

NGS MONUMENT "NC 351"
 NC GRID (NAD 83)/01
 N 452,276.16' E 1,980,094.56'
 COMBINED GRID FACTOR: 0.99987759

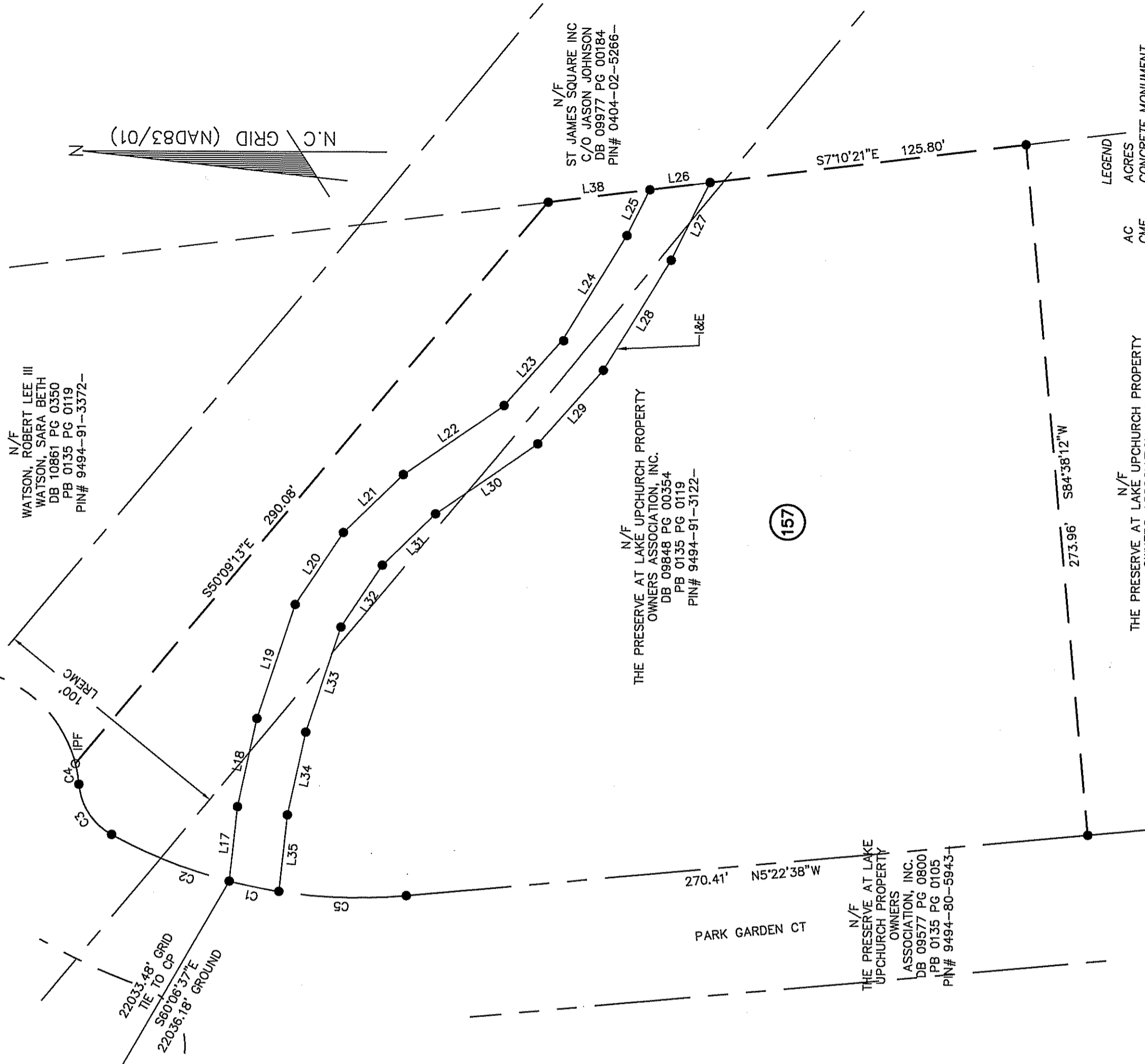
CURVE TABLE						
CURVE #	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	204.61'	20.10'	10.06'	N11° 33' 56"E	20.09'	005°37'40"
C2	204.98'	50.08'	25.17'	N21° 22' 21"E	49.96'	01°39'53"
C3	25.07'	24.59'	13.39'	N56° 30' 57"E	23.62'	056°11'52"
C4	49.96'	8.34'	4.18'	N80° 14' 38"E	8.33'	009°33'34"
C5	205.00'	50.57'	25.41'	N01° 41' 24"E	50.44'	01°40'03"

PARCEL LINE DATA		
LINE	DIRECTION	LENGTH
L17	S83° 50' 13"E	29.55'
L18	S77° 44' 44"E	35.67'
L19	S71° 40' 29"E	47.45'
L20	S56° 28' 22"E	34.21'
L21	S44° 19' 11"E	33.01'
L22	S34° 46' 35"E	48.31'
L23	S48° 28' 58"E	34.71'
L24	S58° 35' 00"E	48.48'
L25	S63° 39' 28"E	20.20'
L26	S07° 10' 21"E	23.99'

PARCEL LINE DATA		
LINE	DIRECTION	LENGTH
L27	N63° 39' 25"W	34.33'
L28	N58° 35' 00"W	51.13'
L29	N48° 28' 58"W	38.88'
L30	N34° 46' 35"W	49.04'
L31	N44° 19' 11"W	29.21'
L32	N56° 28' 22"W	29.41'
L33	N71° 40' 29"W	43.72'
L34	N77° 44' 44"W	33.54'
L35	N83° 50' 13"W	30.38'
L38	S07° 10' 21"E	40.51'

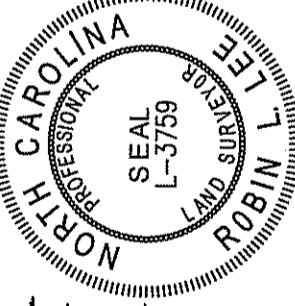
PARCEL 157 AREA TABLE		
TOTAL	I&E	REMAINDER
1.93 AC	0.15 AC	1.78 AC
83,925 SF	6,716 SF	77,209 SF

DETAIL EASEMENT
 NOT TO SCALE



I, ROBIN L. LEE, PLS L-3759, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE CONTROL WAS ESTABLISHED BY OTHERS AND FIELD VERIFIED BY MCKIM & CREED, INC. THE FOLLOWING INFORMATION WAS USED TO PERFORMED THE SURVEY.

DATES CONTROL WAS FIELD VERIFIED: 02/03/18
 DATUM/EPOCH: NAD 83/2001
 PUBLISHED/FIXED CONTROL USE: FIXED CONTROL
 COMBINED GRID FACTOR(S): 0.99987759
 UNITS: US SURVEY FEET
 TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R10
 PROPERTY CORNERS WERE LOCATED BY CONVENTIONAL SURVEYING METHODS



*Approved by the Board of Hope Mills for recording; however, these conditions do not constitute an endorsement by the Town of any improvements, existing, or proposed within this development, this plat, or any other plat or map.

Seal of the Town of Hope Mills, NC, signed by the Manager.

DATE: 1/5/2021

MCKIM & CREED
 Venture IV Building, Suite 500
 1730 Varsity Drive
 Raleigh, North Carolina 27606
 Phone: (919) 233-8091, Fax: (919) 233-8031
 NC License# F-1222
 www.mckimcreed.com

EXHIBIT "A"
 INGRESS & EGRESS EASEMENT EXHIBIT
 BIG ROCKFISH OUTFALL ON THE LANDS
 OF PRESERVE AT LAKE UPCHURCH,
 PROPERTY OWNERS ASSOCIATION, INC.
 PIN # 9494-91-3122

ROCKFISH TWP., CUMBERLAND COUNTY
 NORTH CAROLINA

FOR EASEMENT ACQUISITION ONLY

FILED Jan 11, 2021 01:01:44 pm
 CUMBERLAND COUNTY NC
 J. LEE WARREN JR.
 INSTRUMENT # 01314
 RECORDING \$21.00
 EXCISE TAX (None)



This Plan is hereby under the jurisdiction of the Hope Mills Subdivision Ordinance.

Planning Director: [Signature]
 Date: 1-11-21

CERTIFICATE OF REVIEW OFFICER
 STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

[Signature]
 REVIEW OFFICER OF CUMBERLAND COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 1-11-21

- NOTE:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/01.
 - THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE. COORDINATES SHOWN AS GROUND COORDINATES HAVE BEEN LOCALIZED AROUND NGS MONUMENT "NC 351" WITH NC GRID COORDINATES OF N: 452,276.16' & E: 1,980,094.56' (NAD83/2001).
 - FLOOD AREA SHOWN IS OUTSIDE THE 100 YR. ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAPS 3720040400L, 3710949400L, 3710949300K, 3710948300L, & 3710948400K WITH AN EFFECTIVE DATE OF 01/05/2007.
 - A FULL BOUNDARY SURVEY WAS NOT PERFORMED ON THE PARCELS SHOWN.

THE PRESERVE AT LAKE UPCHURCH PROPERTY OWNERS ASSOCIATION, INC.
 DB 09848 PG 00354
 PB 0135 PG 0119
 PIN# 9494-91-3122-

THE PRESERVE AT LAKE UPCHURCH PROPERTY OWNERS ASSOCIATION, INC.
 DB 09577 PG 0800
 PB 0135 PG 0105
 PIN# 9494-90-5843-

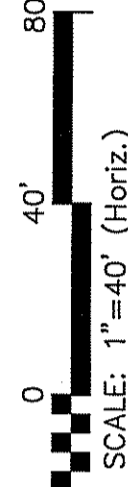
THE PRESERVE AT LAKE UPCHURCH PROPERTY OWNERS ASSOCIATION, INC.
 DB 09848 PG 00354
 PB 0135 PG 0119
 PIN# 9494-91-3122-

N/F
 ST JAMES SQUARE INC
 C/O JASON JOHNSON
 DB 09877 PG 00184
 PIN# 0404-02-5266-

N/F
 WATSON, ROBERT LEE III
 WATSON, SARA BETH
 DBI 10861 PG 0350
 PB 0135 PG 0119
 PIN# 9494-91-3372-

LEGEND

- AC ACRES
- CMF CONCRETE MONUMENT FOUND
- GP COMPUTED POINT
- DB DEED BOOK
- GRND GROUND DISTANCE
- GRD GRID DISTANCE
- I&E INGRESS & EGRESS
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- LREMC LUMBEE RIVER ELECTRIC MEMBERSHIP CORPORATION
- N/F NOW OR FORMERLY
- SS SANITARY SEWER
- PAE PERMANENT ACCESS EASEMENT
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- PP POWER POLE
- R/W RIGHT OF WAY
- R/MON RIGHT OF WAY MONUMENT
- C/A CONTROLLED ACCESS
- SF SQUARE FEET
- TCE TEMPORARY CONSTRUCTION EASEMENT
- INGRESS & EGRESS
- SS EXISTING SANITARY SEWER
- PROPOSED TCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- WETLAND
- ¢ CENTERLINE



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PARCEL

DATE	REVISIONS	BY
3/4/2019		

SURVEY/GPS BY: MCKIM & CREED
 LAYOUT BY: LAYOUT DATE: 3/4/2019
 DRAWN: KAC
 DESIGN REVIEW BY: ROBIN L. LEE
 APPROVED BY: ROBIN L. LEE
 SCALE: 40'

FAYETTEVILLE PUBLIC WORKS COMMISSION
FPMC
 WATER RESOURCES ENGINEERING
 955 OLD WILMINGTON RD.
 FAYETTEVILLE, N.C. 28301
 (910) 223-4730

FOR EASEMENT ACQUISITION ONLY

EXHIBIT "A"
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