

State of North Carolina Cumberland County
 I, THOMAS J. GOODEN, certify that this plot 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 plot was prepared in accordance with G.S. 177-30 as amended. Witness my original signature, registration number and seal this 25 day of AUGUST, A.D., 2020.

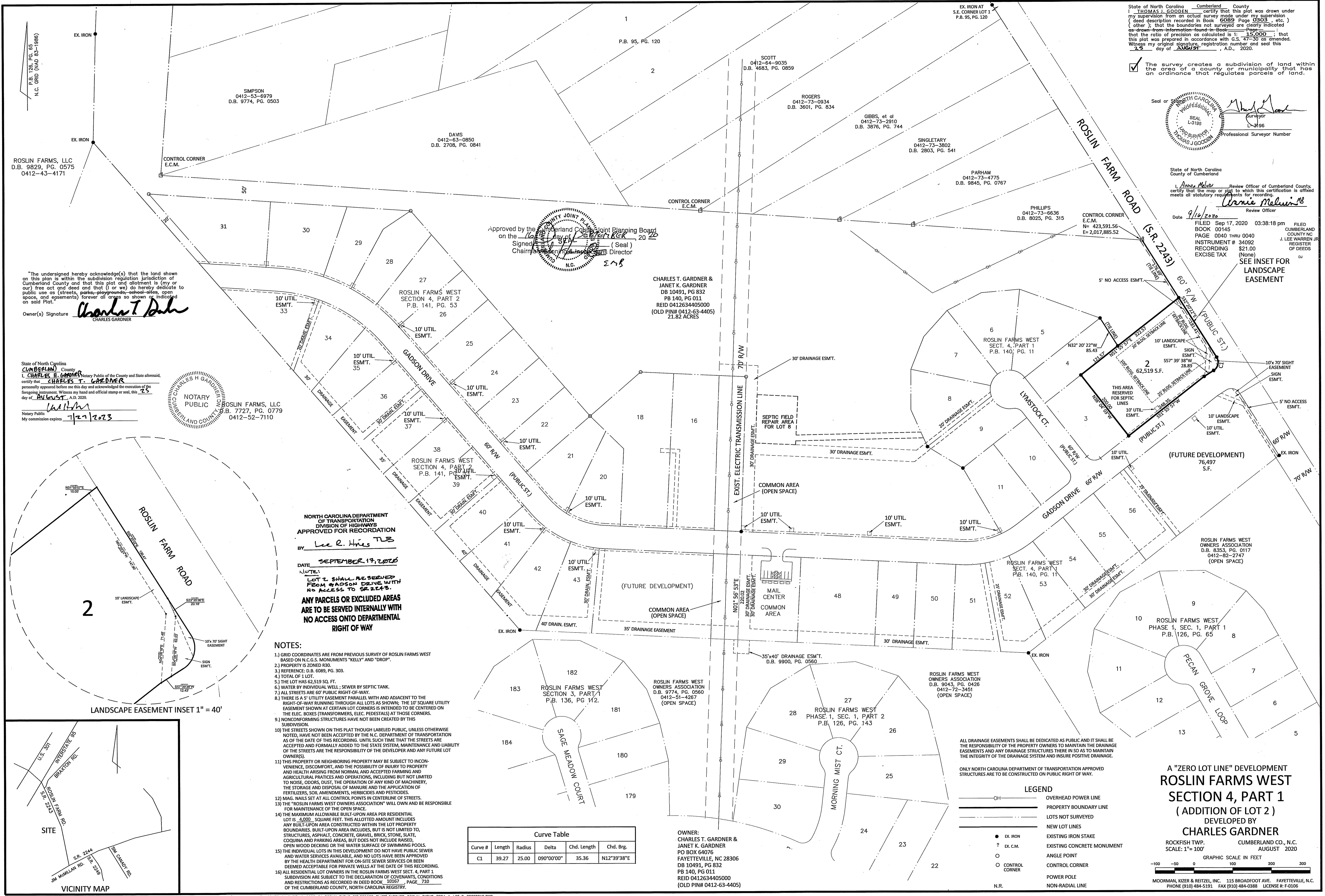
The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Seal of THOMAS J. GOODEN, Professional Surveyor Number 1496

State of North Carolina Cumberland County
 I, Carrie Melvin, Review Officer of Cumberland County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.
 Date 9/16/2020
 Review Officer

FILED Sep 17, 2020 03:38:18 pm
 BOOK 00145 CUMBERLAND COUNTY NC
 PAGE 0040 THRU 0040 J. LEE WARREN JR. REGISTER OF DEEDS
 INSTRUMENT # 34092
 RECORDING \$21.00
 EXCISE TAX (None)

SEE INSET FOR LANDSCAPE EASEMENT



"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision jurisdiction of Cumberland County and that this plot and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate 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 Charles T. Gardner
 CHARLES T. GARDNER

Approved by the Cumberland County Joint Planning Board on the 16th day of September, 2020
 Signed Lee R. Hines (Seal)
 Chairman of the Joint Planning Board
 Director

State of North Carolina Cumberland County
 I, Charles T. Gardner, Notary Public of the County and State aforesaid, certify that Charles T. Gardner personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of August, A.D., 2020.
 Notary Public William
 My commission expires 7/27/2023

NOTARY PUBLIC
 WILLIAM H. GARDNER
 CUMBERLAND COUNTY, N.C.

ROSLIN FARMS, LLC
 D.B. 7727, PG. 0779
 0412-52-7110

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS APPROVED FOR RECORDATION
 BY Lee R. Hines TLE
 DATE SEPTEMBER 17, 2020

NOTE:
 LOT 2 SHALL BE SERVED FROM GADSON DRIVE WITH NO ACCESS TO SR 224S.
 ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

- NOTES:
- GRID COORDINATES ARE FROM PREVIOUS SURVEY OF ROSLIN FARMS WEST BASED ON N.C.S. MONUMENTS "KELLY" AND "DROIP".
 - PROPERTY IS ZONED R30.
 - REFERENCE: D.B. 6089, PG. 303.
 - TOTAL OF 1 LOT.
 - THE LOT HAS 62,519 SQ. FT.
 - WATER BY INDIVIDUAL WELL; SEWER BY SEPTIC TANK.
 - ALL STREETS ARE 60' PUBLIC RIGHT-OF-WAY.
 - 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.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
 - 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).
 - 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.
 - MAG. NAILS SET AT ALL CONTROL POINTS IN CENTERLINE OF STREETS.
 - THE "ROSLIN FARMS WEST OWNERS ASSOCIATION" WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
 - 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 BASES, OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.
 - 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.
 - 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 10167, PAGE 710 OF THE CUMBERLAND COUNTY, NORTH CAROLINA REGISTRY.

Curve Table

Curve #	Length	Radius	Delta	Chd. Length	Chd. Brg.
C1	39.27	25.00	090°00'00"	35.36	N12°39'38"E

OWNER:
 CHARLES T. GARDNER & JANET K. GARDNER
 PO BOX 64076
 FAYETTEVILLE, NC 28306
 DB 10491, PG 832
 PB 140, PG 011
 REID 0412634405000
 (OLD PIN# 0412-63-4405)

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

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

- LEGEND
- OH OVERHEAD POWER LINE
 - PROPERTY BOUNDARY LINE
 - LOTS NOT SURVEYED
 - NEW LOT LINES
 - EXISTING IRON STAKE
 - EXISTING CONCRETE MONUMENT
 - ANGLE POINT
 - CONTROL CORNER
 - POWER POLE
 - NON-RADIAL LINE

A "ZERO LOT LINE" DEVELOPMENT
ROSLIN FARMS WEST
 SECTION 4, PART 1
 (ADDITION OF LOT 2)
 DEVELOPED BY
CHARLES GARDNER

ROCKFISH TWP., CUMBERLAND CO., N.C.
 SCALE: 1"= 100'
 GRAPHIC SCALE IN FEET
 MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
 PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE # F-0105