

REVISIONS

PROJECT NAME

BLACKBRIDGE VILLAGE SUBDIVISION PHASE TWO ZERO LOT LINE

TAX ID # 0403-56-8338
BLACKBRIDGE ROAD
ROCKFISH TOWNSHIP
TOWN OF HOPE MILLS COUNTY
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT



639 Executive Place, Suite 400
Fayetteville, North Carolina 28305
Phone: (910) 481-0503
Fax: (910) 964-9089

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	843

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

MARCH 29, 2018

SHEET NUMBER

1

OF 1

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Annie Melvin REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Annie Melvin
REVIEW OFFICER
DATE: 05/09/18

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.9998824
 - LOCALIZATION POINT N: 437,286.435 E: 2,006,230.868 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.
 - 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 HEREON. 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 HEREON, SUCH AS EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3720040300J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THE GAS LINE WAS MARKED BY OTHER AND SURVEYED BY 40. THE LOCATION SHOWN ON THIS SURVEY REPRESENTS THE MARKS PLACED BY OTHERS AND 40 IS NOT LIABLE IF ACTUAL LINE IS NOT LOCATED ACCORDINGLY.
 - THERE IS A 6" MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.

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

[Signature]
OWNER'S SIGNATURE

Cumberland COUNTY, NORTH CAROLINA

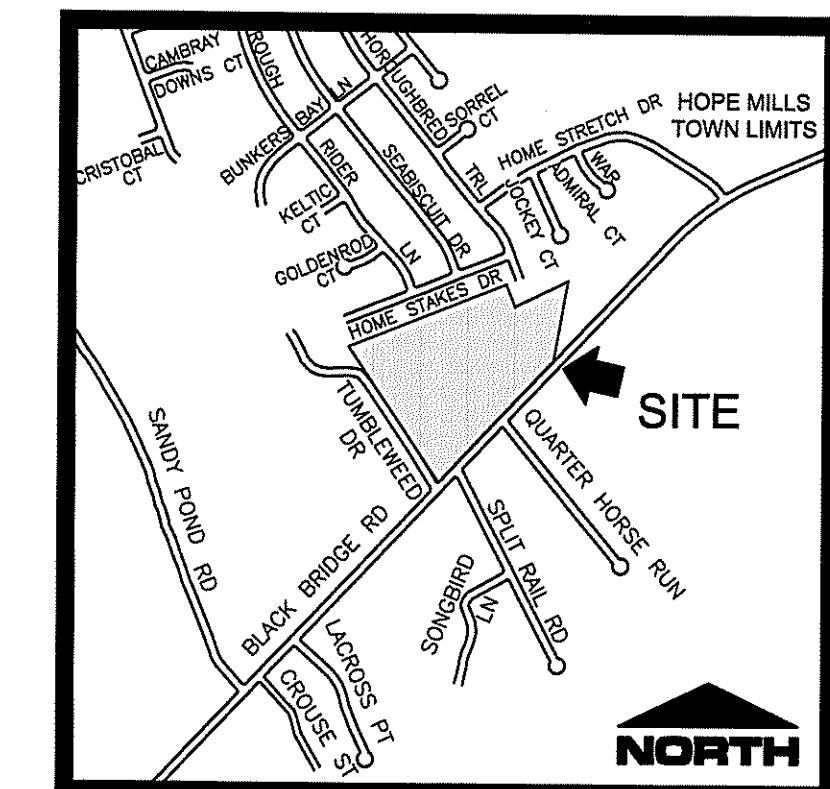
I, Loetta J. Faircloth A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Watson G. Caviness PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 3RD DAY OF May, 2018.

[Signature]
NOTARY PUBLIC
CUMBERLAND COUNTY, NC
COMMISSION EXPIRES June 8, 2018

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	34.24	25.00	N04°11'55"E	31.62
C2	5.03	25.00	N40°48'05"W	5.03
C3	39.27	25.00	S88°25'49"W	35.36
C4	39.27	25.00	N01°34'11"W	35.36
C5	2.75	525.00	N46°25'10"W	2.75
C6	80.08	525.00	N41°53'58"W	80.00
C7	80.08	525.00	N33°09'37"W	80.00
C8	65.17	525.00	N25°14'04"W	65.13
C9	39.27	25.00	N66°40'42"W	35.36
C10	44.57	390.00	S24°57'09"E	44.55
C11	39.27	25.00	N66°40'42"W	35.36
C12	39.27	25.00	S23°19'18"W	35.36
C13	20.32	475.00	S22°54'13"E	20.32
C14	87.66	475.00	S25°25'02"E	87.56
C15	87.66	475.00	S39°59'38"E	87.56
C16	10.68	475.00	S45°55'33"E	10.67
C17	39.27	25.00	S23°19'18"W	35.36
C18	39.27	25.00	N01°34'11"W	35.36
C19	217.22	500.00	S34°07'27"E	215.51

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 City of Hope Mills, NC.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NO APPROVAL NECESSARY
[Signature]
DISTRICT ENGINEER
MAY 7, 2018
DATE



VICINITY MAP
NOT TO SCALE

- LEGEND:
- EPK - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SANITARY SEWER LINE
 - STORM DRAINAGE
 - WATER LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD UTILITY
 - PERMANENT EASEMENT
 - FENCE LINE
 - TREE LINE
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - TREE

SOURCE OF TITLE
DB 9446, PG 304
DB 8446, PG 307
PB 62, PG 93
CUMBERLAND COUNTY
REGISTER OF DEEDS

EASEMENT REFERENCES:
DB 3032, PG 594
DB 3052, PG 139

REFERENCES:
SHOWN HEREON

UPON DEVELOPMENT OF THE ADJACENT PROPERTIES, THIS STREET WILL BE EXTENDED TO INTERCONNECT TO WHAT IS CURRENTLY NAMED TUMBLEWEED DRIVE

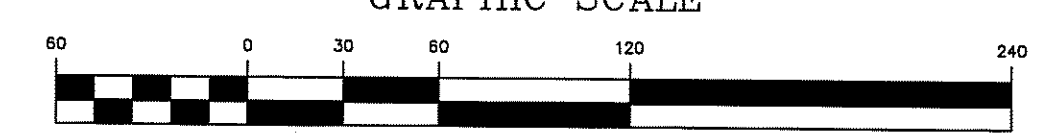
PHASE TWO AREA (BY COORDINATE COMPUTATION)
404,194 SF (9.28 AC)

PIN NO. 0403-56-8338
ZONING: R-7.5
30' FRONT
10' 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.

THE STREETS SHOWN ON THIS PLAN THOUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE TOWN OF HOPE MILLS AS OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE TOWN SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).

GRAPHIC SCALE



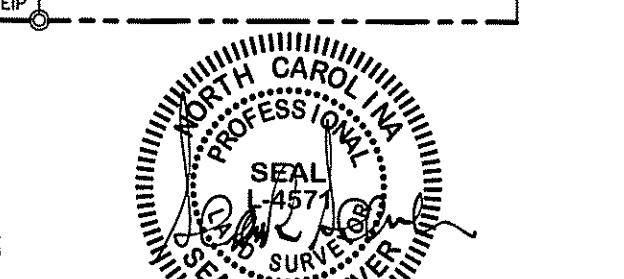
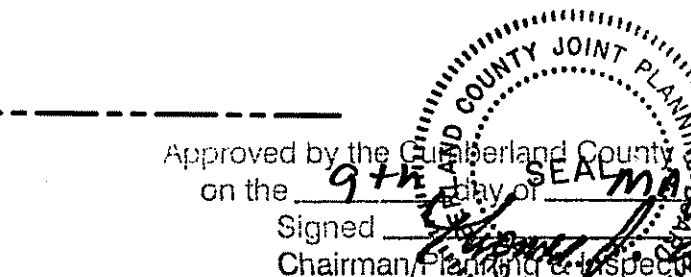
FILED May 09, 2018 03:50:08 pm
BOOK 00141
PAGE 0016 THRU 0016
INSTRUMENT # 13860
RECORDING \$21.00
EXCISE TAX (None)

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.

Approved by the Cumberland County Planning Board on the 9th day of May, 2018.
Signed *[Signature]*
Chairman, Planning Board

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-28 FLOOD SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON SEPTEMBER 26, 2013 USING TWO TRIMBLE 5700 RECEIVERS.

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 3028B, PAGE 1632) OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 15 DAY OF APRIL, 2018.



PROFESSIONAL LAND SURVEYOR - L-4571

PROFESSIONAL LAND SURVEYOR - L-4571