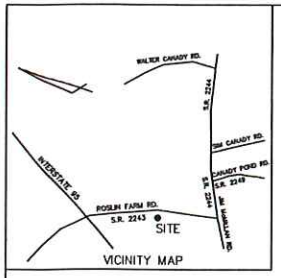
PROPERTY OF
ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100' MARCH 2010

GRAPHIC SCALE IN FEET
100 50 0 100 200 300

MOORMAN, KIZER & FITZZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5181 FAX (910) 484-0368
LICENSE # F-0108

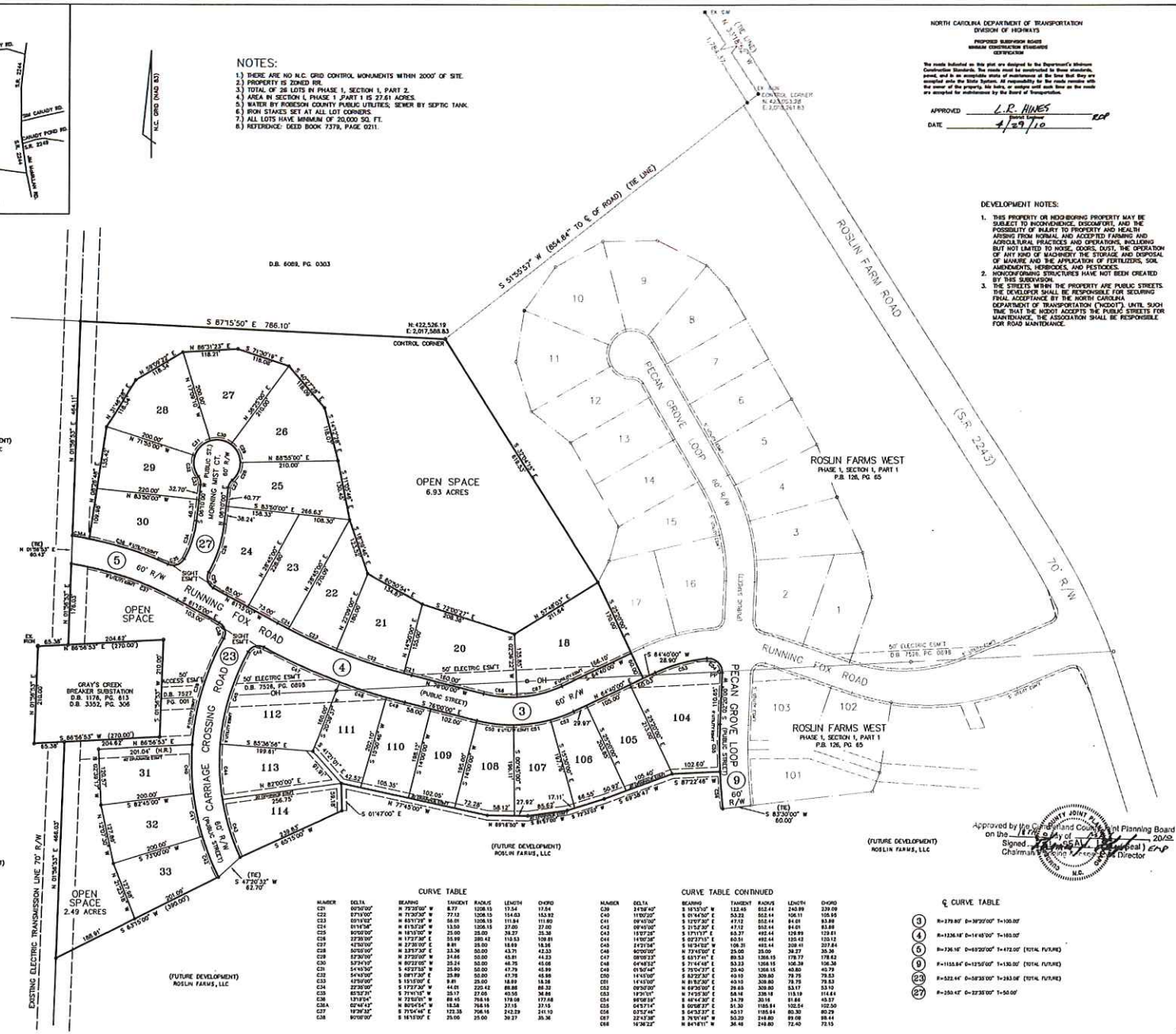
DRAWN BY: CB CHECKED BY: RW
DATE: 12-07-09



N.C. GRID (NAD 83)

NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RR.
3.) TOTAL OF 26 LOTS IN PHASE 1, SECTION 1, PART 2.
4.) AREA IN SECTION 1, PHASE 1 ,PART 1 IS 27.61 ACRES.
5.) WATER BY ROBESON COUNTY PUBLIC UTILITIES; SEWER BY SEPTIC TANK.
6.) IRON STAKES SET AT ALL LOT CORNERS.
7.) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
8.) REFERENCE: DEED BOOK 7379, PAGE 0211.



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads need not be constructed to those standards, paved, and in an acceptable state of maintenance at the time that they are accepted into the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED District Engineer L.R. HINES
DATE 4/29/10

DEVELOPMENT NOTES:

1. 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.
2. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
3. THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT). UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.

State of North Carolina Cumberland County
I RANDALL B. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7379 Page 0211, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____ Page ____; that the ratio of precision as calculated is 1: 7500; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 27th day of April, A.D., 2010.

☑ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

SEAL L-3307 NORTH CAROLINA PROFESSIONAL SEAL L-3307 LAND SURVEYOR RANDALL B. WILLIAMS
Surveyor
L-3307
Professional Surveyor Number

State of North Carolina
County of Cumberland

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

Review Officer

Date 5-18-2010

"The undersigned hereby acknowledge(s) 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 and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas so shown or indicated on said Plat.

Owner(s) Signature

North Carolina, Cumberland County
I, Diane Dellenardo a Notary Public of the County and State aforesaid, certify that Christopher L. Wilson and personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 20th day of April, 2010.

Diane Dellenardo
Notary Public
My Commission expires 7/19/2013

NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

LEGEND

—OH—	OVERHEAD POWER LINE
———	PROPERTY BOUNDARY LINE
—·—·—	LOTS NOT SURVEYED
———	NEW LOT LINES
● EX. IRON	EXISTING IRON STAKE
■ EX. C.M.	EXISTING CONCRETE MONUMENT
○	ANGLE POINT
○ CONTROL CORNER	CONTROL CORNER
○	POWER POLE
N.R.	NON-RADIAL LINE

Approved by the Cumberland County Joint Planning Board on the 17th day of May, 2010.
Signed, (Seal) ENP
Chairman Director

FILED May 20, 2010 11:44:00 am
BOOK 00126
PAGE 0143 THRU 0143
INSTRUMENT # 15117
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

CURVE TABLE

NUMBER	DELTA	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C21	00°50'00"	N 75°35'00" W	8.77	1208.15	17.54	17.54
C22	07°15'00"	N 71°30'30" W	77.12	1208.15	154.03	153.92
C23	05°16'33"	N 65°31'28" W	55.05	1208.15	111.84	111.80
C24	01°34'34"	N 61°53'33" W	13.50	1208.15	27.00	27.00
C25	90°00'00"	N 18°15'00" W	25.00	25.00	39.27	35.36
C26	22°30'00"	N 17°27'54" E	55.90	280.42	110.53	109.81
C27	42°50'00"	N 27°30'00" E	9.81	25.00	18.69	18.26
C28	50°00'00"	N 32°53'30" E	33.36	50.00	43.71	42.33
C29	52°30'00"	N 27°30'00" W	34.66	50.00	45.81	44.23
C30	53°34'10"	N 80°22'05" W	25.24	50.00	46.75	45.06
C31	54°43'30"	S 42°27'35" W	25.90	50.00	47.79	45.99
C32	54°49'00"	S 08°17'30" E	25.89	50.00	47.78	45.98
C33	42°50'00"	S 15°15'00" E	9.81	25.00	18.69	18.26
C34	22°30'00"	S 17°27'30" W	44.05	220.42	86.66	86.32
C35	65°52'31"	S 71°41'31" W	25.17	27.05	40.55	34.86
C36	131°51'04"	N 72°50'01" W	88.45	764.16	176.08	177.68
C36A	02°46'43"	N 80°55'54" W	18.58	764.16	37.15	37.15
C37	18°38'32"	S 71°04'46" E	122.35	706.16	242.29	241.10
C38	90°00'00"	S 18°15'00" E	25.00	25.00	39.27	35.36

CURVE TABLE CONTINUED

NUMBER	DELTA	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C39	24°58'40"	S 18°13'10" W	122.45	552.44	240.89	239.09
C40	11°50'20"	S 01°44'50" E	53.23	552.44	106.11	105.95
C41	09°45'00"	S 12°07'30" E	47.12	552.44	94.01	93.88
C42	09°45'00"	S 21°52'30" E	47.12	552.44	94.01	93.88
C43	15°07'25"	S 17°11'37" E	65.37	492.44	129.99	129.61
C44	14°50'38"	S 02°37'15" E	60.51	492.44	120.12	119.82
C45	24°21'54"	S 16°34'02" W	106.31	492.44	209.41	207.84
C46	60°00'00"	S 73°45'00" E	25.00	25.00	26.27	25.08
C47	09°05'23"	S 63°17'41" E	89.53	1266.15	179.77	179.62
C48	04°48'52"	S 71°14'48" E	53.33	1266.15	106.39	106.36
C49	01°50'44"	S 70°04'27" E	20.40	1266.15	40.80	40.79
C50	14°45'00"	S 62°22'30" E	40.10	309.80	79.75	79.53
C51	14°45'00"	N 61°52'30" E	40.10	309.80	79.75	79.53
C52	09°30'00"	N 69°35'00" E	26.63	309.80	53.17	53.10
C53	19°31'51"	N 74°50'30" E	58.98	336.14	118.19	114.64
C54	06°08'58"	S 48°14'30" E	34.79	30.16	61.84	45.57
C55	04°37'14"	S 50°08'37" E	51.30	1185.64	102.54	102.50
C56	03°52'46"	S 54°53'37" E	40.17	1185.64	80.30	80.29
C57	12°43'38"	S 74°01'41" E	50.20	248.80	89.08	88.44
C58	16°26'22"	N 84°16'11" W	36.48	248.80	72.40	72.15

℄ CURVE TABLE

(3) R=279.80' D=30°20'00" T=100.00'
(4) R=1236.18' D=14°45'00" T=160.00'
(5) R=736.16' D=63°20'00" T=472.00' (TOTAL FUTURE)
(9) R=1155.64' D=12°50'00" T=130.00' (TOTAL FUTURE)
(23) R=522.44' D=58°35'00" T=283.00' (TOTAL FUTURE)
(27) R=250.42' D=22°35'00" T=50.00'

(A ZERO LOT LINE DEVELOPMENT)

ROSLIN FARMS WEST

PHASE 1, SECTION 1, PART 2

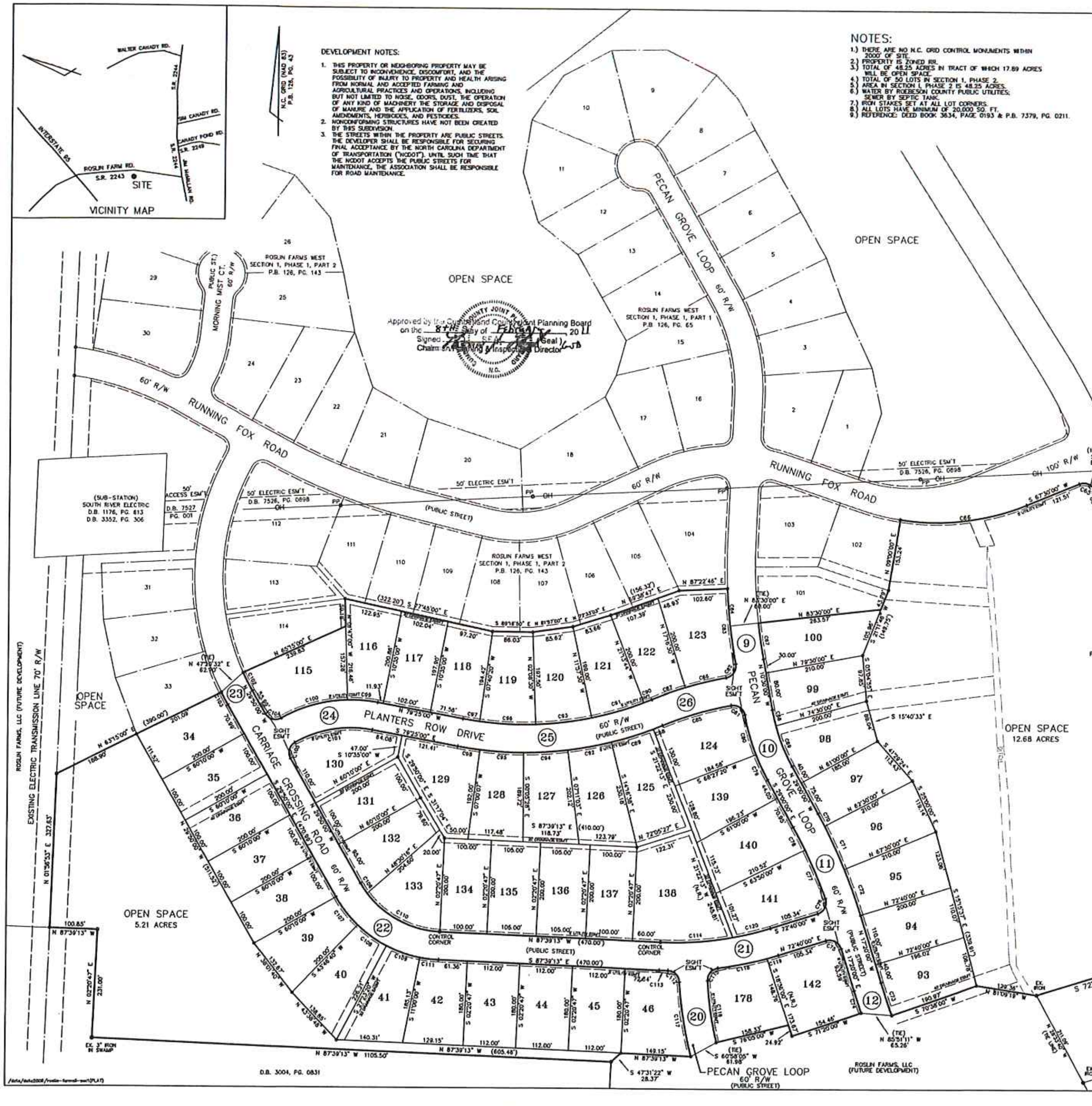
PROPERTY OF
ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 100' APRIL 2010

GRAPHIC SCALE IN FEET
100 50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0368 LICENSE #: F-0106

DRAWN BY: JGC CHECKED BY: RSW
DATE: APRIL 2010



DEVELOPMENT NOTES:

1. 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.
2. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
3. THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.

NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RR.
3.) TOTAL OF 48.25 ACRES IN TRACT OF WHICH 17.89 ACRES WILL BE OPEN SPACE.
4.) TOTAL OF 50 LOTS IN SECTION 1, PHASE 2.
5.) AREA IN SECTION 1, PHASE 2 IS 48.25 ACRES.
6.) WATER BY ROBESON COUNTY PUBLIC UTILITIES; SEWER BY SEPTIC TANK.
7.) IRON STAKES SET AT ALL LOT CORNERS.
8.) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
9.) REFERENCE: DEED BOOK 3634, PAGE 0193 & P.B. 7379, PG. 0211.

Approved by the Cumberland County Joint Planning Board on the 8TH day of February 2011
Signed [signature] (Seal)
Chairman/Planning & Inspections Director

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C64	93°26'23"	S 65°46'48" E	26.35	25.00	40.77	36.40
C65	01°53'08"	S 18°07'03" E	20.98	1275.00	41.96	41.96
C66	31°30'00"	N 83°15'00" E	141.01	500.00	274.89	271.44
C67	04°00'00"	S 08°30'00" E	39.32	1125.84	78.61	78.59
C68	05°00'00"	S 13°00'00" E	17.46	399.82	34.89	34.89
C69	13°30'00"	S 22°15'00" E	47.32	399.82	94.20	93.99
C70	01°30'00"	N 28°15'00" W	15.12	1155.84	30.25	30.25
C71	05°00'00"	N 25°00'00" W	50.46	1155.84	100.85	100.82
C72	05°10'00"	N 19°55'00" W	52.14	1155.84	104.21	104.17
C73	02°02'00"	S 18°21'00" E	36.78	2071.18	73.50	73.50
C74	01°20'00"	S 18°00'00" E	24.80	2131.18	49.59	49.59
C75	90°00'00"	N 62°20'00" W	26.41	26.41	41.49	37.35
C76	92°56'41"	N 26°11'40" E	26.32	25.00	40.55	36.25
C77	05°53'19"	N 23°13'20" W	56.35	1095.64	112.61	112.56
C78	02°50'00"	N 27°35'00" W	27.10	1095.64	54.18	54.18
C79	07°27'20"	S 25°16'20" E	29.86	450.81	58.83	58.79
C80	11°02'40"	S 16°01'20" E	44.46	459.82	88.64	88.50
C81	90°00'00"	N 55°30'00" W	25.00	25.00	39.27	35.36
C82	90°00'00"	N 34°30'00" E	25.00	25.00	39.27	35.36
C83	07°52'46"	S 06°33'37" E	81.68	1185.84	163.10	162.97
C84	03°52'46"	S 04°33'37" E	40.17	1185.84	80.30	80.29
C85	12°27'08"	S 73°16'26" W	76.73	703.29	152.80	152.55
C86	06°48'30"	S 76°06'45" W	45.18	763.29	90.26	90.20
C87	05°40'38"	S 69°53'11" W	37.85	763.29	75.63	75.60
C88	01°34'55"	N 67°50'19" E	10.47	758.52	20.94	20.94
C89	07°05'35"	N 72°10'34" E	47.01	758.52	93.90	93.84
C90	01°28'35"	N 67°47'09" E	9.00	698.52	18.00	18.00
C91	09°31'03"	N 73°16'58" E	58.15	698.52	116.03	115.90
C92	07°05'35"	N 79°16'09" E	47.01	758.52	93.90	93.84
C93	09°49'00"	N 82°57'00" E	58.99	698.52	119.68	119.53
C94	07°05'35"	N 86°21'44" E	47.01	758.52	93.90	93.84
C95	07°05'35"	S 86°32'41" E	47.01	758.52	93.90	93.84
C96	09°48'50"	S 87°14'05" E	58.97	698.52	119.64	119.50
C97	02°54'40"	S 80°52'20" E	17.75	698.52	35.49	35.49
C98	03°34'53"	S 81°12'27" E	23.72	758.52	47.41	47.41
C99	12°22'00"	N 85°36'00" W	32.69	301.67	65.11	64.99
C100	28°03'00"	S 74°11'30" W	75.35	301.67	147.69	146.22
C101	40°25'00"	S 80°22'30" W	88.96	241.67	170.48	166.96
C102	05°05'00"	S 27°17'30" E	21.88	492.44	43.69	43.68
C103	03°05'00"	S 28°17'30" E	14.87	552.44	29.73	29.73
C104	90°00'00"	S 74°50'00" E	25.00	25.00	39.27	35.36
C105	90°00'00"	S 15°10'00" W	25.00	25.00	39.27	35.36
C106	07°15'10"	S 33°27'35" E	13.02	205.40	26.00	25.98
C107	16°23'20"	S 38°01'40" E	38.22	265.40	75.91	75.68
C108	16°23'20"	S 54°25'00" E	38.22	265.40	75.91	75.68
C109	16°23'20"	S 70°48'20" E	38.22	265.40	75.91	75.68
C110	50°34'03"	S 63°22'12" E	97.02	205.40	181.28	175.45
C111	08°39'13"	S 83°19'37" E	20.08	265.40	40.08	40.05
C112	85°56'02"	N 46°08'01" W	23.29	25.00	37.50	34.08
C113	01°26'49"	S 88°22'36" E	9.48	750.68	18.96	18.96
C114	12°51'01"	N 85°55'16" E	77.79	690.68	154.91	154.58
C115	85°56'02"	S 38°45'01" W	23.29	25.00	37.50	34.08
C116	10°45'00"	S 08°32'30" E	67.07	712.84	133.74	133.55
C117	11°56'53"	S 09°08'27" E	80.88	772.84	161.18	160.87
C118	08°07'17"	N 78°42'24" E	53.29	750.68	106.41	106.32
C119	01°58'45"	N 73°39'23" E	12.97	750.68	25.93	25.93
C120	06°49'46"	N 76°04'53" E	41.21	690.68	82.33	82.26

℄ CURVE TABLE

9	R=1155.84' D=12°50'00" T=130.00'
10	R=429.82' D=18°30'00" T=70.00'
11	R=1125.84' D=11°40'00" T=115.00'
12	R=2101.18' D=08°10'00" T=150.00'
20	R=742.84' D=22°25'00" T=147.25'
21	R=720.63' D=19°40'41" T=125.00'
22	R=235.40' D=57°49'13" T=130.00'
23	R=522.44' D=58°35'00" T=293.08'
24	R=271.67' D=40°25'00" T=100.00'
25	R=728.52' D=32°32'08" T=218.51'
26	R=733.29' D=12°27'08" T=80.00'

State of North Carolina Cumberland County
I, RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7379 Page 0211, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___ Page ___; that the ratio of precision as calculated is 1: 7500; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 3rd day of NOVEMBER, A.D., 2010.

☑ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Seal or Stamp: NORTH CAROLINA PROFESSIONAL SEAL L-3307 LAND SURVEYOR RANDALL S. WILLIAMS

[signature]
Surveyor
L-3307
Professional Surveyor Number

State of North Carolina
County of Cumberland
I, DONNA McFAYDON Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
[signature]
Review Officer
Date 2-8-11

"The undersigned hereby acknowledge(s) 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 and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas so shown or indicated on said Plat."

[signature] Roslin Farms, LLC
Owner(s) Signature

North Carolina, CUMBERLAND County
I, Loretta J. Pulliam, a Notary Public of the County and State aforesaid, certify that Clifford E. Cates personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 11th day of January, 2011.
[signature]
Notary Public
My Commission expires June 8, 2013

NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED L.R. HINES P.E. FDP
District Engineer
DATE 1/19/11

FILED Feb 09, 2011 10:11:00 am
BOOK 00128
PAGE 0023 THRU 0023
INSTRUMENT # 04744
RECORDING $21.00
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC J LEE WARREN JR REGISTER OF DEEDS

LEGEND

———	PROPERTY BOUNDARY LINE
— · · —	ADJACENT PROPERTY LINES
———	LOT LINES
● EX. IRON	EXISTING IRON STAKE
■ EX. C.M.	EXISTING CONCRETE MONUMENT
○	ANGLE POINT
○ CONTROL CORNER	CONTROL CORNER
o PP	POWER POLE
N.R.	NON-RADIAL LINE

"A ZERO LOT LINE DEVELOPMENT"

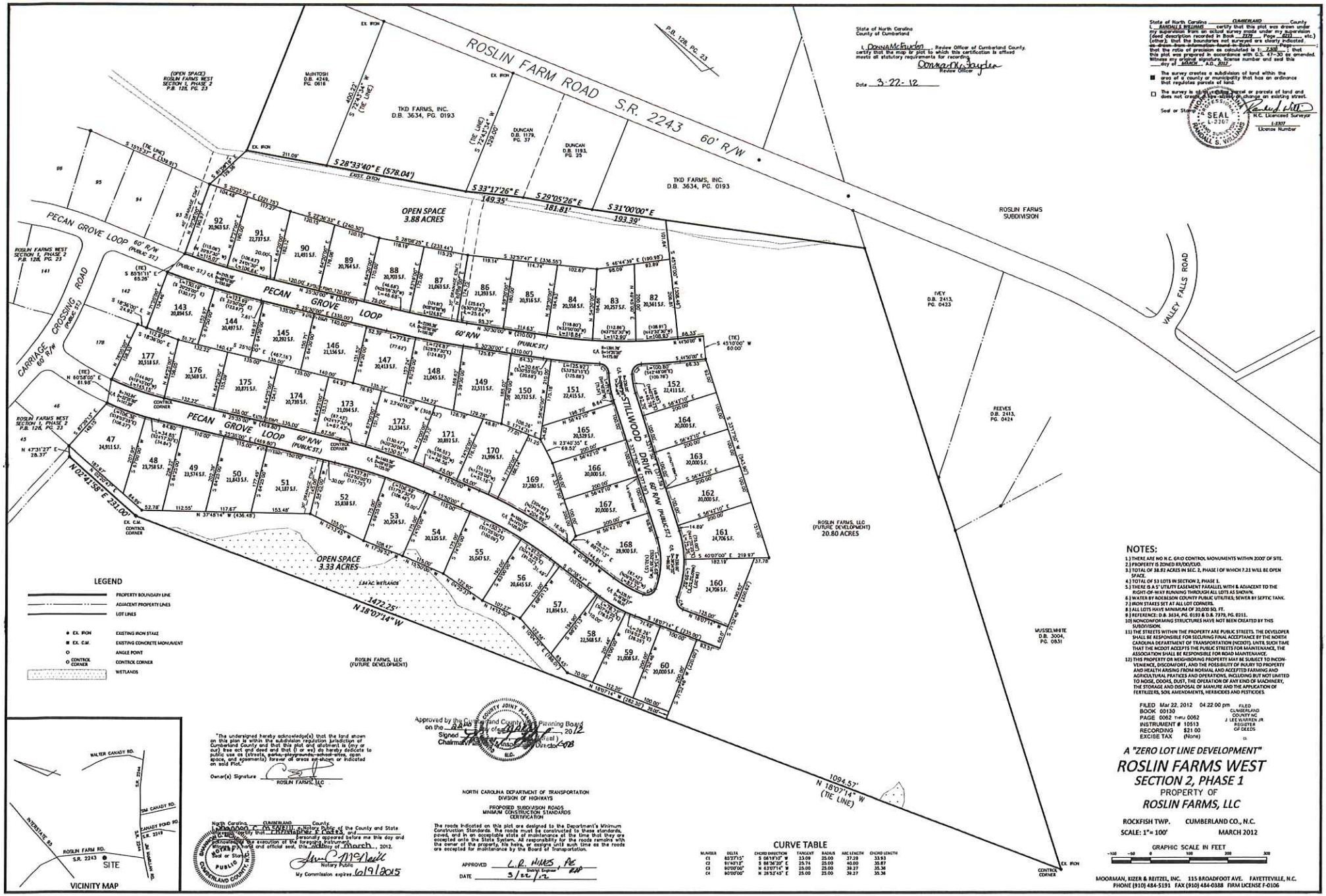
ROSLIN FARMS WEST

SECTION 1, PHASE 2
PROPERTY OF
ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 100' OCTOBER 2010

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388
LICENSE # F-0106
DRAWN BY: JC CHECKED BY: RW
DATE: OCT. 2010



State of North Carolina
County of Cumberland

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

Donna McFayden
Review Officer

Date 3-22-12

State of North Carolina CUMBERLAND County
I, RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7379, Page 0211, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1:7360; 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 MARCH, A.D., 2012.

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is not a subdivision of land or parcels of land and does not create or have effect a change on existing street.

Seal or Stamp
R.C. Licensed Surveyor
L-2307
License Number

NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RR/DO/CUD.
3.) TOTAL OF 38.82 ACRES IN SEC. 2, PHASE I OF WHICH 7.21 WILL BE OPEN SPACE.
4.) TOTAL OF 53 LOTS IN SECTION 2, PHASE 1.
5.) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH & ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN.
6.) WATER BY ROBESON COUNTY PUBLIC UTILITIES; SEWER BY SEPTIC TANK.
7.) IRON STAKES SET AT ALL LOT CORNERS.
8.) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
9.) REFERENCE: D.B. 3634, PG. 0193 & D.B. 7379, PG. 0211.
10.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
11.) THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT). UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.
12.) 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 PRATICES 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.

FILED	Mar 22, 2012	04:22:00 pm	FILED
BOOK	00130		CUMBERLAND
PAGE	0062 THRU 0062		COUNTY NC
INSTRUMENT #	10513		J. LEE WARREN JR.
RECORDING	$21.00		REGISTER
EXCISE TAX	(None)		OF DEEDS

A "ZERO LOT LINE DEVELOPMENT"

ROSLIN FARMS WEST

SECTION 2, PHASE 1

PROPERTY OF

ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.

SCALE: 1" = 100' MARCH 2012

GRAPHIC SCALE IN FEET

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 FIRM LICENSE F-0106

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and platment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas as shown or indicated on said Plat.

Owner(s) Signature
ROSLIN FARMS, LLC

Approved by the Cumberland County Joint Planning Board on the 22 day of March 2012
Signed
Chairman Cumberland County Joint Planning Board

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED L.R. HINES, PE
District Engineer
DATE 3/22/12

North Carolina, CUMBERLAND County
I, Linda C. McNeill, a Notary Public of the County and State aforesaid, certify that Christopher E. Cates and personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 22 day of March, 2012.
Notary Public
My Commission expires 6/19/2015

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	88°27'15"	S 04°19'10" W	23.09	25.00	37.28	33.93
C2	91°40'12"	S 84°36'28" E	25.74	25.00	40.00	35.87
C3	90°00'00"	N 63°17'14" W	25.00	25.00	39.27	35.36
C4	90°00'00"	N 26°42'45" E	25.00	25.00	39.27	35.36

State of North Carolina
County of Cumberland

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

Donna McFadyen
Review Officer

Date 1-17-2013

State of North Carolina CUMBERLAND County
I, RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7379, Page 0231, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1:25,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 15th day of January, A.D., 2013.

■ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

☐ The survey is another than a subdivision or exclusion (mapping of an existing parcel or parcels of land and does not create any new or change an existing street.

Seal or Stamp

NORTH CAROLINA PROFESSIONAL SEAL L-3307 LAND SURVEYOR RANDALL S. WILLIAMS

N.C. Licensed Surveyor
L-3307
License Number

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and dedicatory is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas shown or indicated on said Plat.

Owner(s) Signature ROSLIN FARMS LLC

Approved by the Cumberland County Joint Planning Board on the 18th day of January 2013
Signed (Seal)
Chairman/Planning Director (Seal)

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED RALEY WISE, PE District Engineer
DATE 1/15/13

State of North Carolina
County of Cumberland

I, Rebecca C. McCorquodale a Notary Public of the County and State aforesaid, certify that Christopher E. Farris, and personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 15th day of January, 2013.

Seal or Stamp

Notary Public
My Commission expires 6/9/2015

NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RA.
3.) TOTAL OF 20.80 ACRES IN SEC. 2, PHASE 2 OF WHICH 3.79 ACRES WILL BE OPEN SPACE.
4.) TOTAL OF 28 LOTS IN SECTION 2, PHASE 2.
5.) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH & ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN.
6.) WATER BY ROBESON COUNTY PUBLIC UTILITIES.
SEWER BY SEPTIC TANK.
7.) IRON STAKES SET AT ALL LOT CORNERS.
8.) ALL LOTS HAVE A MINIMUM OF 20,000 SQ. FT.
9.) REFERENCE: D.B. 3634, PG. 0193 & D.B. 7379, PG. 0231.
10) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
11) THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.
12) 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 PRATICES 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.

FILED Jan 17, 2013 09:34:00 am
BOOK 00132
PAGE 0005 THRU 0005
INSTRUMENT # 02073
RECORDING $21.00
EXCISE TAX (None)

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

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C5	78°55'00"	S 31°57'19" E	20.58	25.00	34.43	31.78
C6	78°55'00"	N 47°02'50" E	20.58	25.00	34.43	31.78
C7	42°50'00"	S 29°00'20" W	9.81	25.00	18.69	18.26
C8	42°50'00"	N 13°49'40" W	9.81	25.00	18.69	18.26

A "ZERO LOT LINE DEVELOPMENT"

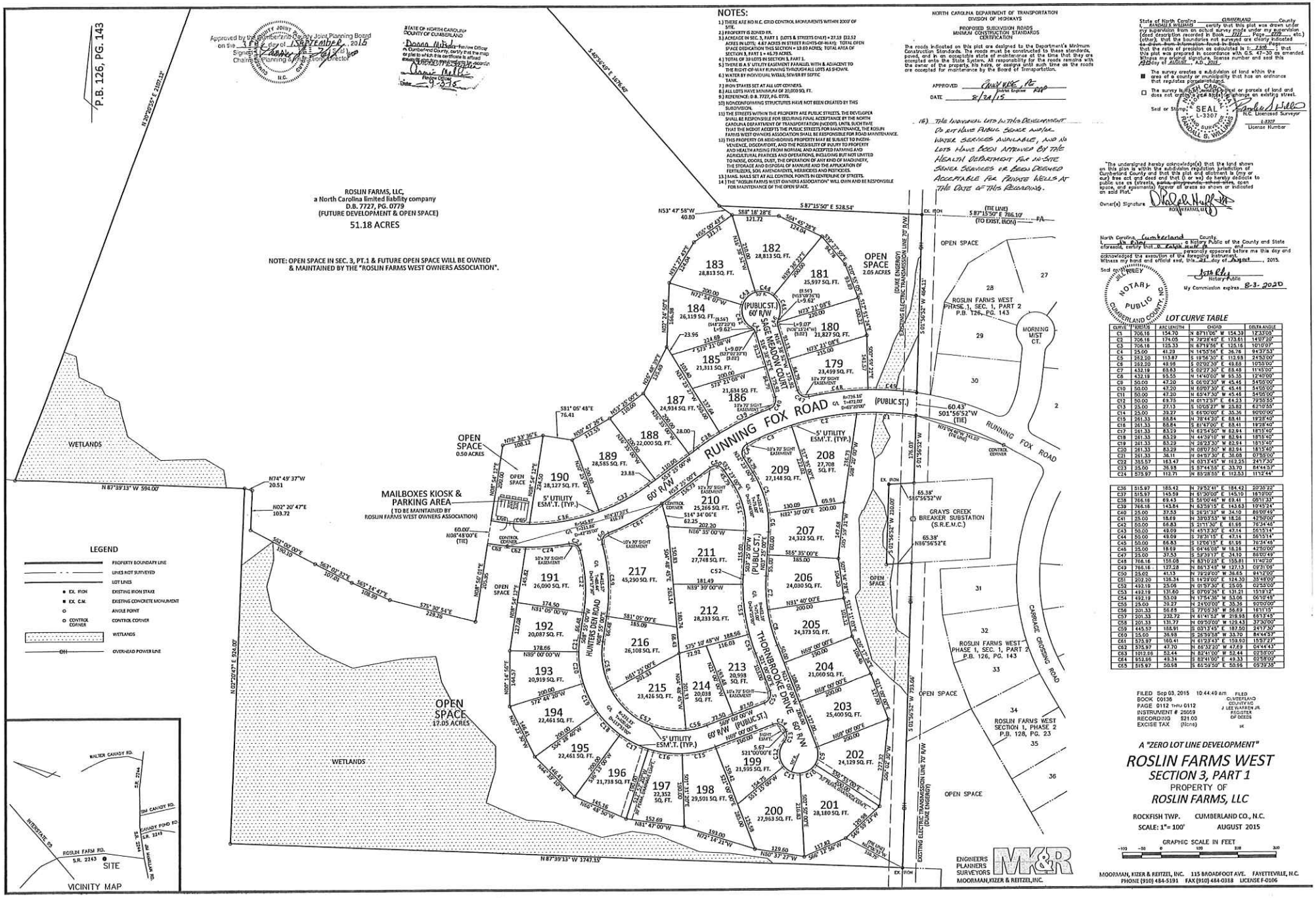
ROSLIN FARMS WEST
SECTION 2, PHASE 2

PROPERTY OF
ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1"= 100' OCTOBER 2013

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 315 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106



NOTES:

1.) THERE ARE NO N.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
2.) PROPERTY IS ZONED RR.
3.) ACREAGE IN SEC. 3, PART 1 (LOTS & STREETS ONLY) = 27.19 (21.52 ACRES IN LOTS; 4.67 ACRES IN STREET RIGHTS-OF-WAY). TOTAL OPEN SPACE DEDICATION THIS SECTION = 19.69 ACRES; TOTAL AREA OF SECTION 3, PART 1 = 46.79 ACRES.
4.) TOTAL OF 39 LOTS IN SECTION 3, PART 1.
5.) THERE IS A 10' UTILITY EASEMENT PARALLEL WITH & ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN.
6.) WATER BY INDIVIDUAL WELLS; SEWER BY SEPTIC TANK.
7.) IRON STAKES SET AT ALL LOT CORNERS.
8.) ALL LOTS HAVE A MINIMUM OF 20,000 SQ. FT.
9.) REFERENCE: D.B. 7727, PG. 0779.
10.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
11.) THE STREETS WITHIN THE PROPERTY ARE PUBLIC STREETS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SECURING FINAL ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT). UNTIL SUCH TIME THAT THE NCDOT ACCEPTS THE PUBLIC STREETS FOR MAINTENANCE, THE ROSLIN FARMS WEST OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE.
12.) THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INGRESS, EGRESS, 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.
13.) MAG. NAILS SET AT ALL CONTROL POINTS IN CENTERLINE OF STREETS.
14.) THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.

16) 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 IN-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.

Approved by the Cumberland County Joint Planning Board on this 15th day of September, 2015
Signed: Chairman, Planning Board / Director

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, Donna White, Review Officer in Cumberland County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
Review Officer
Date 9-3-15

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED: District Engineer
DATE: 8/24/15

State of North Carolina, Cumberland County
I, Randall B. Williams, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7727, Page 0779, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1:20000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 27th day of August, A.D. 2015.

☐ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
☐ The survey is another category, such as the recombination of existing parcels of land and does not create any new street or change an existing street.

Seal or Stamp: SEAL L-3307 LAND SURVEYOR RANDALL B. WILLIAMS
Randall B. Williams, P.L.S.
N.C. Licensed Surveyor
L-3307
License Number

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and platform is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, recreation areas, open space, and easements) forever all areas as shown or indicated on said Plat."

Owner(s) Signature: Roslin Farms LLC

North Carolina, Cumberland County
I, Jill Riley, a Notary Public of the County and State aforesaid, certify that a representative of Roslin Farms LLC personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 21st day of August, 2015.
Seal or Stamp: JILL RILEY NOTARY PUBLIC CUMBERLAND COUNTY, NC
Notary Public
My Commission expires 8-3-2020

LOT CURVE TABLE

CURVE	TANGENT	ARC LENGTH	CHORD	DELTA ANGLE
C1	706.16	154.70	N 87°11'06" W 154.39	12°33'08"
C2	706.16	174.05	N 79°28'40" E 173.61	14°07'20"
C3	706.16	125.33	N 67°19'56" E 125.16	10°10'07"
C4	25.00	41.29	N 14°55'56" E 36.76	94°37'53"
C5	262.50	113.87	S 19°54'30" E 112.99	24°53'00"
C6	262.20	48.96	S 02°02'39" E 48.88	10°55'00"
C7	432.19	83.83	S 02°27'30" E 83.68	11°45'00"
C8	432.19	95.55	N 14°40'02" W 95.35	12°40'00"
C9	50.00	47.20	S 06°02'39" W 45.46	54°06'00"
C10	50.00	47.20	N 60°07'30" E 45.46	54°06'00"
C11	50.00	47.20	N 65°47'30" W 45.46	54°06'00"
C12	50.00	69.75	N 61°12'57" E 64.23	79°50'55"
C13	25.00	27.13	S 10°09'27" W 25.82	62°10'55"
C14	25.00	39.27	S 66°00'00" E 35.36	90°00'00"
C15	261.33	88.84	N 78°44'20" E 88.41	19°28'40"
C16	261.33	88.84	S 81°47'00" E 88.41	19°28'40"
C17	261.33	83.29	N 62°54'50" W 82.94	18°15'40"
C18	261.33	83.29	N 44°39'10" W 82.94	18°15'40"
C19	261.33	83.29	N 26°23'30" W 82.94	18°15'40"
C20	261.33	83.29	N 08°07'50" W 82.94	18°15'40"
C21	261.33	38.11	N 04°57'30" E 38.08	07°55'00"
C22	355.57	163.47	N 03°13'45" W 162.05	24°37'30"
C23	25.00	36.98	S 67°44'55" E 33.70	84°44'57"
C24	575.97	112.71	N 85°28'55" E 112.53	11°12'44"
C36	515.97	185.42	N 79°53'41" E 184.42	20°35'22"
C37	515.97	145.59	N 61°50'00" E 145.10	16°10'00"
C38	766.16	69.43	S 58°00'46" W 69.41	05°11'33"
C39	766.16	143.84	N 63°59'15" E 143.63	10°45'24"
C40	25.00	37.53	S 28°21'33" W 34.10	89°07'49"
C41	25.00	18.69	N 33°03'53" W 18.26	42°50'00"
C42	25.00	66.83	S 21°11'50" E 61.68	76°34'40"
C43	50.00	49.09	N 45°13'30" E 47.14	56°15'14"
C44	50.00	49.09	S 78°31'15" E 47.14	56°15'14"
C45	50.00	66.83	S 12°06'15" E 61.68	76°34'40"
C46	25.00	18.69	S 04°46'08" W 18.26	42°50'00"
C47	25.00	37.53	S 52°39'17" E 34.10	86°00'49"
C48	766.16	156.08	N 83°10'28" E 155.81	11°40'20"
C49	766.16	127.28	N 88°13'49" W 127.13	09°31'06"
C50	25.02	41.13	N 79°29'00" W 36.65	94°12'00"
C51	202.20	126.34	S 14°39'00" E 124.39	35°48'00"
C52	492.19	25.06	N 01°57'30" E 25.05	02°53'00"
C53	492.19	131.60	S 07°09'38" E 131.21	15°19'12"
C54	492.19	53.09	N 17°54'06" W 53.06	06°10'49"
C55	25.00	39.27	N 24°00'00" E 35.36	90°00'00"
C56	201.33	56.85	S 77°05'38" W 56.69	16°11'15"
C57	201.33	232.72	N 61°41'52" W 219.98	66°13'45"
C58	201.33	131.77	N 09°50'09" W 129.43	37°30'00"
C59	445.57	188.91	S 03°13'45" E 187.50	24°17'30"
C60	55.00	36.98	S 26°59'58" W 33.70	84°44'57"
C61	575.97	160.41	N 61°23'43" E 159.80	15°57'27"
C62	575.97	47.70	N 56°12'20" W 47.69	04°44'43"
C63	1012.68	52.44	N 82°41'00" W 52.44	02°58'00"
C64	952.66	49.34	S 82°41'00" E 49.33	02°58'00"
C65	515.97	50.58	S 65°59'59" E 50.56	05°37'35"

FILED Sep 03, 2015 10:44:49 am
BOOK 00136
PAGE 0112 THRU 0112
INSTRUMENT # 25669
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

A "ZERO LOT LINE DEVELOPMENT"

ROSLIN FARMS WEST

SECTION 3, PART 1

PROPERTY OF

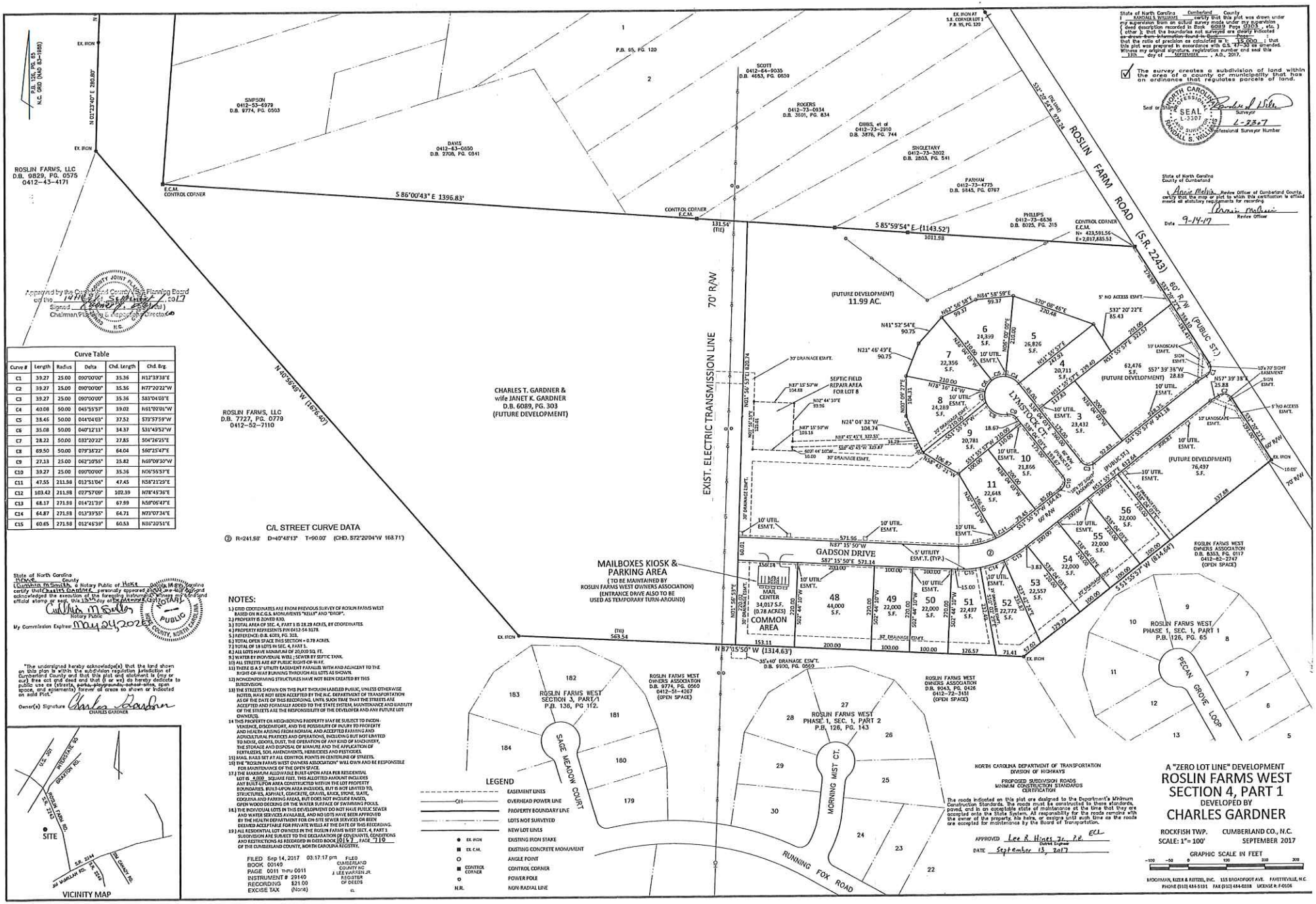
ROSLIN FARMS, LLC

ROCKFISH TWP. CUMBERLAND CO., N.C.

SCALE: 1"= 100' AUGUST 2015

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0358 LICENSE F-0106



Curve Table					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Brg.
C1	39.27	25.00	090°00'00"	35.36	N12°39'38"E
C2	39.27	25.00	090°00'00"	35.36	N77°20'22"W
C3	39.27	25.00	090°00'00"	35.36	S83°04'03"E
C4	40.08	50.00	045°55'57"	39.02	N61°02'01"W
C5	38.46	50.00	044°04'03"	37.52	S73°57'59"W
C6	35.08	50.00	040°12'11"	34.37	S31°49'52"W
C7	28.22	50.00	032°20'22"	27.85	S04°26'25"E
C8	69.50	50.00	079°38'22"	64.04	S60°25'47"E
C9	27.13	25.00	062°10'55"	25.82	N69°09'30"W
C10	39.27	25.00	090°00'00"	35.36	N06°55'57"E
C11	47.55	211.98	012°51'04"	47.45	N58°21'29"E
C12	103.42	211.98	027°57'09"	102.39	N78°45'38"E
C13	68.17	271.98	014°21'39"	67.99	N59°06'47"E
C14	64.87	271.98	013°39'55"	64.71	N73°07'34"E
C15	60.65	271.98	012°46'39"	60.53	N36°20'51"E

C/L STREET CURVE DATA

② R=241.98' D=40°48'13" T=90.00' (CHD. S72°20'04"W 168.71')

NOTES:

1.) GRID COORDINATES ARE FROM PREVIOUS SURVEY OF ROSLIN FARMS WEST BASED ON N.C.G.S. MONUMENTS "KELLY" AND "DROP".
2.) PROPERTY IS ZONED R30.
3.) TOTAL AREA OF SEC. 4, PART 1 IS 28.28 ACRES, BY COORDINATES.
4.) PROPERTY REPRESENTS FIRM 0412-54-3178.
5.) REFERENCE: D.B. 6089, PG. 303.
6.) TOTAL OPEN SPACE THIS SECTION = 0.78 ACRES.
7.) TOTAL OF 18 LOTS IN SEC. 4, PART 1.
8.) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
9.) WATER BY INDIVIDUAL WELL ; SEWER BY SEPTIC TANK.
10) ALL STREETS ARE 60' PUBLIC RIGHT-OF-W.AY.
11) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN.
12) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
13) THE STREETS SHOWN ON THIS PLAT THOUGH LABELED PUBLIC, UNLESS OTHERWISE NOTED, HAVE NOT BEEN ACCEPTED BY THE N.C. DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
14 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 PRATICES 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.
15) MAIL RAILS SET AT ALL CONTROL POINTS IN CENTERLINE OF STREETS.
16) THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
17.) THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER RESIDENTIAL LOT IS 4,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. 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.
18.) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.
19.) ALL RESIDENTIAL LOT OWNERS IN THE ROSLIN FARMS WEST SECT. 4, PART 1 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 0117, PAGE 710 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.

FILED Sep 14, 2017 03:17:17 pm
BOOK 00140
PAGE 0011 THRU 0011
INSTRUMENT # 29140
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

State of North Carolina County of Cumberland
I RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6089 Page 0303, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book Page ; that the ratio of precision as calculated is 1: 15,000 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 13th day of SEPTEMBER, A.D., 2017.

☑ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Seal or Stamp — NORTH CAROLINA PROFESSIONAL SEAL L-3301 LAND SURVEYOR RANDALL S. WILLIAMS
Surveyor
L-3301
Professional Surveyor Number

State of North Carolina County of Cumberland
I Annie Mellon Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer
Date 9-14-17

Approved by the Cumberland County Joint Planning Board at the JWPB Subdivision Review Board meeting
Signed (Chairman/Planning & Inspections Director)

State of North Carolina County of Hoke
I Cynthia M. Smith a Notary Public of Hoke County, North Carolina certify that Charles Gardner personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of September, 2017.
Notary Public
My Commission Expires May 24, 2020

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and platform is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas as shown or indicated on said Plat."
Owner(s) Signature CHARLES GARDNER

A "ZERO LOT LINE" DEVELOPMENT
ROSLIN FARMS WEST SECTION 4, PART 1
DEVELOPED BY
CHARLES GARDNER

ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100' SEPTEMBER 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS CERTIFICATION
The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.
APPROVED District Engineer Lee R. Hines Jr. P.E. ECL
DATE September 13, 2017

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

BROOKMAN, ROZZI & RUTZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5101 FAX (910) 484-0818 LICENSE # P-0106

State of North Carolina Cumberland County
I RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6089 Page 0503 , etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book , Page , ; that the ratio of precision as calculated is 1: 15,000 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 25th day of June, A.D., 2018.

☑ The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-3307 LICENSED LAND SURVEYOR RANDALL S. WILLIAMS

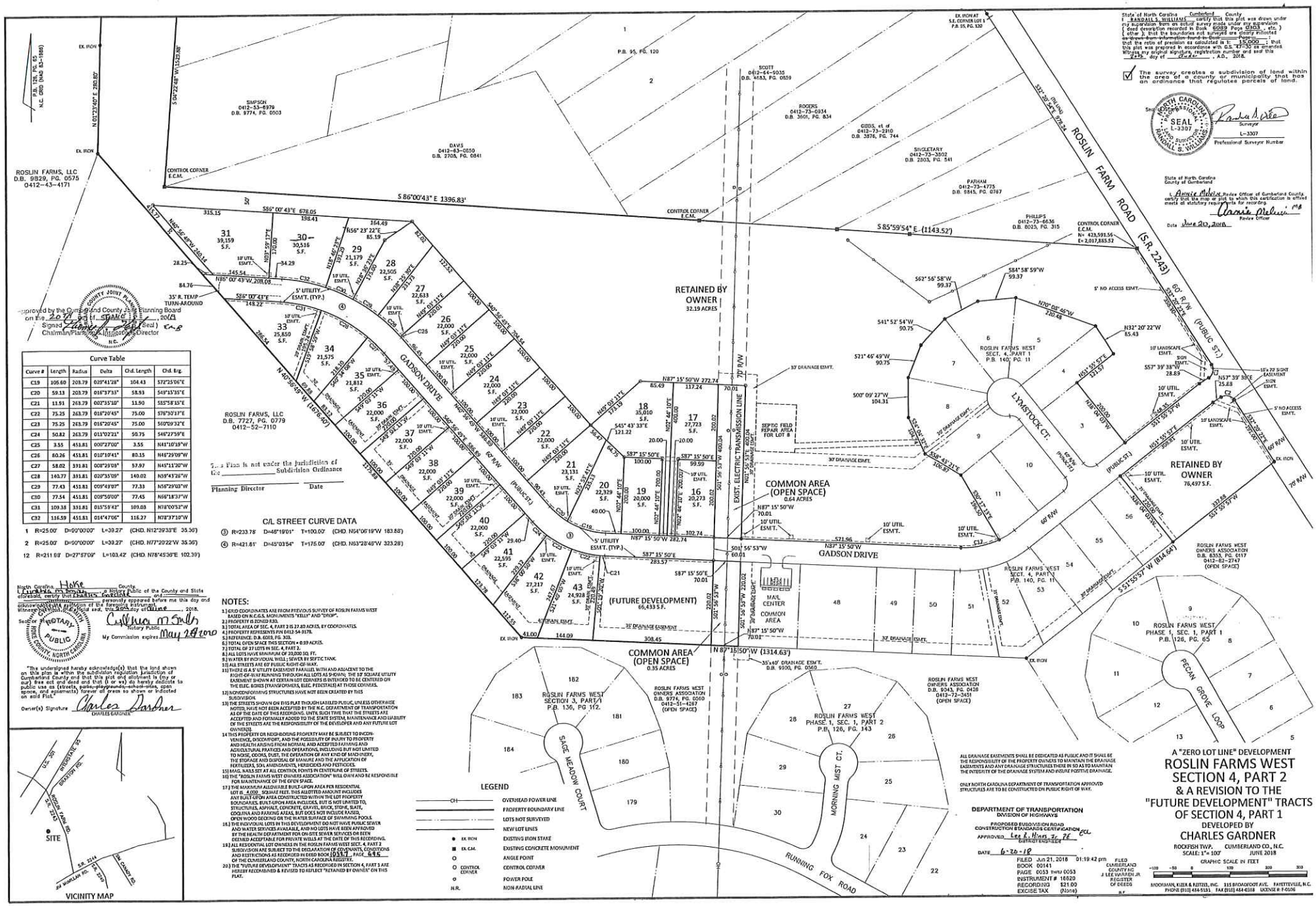
Surveyor L-3307
Professional Surveyor Number

State of North Carolina
County of Cumberland

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

Annie Melvin
Review Officer

Date June 20, 2018



Curve Table					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Brg.
C19	105.60	203.79	029°41'28"	104.43	S72°25'06"E
C20	59.13	203.79	016°37'33"	58.93	S49°15'35"E
C21	11.51	263.79	002°35'10"	11.50	S35°58'15"E
C22	75.25	263.79	016°20'45"	75.00	S76°30'17"E
C23	75.25	263.79	016°20'45"	75.00	S60°09'32"E
C24	50.82	263.79	011°02'21"	50.75	S46°27'59"E
C25	3.55	451.81	000°27'00"	3.55	N41°10'59"W
C26	80.26	451.81	010°10'41"	80.15	N46°29'09"W
C27	58.02	391.81	008°29'03"	57.97	N45°11'20"W
C28	140.77	391.81	020°35'09"	140.02	N59°43'26"W
C29	77.43	451.81	009°49'07"	77.33	N56°29'03"W
C30	77.54	451.81	009°50'00"	77.45	N66°18'37"W
C31	109.38	391.81	015°59'43"	109.03	N78°00'53"W
C32	116.59	451.81	014°47'06"	116.27	N78°37'19"W
1	R=25.00'	D=90°00'00'	L=39.27'	(CHD. N12°29'38"E 35.36')	
2	R=25.00'	D=90°00'00'	L=39.27'	(CHD. N77°20'22"W 35.36')	
12	R=211.69'	D=27°57'09'	L=103.42'	(CHD. N78°45'36"E 102.39')	

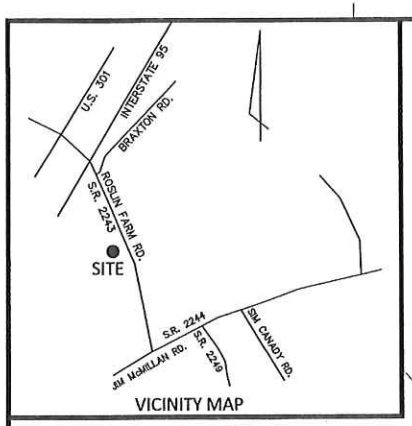
NOTES:

1) GRID COORDINATES ARE FROM PREVIOUS SURVEY OF ROSLIN FARMS WEST BASED ON N.C.G.S. MONUMENTS "KELLY" AND "CROP".
2) PROPERTY IS ZONED R30.
3) TOTAL AREA OF SEC. 4, PART 2 IS 27.80 ACRES, BY COORDINATES.
4) PROPERTY REPRESENTS PIN 0412-54-3178.
5) REFERENCE: D.B. 6089, PG. 503.
6) TOTAL OPEN SPACE THIS SECTION = 0.99 ACRES.
7) TOTAL OF 77 LOTS IN SEC. 4, PART 2.
8) ALL LOTS HAVE MINIMUM OF 20,000 SQ. FT.
9) WATER BY INDIVIDUAL WELL; SEWER BY SEPTIC TANK.
10) ALL STREETS ARE 60' PUBLIC RIGHT-OF-WAY.
11) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN; THE 10' SQUARE UTILITY EASEMENT SHOWN AT CERTAIN LOT CORNERS IS INTENDED TO BE CENTERED ON THE ELEC. BOXES (TRANSFORMERS, ELEC. PEDESTALS) AT THOSE CORNERS.
12) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
13) THE STREETS SHOWN ON THIS PLAT THOUGH LABELED PUBLIC, UNLESS OTHERWISE NOTED, HAVE NOT BEEN ACCEPTED BY THE N.C. DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNERS.
14) 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 PRATICES 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.
15) MAIL BOXES SET AT ALL CONTROL POINTS IN CENTERLINE OF STREETS.
16) THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
17) THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER RESIDENTIAL LOT IS 4,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. 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.
18) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DID NOT HAVE PUBLIC SEWER AND WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.
19) ALL RESIDENTIAL LOT OWNERS IN THE ROSLIN FARMS WEST SEC. 4, PART 2 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 0337 PAGE 445 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.
20) THE "FUTURE DEVELOPMENT" TRACTS AS RECORDED IN SECTION 4, PART 1 ARE HEREBY RECOMMANDED & REVISED TO REFLECT "RETAINED BY OWNER" ON THIS PLAT.

North Carolina Hoke County
I, Cynthia M Smith a Notary Public of the County and State aforesaid, certify that Charles Gardner and personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my official seal, this 20th day of June, 2018.
Cynthia M Smith
Notary Public
My Commission expires May 28 2020
NOTARY PUBLIC HOKE COUNTY, NORTH CAROLINA

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation jurisdiction of Cumberland County and that this plat and dedicatory fee (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school sites, open space, and easements) forever all areas as shown or indicated on said Plat."
Owner(s) Signature Charles Gardner
CHARLES GARDNER

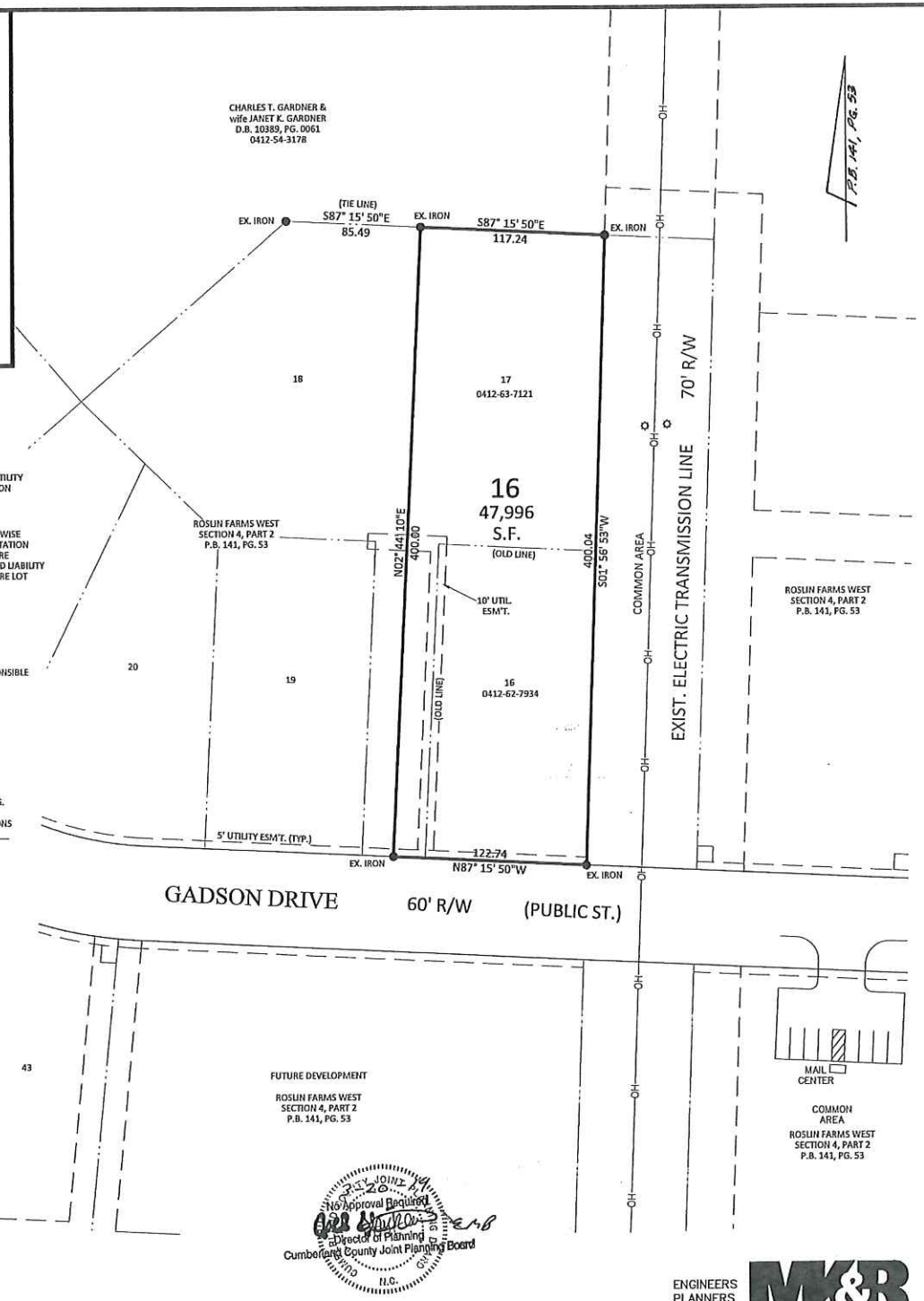
VICINITY MAP



VICINITY MAP

NOTES:

1.) PROPERTY IS ZONED R30.
2.) THIS PLAT RECOMBINES LOTS 16 & 17 (PINS 0412-62-7934 & 0412-63-7121) INTO 1 LOT NO. 16.
3.) REFERENCE: P.B. 141, PG. 53; D.B. 10358, PG. 0391.
4.) WATER BY INDIVIDUAL WELL ; SEWER BY SEPTIC TANK.
5.) ALL STREETS ARE 60' PUBLIC RIGHT-OF-WAY.
6.) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN; THE 10' SQUARE UTILITY EASEMENT SHOWN AT CERTAIN LOT CORNERS IS INTENDED TO BE CENTERED ON THE ELEC. BOXES (TRANSFORMERS, ELEC. PEDESTALS) AT THOSE CORNERS.
7.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS RECOMBINATION PLAT.
8.) THE STREETS SHOWN ON THIS PLAT THOUGH LABELED PUBLIC, UNLESS OTHERWISE NOTED, HAVE NOT BEEN ACCEPTED BY THE N.C. DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
9.) 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 PRATICES 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.
10) THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
11) THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER RESIDENTIAL LOT IS 4,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. 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.
12) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.
13) ALL RESIDENTIAL LOT OWNERS IN THE ROSLIN FARMS WEST SECT. 4, PART 2 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 10327 , PAGE 0695 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.



No Approval Required
Director of Planning
Cumberland County Joint Planning Board
N.C.

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

State of North Carolina CUMBERLAND County
I, RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS NOTED, Page _____, etc.) (other); that the boundaries not surveyed are clearly indicated ~~as drawn from information found in Book _____ Page _____~~; that the ratio of precision as calculated is 1: 7,500 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 14th day of MARCH , A.D., 2019 .

■ The survey is a recombination of existing parcels of land.

☐ The survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Seal or Stamp

NORTH CAROLINA PROFESSIONAL SEAL L-3307 LAND SURVEYOR RANDALL S. WILLIAMS

Randall S. Williams
P.L.S. Licensed Surveyor
L-3307
License Number

State of North Carolina
County of Cumberland

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

Annie Melvin
Review Officer

Date 3-21-19

"The undersigned hereby acknowledge(s) 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.

Owner(s) Signature
H&H CONSTRUCTORS OF FAYETTEVILLE, L.L.C.

STATE OF NORTH CAROLINA
CUMBERLAND COUNTY
I, Leanna Collins Hair, a Notary Public of CUMBERLAND County, certify that Jack F. Kelleher personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 14 day of March 2019.

Leanna Collins Hair
Notary Public
My Commission expires Oct. 31, 2023

Leanna Collins Hair
Notary Public
Hoke County
North Carolina
My Commission Expires 10/31/2023

LEGEND

—OH—	OVERHEAD POWER LINE
═══	RECOMBINATION BOUNDARY
— · — · —	LOTS NOT SURVEYED
— · — · — (OLD LINE)	OLD PARCEL LINES
● EX. IRON	EXISTING IRON STAKE
○	ANGLE POINT
✿	POWER POLE

FILED Mar 21, 2019 02:24:27 pm
BOOK 00142
PAGE 0076 THRU 0076
INSTRUMENT # 07747
RECORDING $21.00
EXCISE TAX (None)

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

A "ZERO LOT LINE DEVELOPMENT"

A RECOMBINATION OF LOTS 16 & 17

ROSLIN FARMS WEST

SECTION 4, PART 2

PROPERTY OF

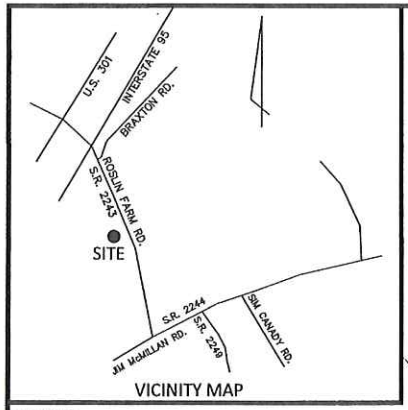
H&H CONSTRUCTORS OF FAYETTEVILLE, L.L.C.

ROCKFISH TWP. CUMBERLAND CO., N.C.

SCALE: 1"= 50' MARCH 2019

GRAPHIC SCALE IN FEET
-50 -25 0 50 100 150

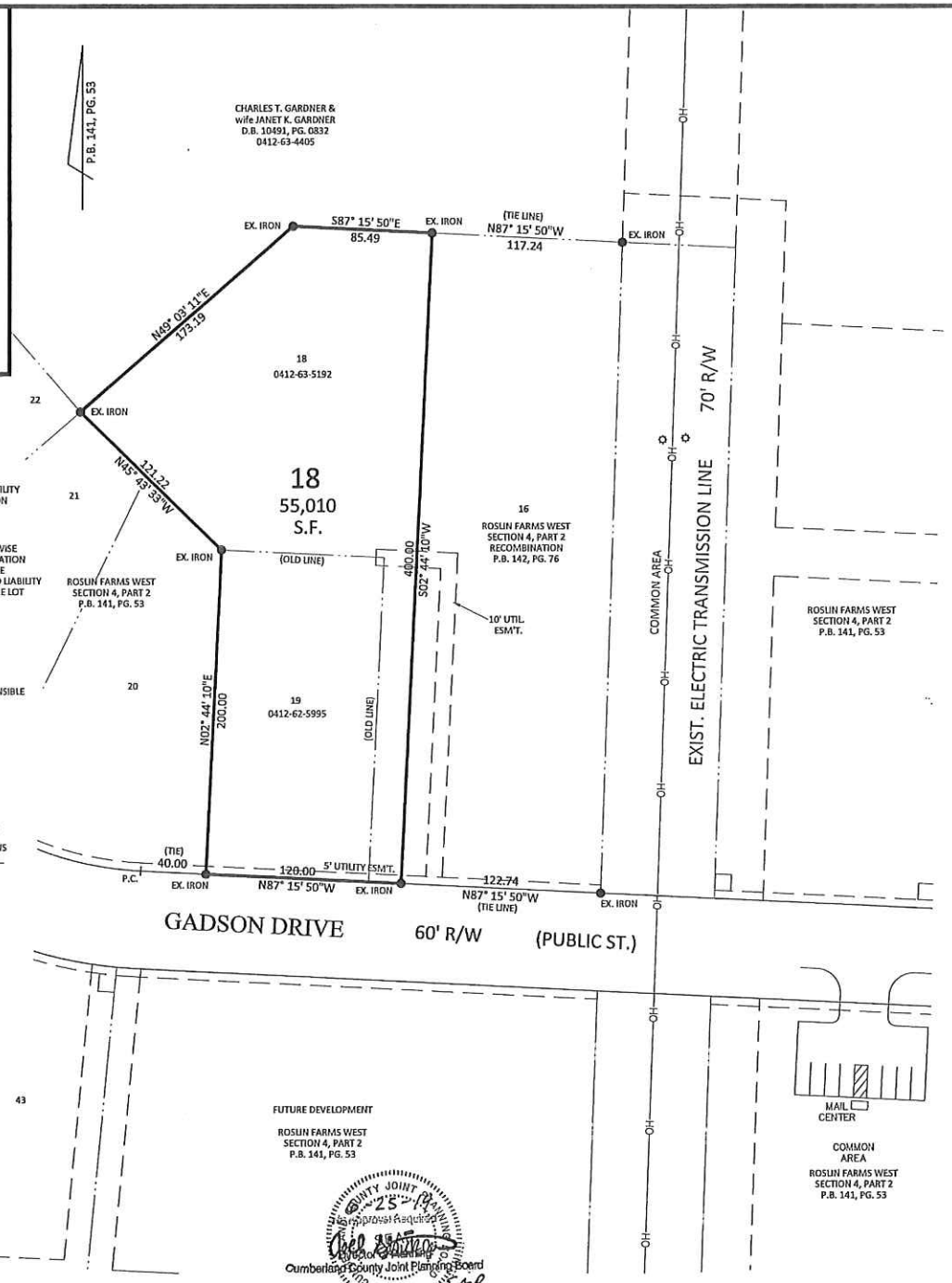
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106



VICINITY MAP

NOTES:

1.) PROPERTY IS ZONED R30.
2.) THIS PLAT RECOMBINES LOTS 18 & 19 (PINS 0412-63-5192 & 0412-62-5995) INTO 1 LOT NO. 18.
3.) REFERENCE: P.B. 141, PG. 53; D.B. 10476, PG. 0857.
4.) WATER BY INDIVIDUAL WELL ; SEWER BY SEPTIC TANK.
5.) ALL STREETS ARE 60' PUBLIC RIGHT-OF-WAY.
6.) THERE IS A 5' UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY RUNNING THROUGH ALL LOTS AS SHOWN; THE 10' SQUARE UTILITY EASEMENT SHOWN AT CERTAIN LOT CORNERS IS INTENDED TO BE CENTERED ON THE ELEC. BOXES (TRANSFORMERS, ELEC. PEDESTALS) AT THOSE CORNERS.
7.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS RECOMBINATION PLAT.
8.) THE STREETS SHOWN ON THIS PLAT THOUGH LABELED PUBLIC, UNLESS OTHERWISE NOTED, HAVE NOT BEEN ACCEPTED BY THE N.C. DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
9.) 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 PRATICES 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.
10) THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
11) THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER RESIDENTIAL LOT IS 4,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. 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.
12) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AT THE DATE OF THIS RECORDING.
13) ALL RESIDENTIAL LOT OWNERS IN THE ROSLIN FARMS WEST SECT. 4, PART 2 SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 10327 , PAGE 0695 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.



State of North Carolina CUMBERLAND County
I, RANDALL S. WILLIAMS certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS NOTED, Page , etc.) (other); that the boundaries not surveyed are clearly indicated ~~as drawn from information found in Book Page~~; that the ratio of precision as calculated is 1: 7,500 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 20th day of JUNE , A.D., 2019 .

■ The survey is a recombination of existing parcels of land.

☐ The survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Seal or Stamp NORTH CAROLINA PROFESSIONAL SEAL L-3307 LAND SURVEYOR RANDALL S. WILLIAMS

N.C. Licensed Surveyor

L-3307
License Number

State of North Carolina
County of Cumberland

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

Review Officer

Date 6-25-19

"The undersigned hereby acknowledge(s) 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.

Owner(s) Signature
CAVINESS & CATES BUILDING and DEVELOPMENT CO.

STATE OF NORTH CAROLINA
CUMBERLAND COUNTY
I, Pamela M. Geddie , a Notary Public of CUMBERLAND County, certify that Christopher L. Cates personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 25 day of June 2019.

Notary Public
My Commission expires 5/22/21

PAMELA M. GEDDIE Notary Public Cumberland County My Commission Expires 5/22/21 NORTH CAROLINA

LEGEND

—OH—	OVERHEAD POWER LINE
═══	RECOMBINATION BOUNDARY
— · — · —	LOTS NOT SURVEYED
— · · — · · —	OLD PARCEL LINES
(OLD LINE) ● EX. IRON	EXISTING IRON STAKE
○	ANGLE POINT
✿	POWER POLE

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PAGE 0174 THRU 0174
INSTRUMENT # 19108
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EXCISE TAX (None)

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

A "ZERO LOT LINE DEVELOPMENT"

A RECOMBINATION OF LOTS 18 & 19

ROSLIN FARMS WEST

SECTION 4, PART 2

PROPERTY OF
CAVINESS & CATES BUILDING
and DEVELOPMENT COMPANY

ROCKFISH TWP. CUMBERLAND CO., N.C.

SCALE: 1"= 50' JUNE 2019

GRAPHIC SCALE IN FEET
-50 -25 0 50 100 150

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN,KIZER & REITZEL,INC.

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE F-0106