



REVISIONS

PROJECT NAME
SUBDIVISION SURVEY OF THE PRESERVE AT LAKE UPCHURCH PHASE TWO SECTION ONE (ZERO LOT LINE)

TAX ID# 9494-80-8851
 SALEEBY WAY
 ROCKFISH TOWNSHIP
 TOWN OF HOPE MILLS
 CUMBERLAND COUNTY
 NORTH CAROLINA

CLIENT

Bill Clark Homes
Building. Family. Traditions.

200 East Arlington Boulevard
 Greenville, North Carolina 27858
 Phone: (252) 814-1481

PROJECT INFORMATION

| | |
|-----------------|-------|
| SURVEYED BY: | BOBBY |
| DRAWN BY: | SEAN |
| CHECKED BY: | JIMMY |
| PROJECT NUMBER: | 844 |

DRAWING SCALE

HORIZONTAL: 1"=50'

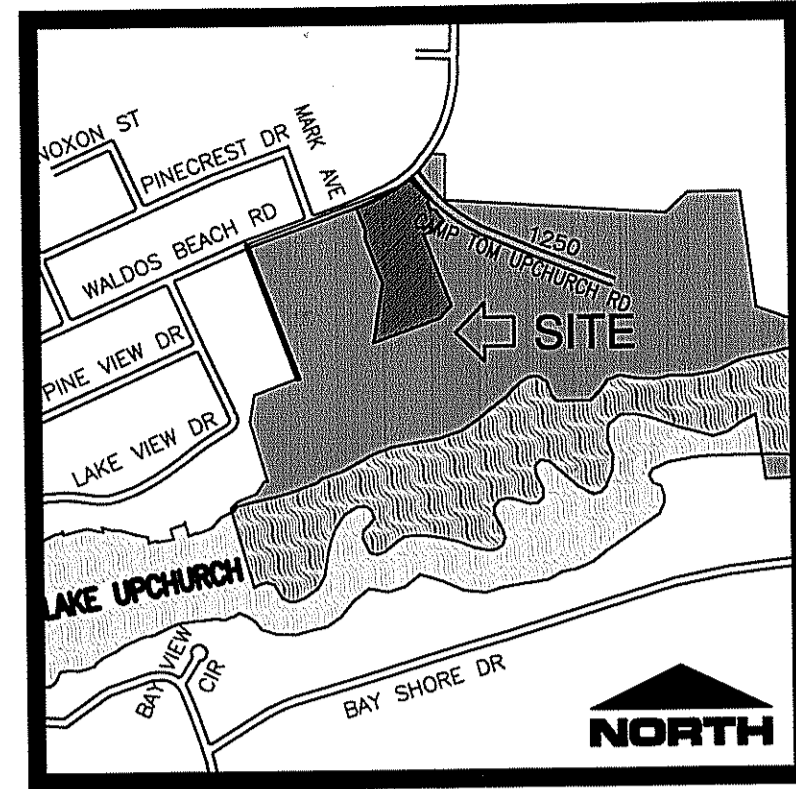
DATE SURVEYED

FEBRUARY 3, 2021

SHEET NUMBER

1

OF



VICINITY MAP
 NOT TO SCALE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|---------|-------------|--------|
| C1 | 39.27 | 25.00 | N01°10'28"E | 35.36 |
| C2 | 82.51 | 205.00 | N57°42'15"E | 81.95 |
| C3 | 22.56 | 1975.00 | S69°33'40"W | 22.56 |
| C4 | 63.53 | 1975.00 | S70°48'36"W | 63.52 |
| C5 | 108.18 | 2025.00 | N70°45'52"E | 108.17 |
| C6 | 39.27 | 25.00 | N65°45'58"W | 35.36 |
| C7 | 16.39 | 25.00 | S01°59'07"E | 16.10 |
| C8 | 15.42 | 25.00 | S34°27'45"W | 15.17 |
| C9 | 76.34 | 60.00 | S15°40'54"W | 71.29 |
| C10 | 47.12 | 60.00 | S43°15'58"E | 45.92 |
| C11 | 47.12 | 60.00 | S88°15'58"E | 45.92 |
| C12 | 47.12 | 60.00 | N46°44'02"E | 45.92 |
| C13 | 47.12 | 60.00 | N01°44'02"E | 45.92 |
| C14 | 29.40 | 60.00 | N34°48'08"W | 29.10 |
| C15 | 12.25 | 25.00 | N34°48'08"W | 12.13 |
| C16 | 39.27 | 25.00 | S24°14'02"W | 35.36 |
| C17 | 99.88 | 255.00 | N58°00'48"E | 99.24 |
| C18 | 45.75 | 25.00 | N80°47'13"W | 39.63 |
| C19 | 70.55 | 255.00 | S36°17'34"E | 70.33 |
| C20 | 58.19 | 1310.00 | N68°55'59"E | 58.18 |
| C21 | 63.59 | 1310.00 | N66°16'12"E | 63.59 |
| C22 | 63.83 | 1310.00 | N63°29'00"E | 63.82 |
| C23 | 64.22 | 1310.00 | N60°40'59"E | 64.21 |
| C24 | 31.63 | 1310.00 | N58°35'14"E | 31.63 |
| C25 | 33.24 | 689.38 | N56°30'04"E | 33.24 |
| C26 | 7.66 | 689.38 | N54°48'08"E | 7.66 |
| C27 | 29.24 | 689.38 | N53°16'07"E | 29.24 |
| C28 | 36.70 | 25.00 | S85°53'10"E | 33.50 |
| C47 | 50.93 | 30.00 | S01°31'13"E | 45.03 |

THE UNDERSIGNED HERE 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.

Kathryn Smith
 OWNER'S SIGNATURE
 TRACY W. GRASHA
 Notary Public
 North Carolina
 Pitt County

Annie Melvin
 REVIEW OFFICER
 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.

DATE: *2-24-21*

P.H. _____ COUNTY, NORTH CAROLINA

I, *Tracy W. Grasha*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Kathryn Smith
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS *17th* DAY OF *February*, 2021.

Tracy W. Grasha
 NOTARY PUBLIC
 MY COMMISSION EXPIRES *July 10, 2023*

LEGEND:
 ECM - EXISTING CONCRETE MONUMENT
 EP - EXISTING IRON PIPE
 ER - EXISTING IRON ROD
 EIS - EXISTING IRON STAKE
 EPK - EXISTING PK NAIL
 ERB - EXISTING REBAR
 SPR - SET PK NAIL
 SRB - SET REBAR
 CP - COMPUTED POINT
 N/F - NOW OR FORMERLY
 R/W - RIGHT OF WAY

— — — — — PROPERTY LINE
 - - - - - OLD PROPERTY LINE
 - - - - - SANITARY SEWER LINE
 - - - - - RIGHT-OF-WAY
 - - - - - PROPOSED EASEMENT
 - - - - - SETBACK LINE
 - - - - - OVERHEAD UTILITY
 - - - - - WETLANDS
 - - - - - EDGE OF WATER
 - - - - - 50 YEAR FLOOD LINE
 - - - - - 100 YEAR FLOOD LINE
 - - - - - FV - FLOODWAY
 - - - - - MAILBOX
 - - - - - UTILITY POLE
 - - - - - GUY WIRE
 - - - - - TELEPHONE PEDESTAL
 - - - - - WETLANDS
 - - - - - POND

NOTES:
 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99988522
 LOCALIZATION POINT N: 441,452.655 E: 1,936,672.427
 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. 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 HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 7. PHASE TWO SECTION ONE OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3710949400J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 8. ALL NEW LOT CORNERS ARE 1/2" REBAR UNLESS OTHERWISE SHOWN HEREON.
 9. TOTAL NUMBER OF LOTS: 22

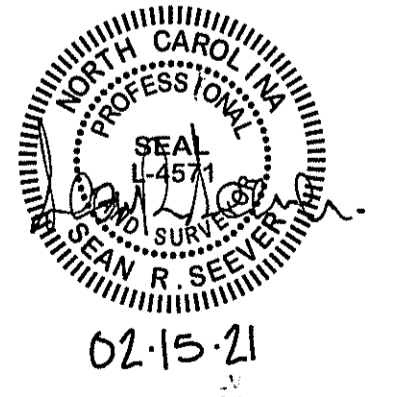
PHASE TWO SECTION ONE AREA: (BY COORDINATE COMPUTATION)
 355,433 SF (8.16 AC)

PLN. NO. 9494-71-3628, 9494-71-6157 & 9494-70-7243

ZONING: RR SOURCE OF TITLE
 30' FRONT DB 9362, PG 876
 15' SIDE DB 9377, PG 397
 35' REAR CUMBERLAND COUNTY REGISTER OF DEEDS

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 STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).



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.

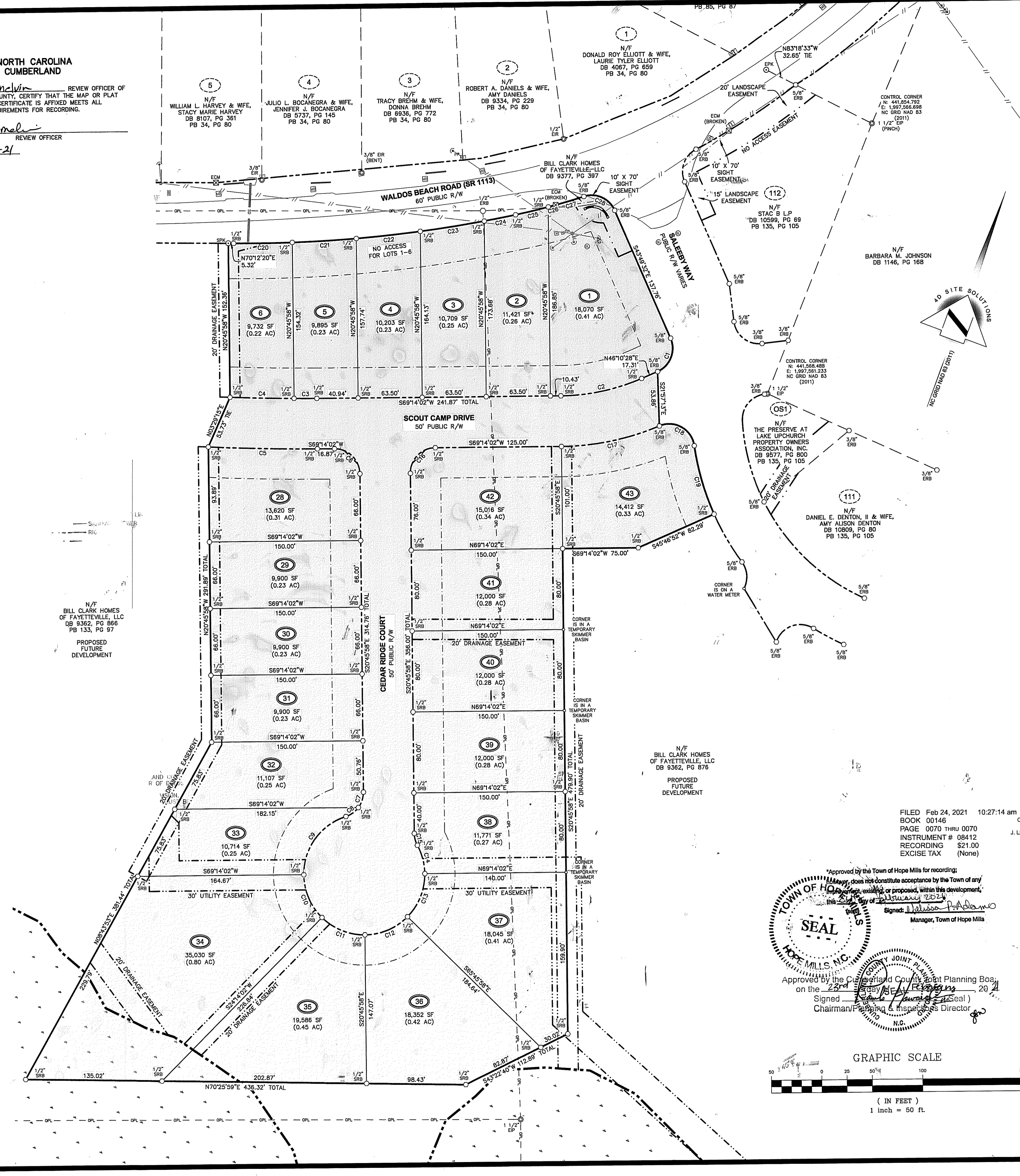
Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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 SHOWN, PAGE HEREON) 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 *24th* DAY OF *February*, 2021.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

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-2II FCC 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 OCTOBER 10, 2013 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
 PROFESSIONAL LAND SURVEYOR - L-4571



Approved by the Town of Hope Mills for recording;
 I, *Julissa P. Adams*, do hereby certify that this map, as shown or proposed, within this development, is in accordance with the provisions of the Town of Hope Mills Ordinance No. 2011-02.
 Signed: *Julissa P. Adams*
 Manager, Town of Hope Mills

Approved by the Cumberland County Joint Planning Board, on the *23rd* day of *February*, 2021.
 Signed: *Sean R. Seever* (Seal)
 Chairman/Planning & Inspections Director

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.