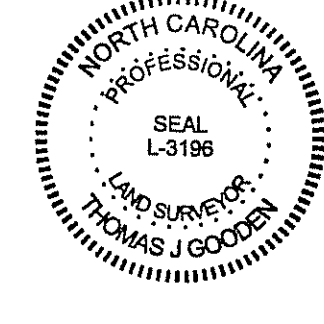


State of North Carolina, Cumberland County
 I, Thomas A. Pruitt, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as described in Book 10397, Page 0563, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 10397, Page 0563; 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, license number and seal this 15 day of April, A.D. 2021.

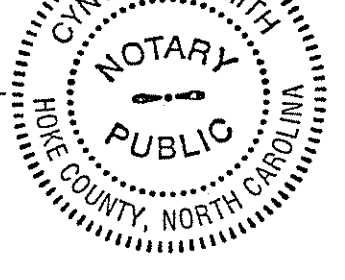
The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Seal or Stamp
Thomas A. Pruitt
 N.C. Professional Surveyor
 License No. 3196



"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed."
Thomas A. Pruitt
 PREWITT LAND COMPANY LLC

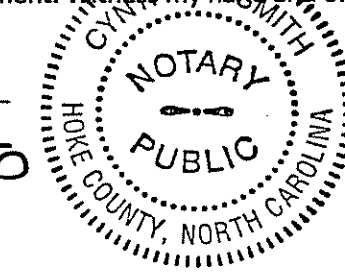
State of North Carolina, Cumberland County.
 I, Thomas A. Pruitt, a Notary Public of North County, North Carolina, certify that Thomas A. Pruitt personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 15 day of April, 2021.
Thomas A. Pruitt
 Notary Public
 My Commission expires: May 24, 2025



DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED L.R. Hines, Jr. P.E.
 DISTRICT ENGINEER
 DATE 4-15-2021

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed."
Thomas A. Pruitt
 BIRCHWOOD FARMS, INC.

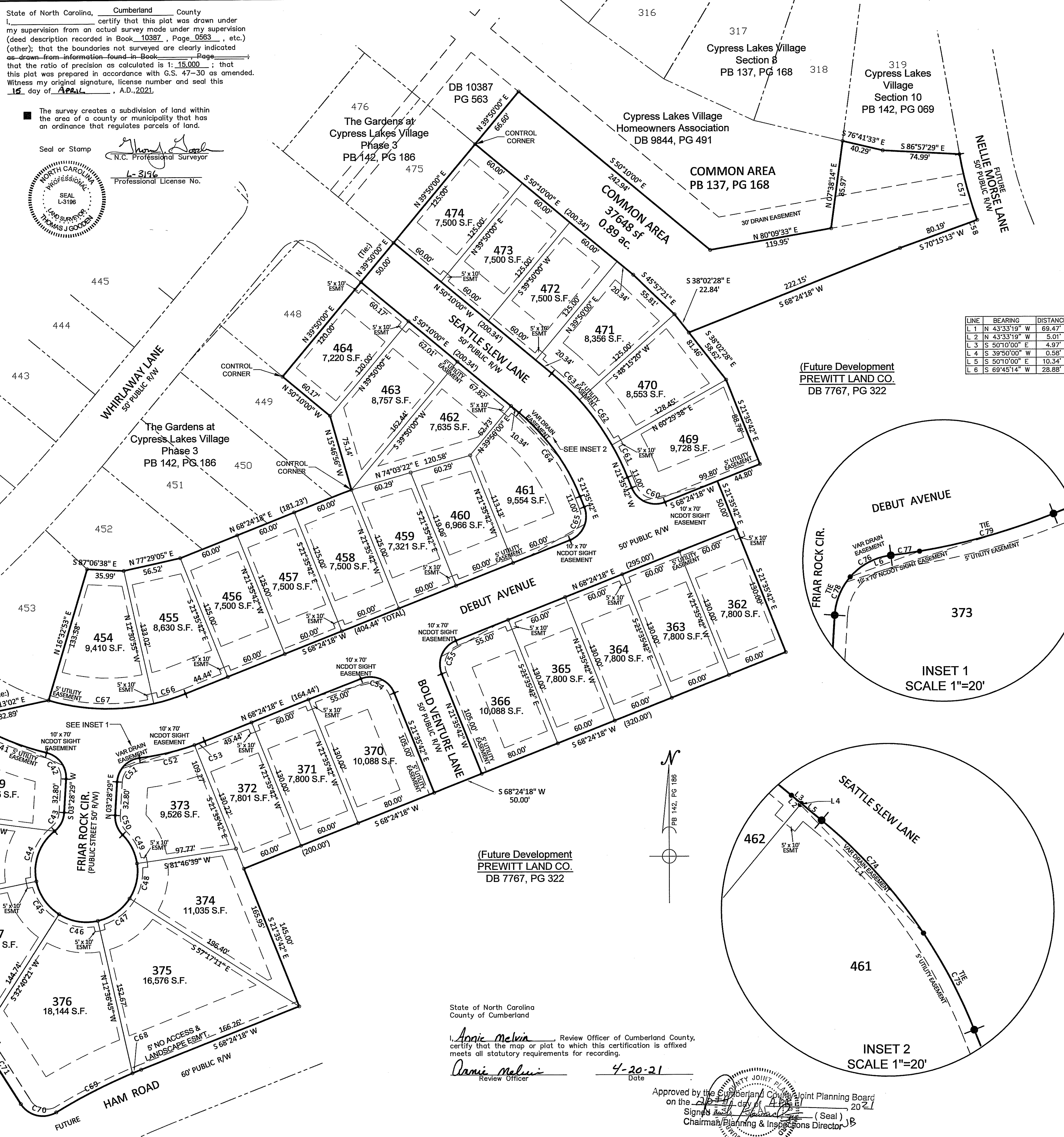
State of North Carolina, Cumberland County.
 I, Thomas A. Pruitt, a Notary Public of North County, North Carolina, certify that Thomas A. Pruitt personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 15 day of April, 2021.
Thomas A. Pruitt
 Notary Public
 My Commission expires: May 24, 2025



- NOTES:
- Property zoned R7.5/CU
 - Phase 4, Part 1 The Gardens at Cypress Lakes Village contains 8.39 ac. (not including common area).
 - Total of 32 lots are being created by this plat.
 - Minimum setbacks are:
 Front: 30' (*Corner lots must setback from both streets).
 Rear: 35' (Peripheral Lots), 15' (Interior Lots)
 Side: 5'
 - A 5' maintenance and drainage easement is hereby reserved both sides of all interior lot lines.
 - Non conforming structures have not been created by this subdivision plat.
 - There are no NC Grid monuments within 2000' of site.
 - Sewer and water by Public Works Commission of Fayetteville.
 - Previous common area recorded is - 217,971 s.f. for - 172 lots.
 23,737 s.f. + 25 lots - P.B. 134, Pg. 054; CLV-5
 18,478 s.f. + 8 lots - P.B. 134, Pg. 134; CLV-Saddition
 94,168 s.f. + 35 lots - P.B. 136, Pg. 055; CLV-6-1 (G@CLV-1)
 61,771 s.f. + 35 lots - P.B. 137, Pg. 168; CLV-8
 0 s.f. + 19 lots - P.B. 140, Pg. 097; CLV-6-2 (G@CLV-2)
 0 s.f. + 18 lots - P.B. 142, Pg. 069; CLV-10
 19,817 s.f. + 32 lots - P.B. 142, Pg. 186; CLV-7 (G@CLV-3)
 With a minimum of 800 s.f. of common area per lot for 32 additional lots this phase and a total of 204 lots overall = 163,200 s.f. required. Common area to be recorded this phase is 37,935 s.f. (0.00 ac.) for total of 255,906 s.f.
 - The streets shown on this plat though labeled as "public" unless otherwise noted, have not been accepted by the NC 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 section of the Gardens is also known as Section 9 of Cypress Lakes Village.

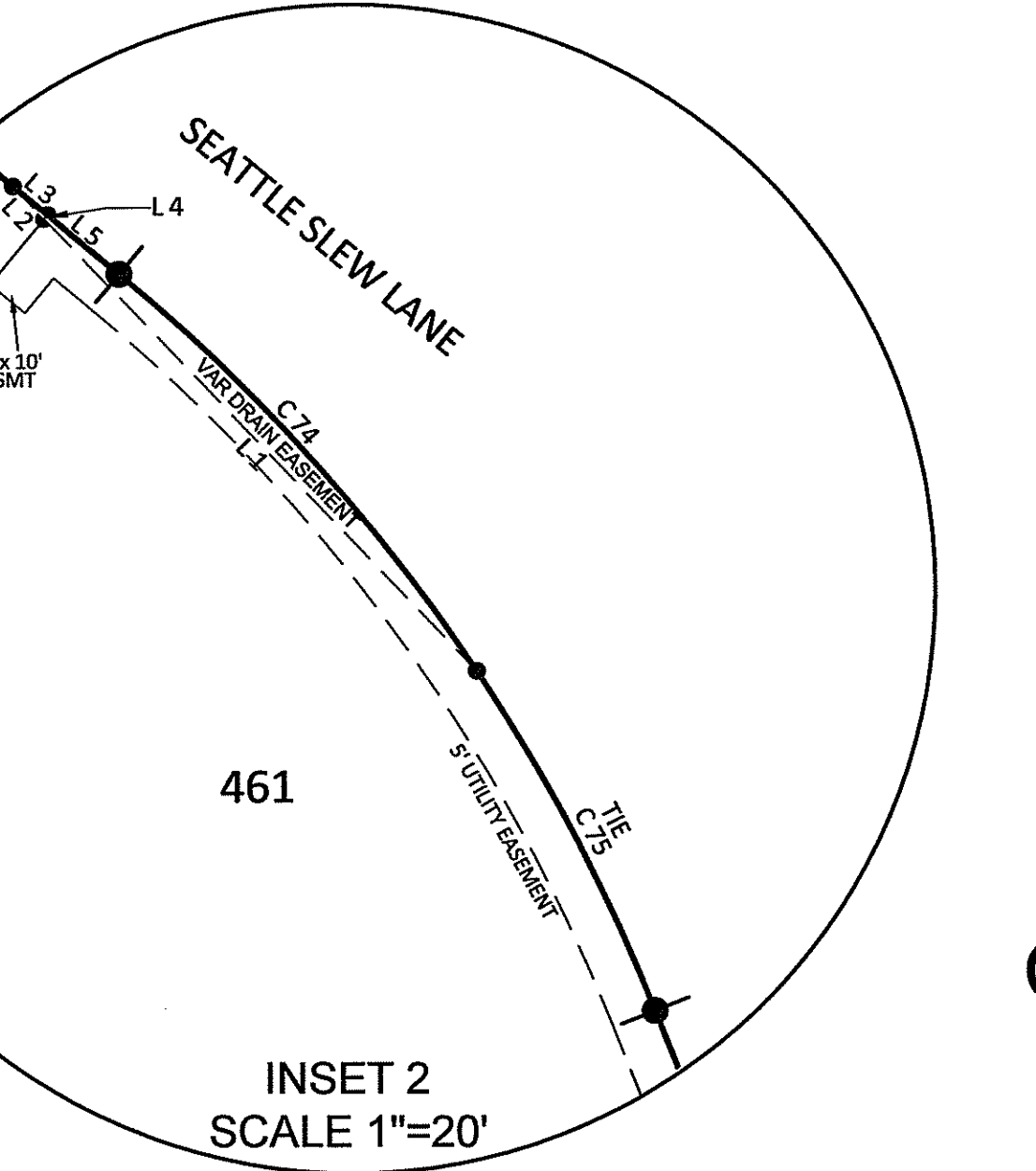
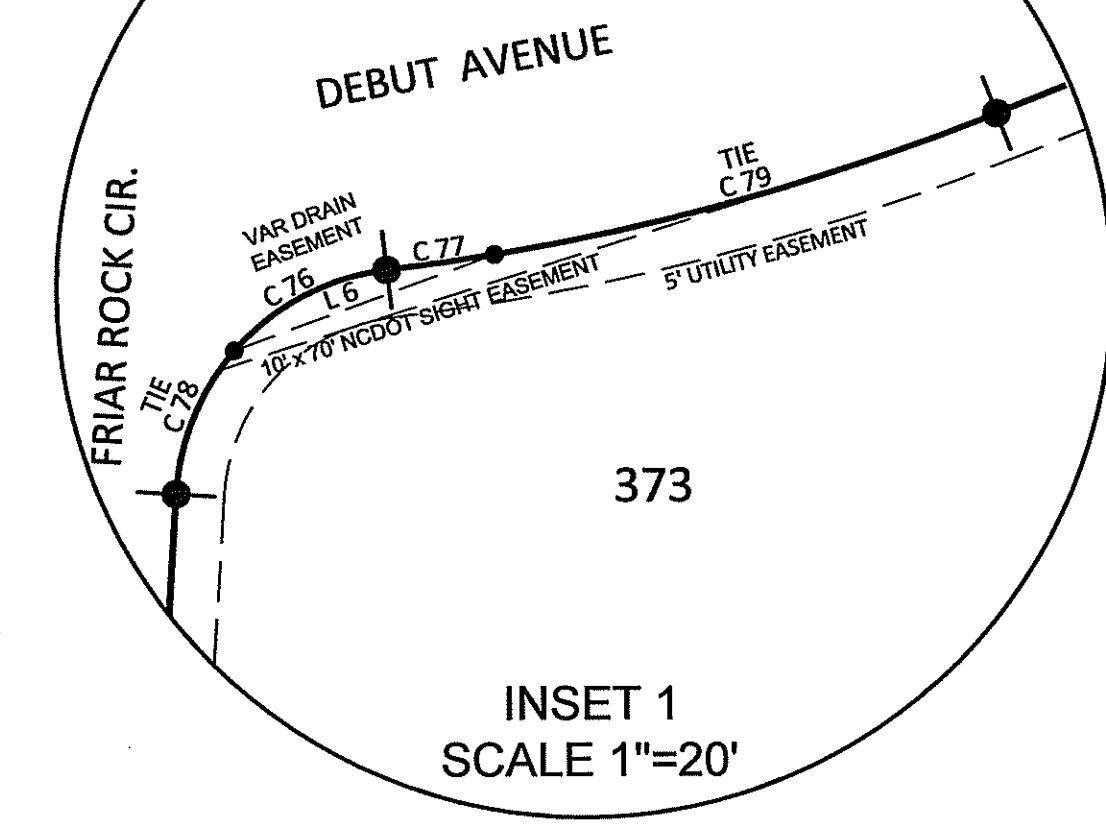
DEED REFERENCE:
 DB 10909, PG 511
 DB 7767, PG 322
 TAX ID
 0432258704000
 0432161330000

- LEGEND
- SURVEYED BOUNDARY LINE
 - LINE NOT SURVEYED
 - NEW LOT LINES
 - EASEMENT LINES
 - BUILDING SETBACK LINES
 - EXISTING IRON STAKE
 - SET CORNER (IRON)
 - CURVE PC/PT (SET IRON)
 - NON RADIAL BEARING
 - SET REBAR



LINE	BEARING	DISTANCE
L 1	N 43°33'19" W	69.47'
L 2	N 43°33'19" W	5.01'
L 3	S 50°10'00" E	4.97'
L 4	S 39°50'00" W	0.58'
L 5	S 50°10'00" E	10.34'
L 6	S 69°45'14" W	28.88'

(Future Development)
 PREWITT LAND CO.
 DB 7767, PG 322



NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C41	255.00'	66.40'	S 66°31'50" E	85.99'	43.62'	19°24'50"
C42	25.00'	34.78'	S 36°22'53" E	32.04'	20.87'	79°42'44"
C43	25.00'	21.03'	S 27°34'19" W	20.41'	11.18'	48°11'40"
C44	50.00'	54.98'	S 20°09'55" W	52.26'	30.64'	63°00'28"
C45	50.00'	40.13'	S 34°19'59" E	39.06'	21.22'	45°59'20"
C46	50.00'	39.52'	S 79°58'22" E	38.50'	20.86'	45°17'25"
C47	50.00'	39.00'	N 55°02'23" E	38.01'	20.55'	44°41'06"
C48	50.00'	35.73'	N 12°13'40" E	34.97'	18.66'	40°56'18"
C49	50.00'	31.83'	N 26°28'50" W	31.30'	16.48'	36°28'43"
C50	25.00'	21.03'	N 20°37'21" W	20.41'	11.18'	48°11'40"
C51	25.00'	34.78'	N 43°19'59" E	32.04'	20.87'	79°43'00"
C52	255.00'	55.24'	N 76°59'06" E	55.13'	27.73'	12°24'44"
C53	255.00'	10.56'	N 69°35'31" E	10.56'	5.28'	02°22'26"
C54	25.00'	39.27'	S 66°35'42" E	35.36'	25.00'	90°00'00"
C55	25.00'	39.27'	N 23°24'18" E	39.36'	25.00'	90°00'00"
C57	374.03'	66.57'	S 14°56'21" E	66.49'	33.37'	10°11'53"
C60	25.00'	39.27'	N 66°35'42" W	35.36'	25.00'	90°00'00"
C61	255.00'	35.21'	N 25°33'02" W	35.18'	17.63'	07°54'40"
C62	255.00'	54.47'	N 35°37'31" W	54.36'	27.34'	12°14'18"
C63	255.00'	37.49'	N 45°57'21" W	37.45'	18.78'	08°25'21"
C64	205.00'	102.23'	S 35°52'52" E	101.17'	52.20'	28°54'20"
C65	25.00'	39.27'	S 23°24'18" W	39.36'	25.00'	90°00'00"
C66	205.00'	32.50'	S 72°56'36" W	32.47'	16.25'	09°07'35"
C67	205.00'	103.98'	N 87°58'48" W	102.87'	53.13'	29°01'09"
C68	550.37'	9.15'	S 67°55'44" W	9.15'	4.58'	00°57'09"
C69	550.37'	83.76'	S 63°05'33" W	83.68'	41.96'	08°43'12"
C70	25.31'	39.48'	N 76°34'40" W	35.60'	25.04'	89°22'47"
C71	5091.57'	75.09'	N 32°18'37" W	75.09'	37.55'	00°50'42"
C72	5091.57'	151.32'	N 33°35'03" W	151.32'	75.67'	01°42'10"
C73	5091.57'	31.78'	N 34°36'52" W	31.78'	15.89'	00°21'28"
C74	205.00'	59.51'	S 41°51'05" E	59.30'	29.96'	16°37'53"
C75	205.00'	42.72'	S 27°33'55" E	42.65'	21.44'	11°56'27"
C76	25.00'	18.38'	N 62°07'31" E	17.97'	8.63'	42°07'54"
C77	255.00'	11.32'	N 81°55'09" E	11.32'	5.66'	02°32'39"
C78	25.00'	16.40'	N 22°18'01" E	16.40'	8.51'	37°35'05"
C79	255.00'	54.48'	S 74°31'34" W	54.38'	27.35'	12°14'31"

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 4-20-21

Approved by the Cumberland County Joint Planning Board on the 15 day of April, 2021.
Thomas A. Pruitt (Seal)
 Chairman Planning & Inspections Director

FILED Apr 20, 2021 10:08:37 am FILED CUMBERLAND COUNTY NC
 BOOK 00146 PAGE 0122 THRU 0122 J. LEE WARREN JR. REGISTER OF DEEDS
 INSTRUMENT # 18191 RECORDING \$21.00 EXCISE TAX (None)

(A Zero Lot Line Development)
 Phase 4, Part 1
 The GARDENS
 at
 CYPRESS LAKES VILLAGE
 PROPERTY OF
 PREWITT LAND COMPANY, LLC
 &
 BIRCHWOOD FARMS, INC.
 GRAYS CREEK TWP. CUMBERLAND CO., N.C.
 SCALE: 1"=50' APRIL 2021
 GRAPHIC SCALE IN FEET