

VICINITY MAP
NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - OLD PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - OVERHEAD UTILITY
 - WETLANDS
 - PERMANENT EASEMENT
 - FENCE LINE
 - TREE LINE
 - PROPOSED EASEMENT
 - MAILBOX
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - ASPHALT
 - CONCRETE
 - WETLANDS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987916
LOCALIZATION POINT N: 470,850.575 E: 2,062,242.555
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.
 - POINTS NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THIS MAP.
 - 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 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.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 372004600J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - THE STREETS SHOWN ON THIS PLAT THROUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE NC DEPARTMENT OF TRANSPORTATION AS OF 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).
 - THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND/OR WATER SERVICES AVAILABLE AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WATER WELLS AS THE DATE OF THIS RECORDING.
 - THE WETLANDS DELINEATION WAS PROVIDED BY: SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC. P.O. BOX 9321 FAYETTEVILLE, NORTH CAROLINA 28311 PHONE: 910-822-4540 DATED: MAY 1, 2020

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 BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK, PAGE OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 12 DAY OF APRIL, 2021.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Arnie Melvin
REVIEW OFFICER
DATE: 4-20-21

TOTAL AREA: (BY COORDINATE COMPUTATION)
896,406 SF (20.58 AC)

PIN NO: 0467-22-3154

ZONING: RR
SOURCE OF TITLE: DB 10951, PG 661
30' FRONT: CUMBERLAND COUNTY REGISTER OF DEEDS
15' 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.

MAXIMUM IMPERVIOUS AREAS

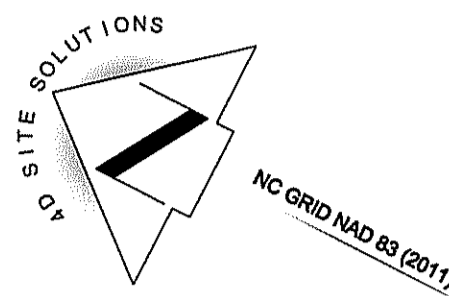
LOT 1	5,974 SF
LOT 2	4,832 SF
LOT 3	4,832 SF
LOT 4	4,870 SF
LOT 5	4,870 SF
LOT 6	4,870 SF
LOT 7	4,870 SF
LOT 8	4,870 SF
LOT 9	4,819 SF
LOT 10	9,172 SF
LOT 11	6,931 SF
LOT 12	6,103 SF
LOT 13	4,838 SF
LOT 14	4,840 SF
LOT 15	4,842 SF
LOT 16	4,843 SF
LOT 17	4,840 SF
LOT 18	4,836 SF
LOT 19	5,712 SF

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	21.19	S07°57'03"E
L2	12.50	S27°14'27"E
L3	12.50	S27°14'27"E
L4	21.19	S46°31'51"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	176.26	1713.50	S41°25'33"W	176.19
C2	105.92	1713.50	S46°08'37"W	105.90
C3	180.64	1713.50	S50°56'05"W	180.56
C4	47.29	25.00	S81°26'02"E	40.55
C5	21.03	25.00	S03°08'46"E	20.41
C6	70.39	50.00	N19°22'46"W	64.72
C7	71.23	50.00	S79°28'53"W	65.36
C8	46.36	50.00	S12°06'21"W	44.72
C9	53.21	50.00	S44°56'42"E	50.73
C10	21.03	25.00	N51°20'09"W	20.41
C11	32.79	25.00	N10°20'13"E	30.49



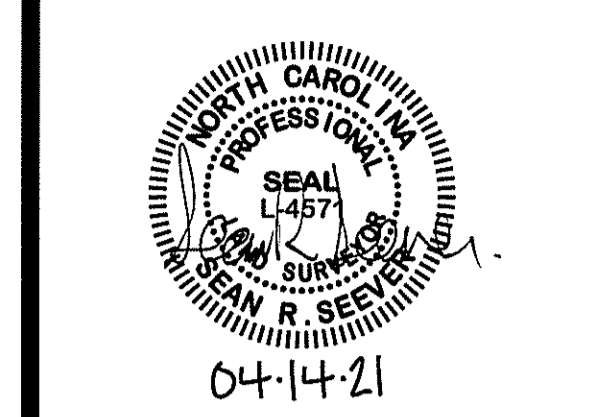
THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE JURISDICTION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

Ben Stout
OWNER'S SIGNATURE

Scott Brown
A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 20 DAY OF APRIL, 2021.

Scott Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-06-25

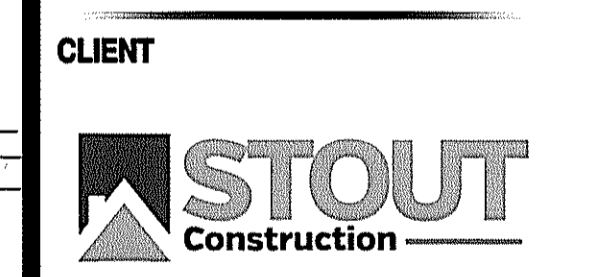


REVISIONS

PROJECT NAME

EVELYN
ESTATES
SUBDIVISION
(ZERO LOT LINE)

TAX ID# 0467-22-3154
PLEASANT VIEW DRIVE
EASTOVER TOWNSHIP
NEAR FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA



409 Chicago Drive - Suite 103
Fayetteville, North Carolina 28306
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1689

DRAWING SCALE

HORIZONTAL: 1"=100'

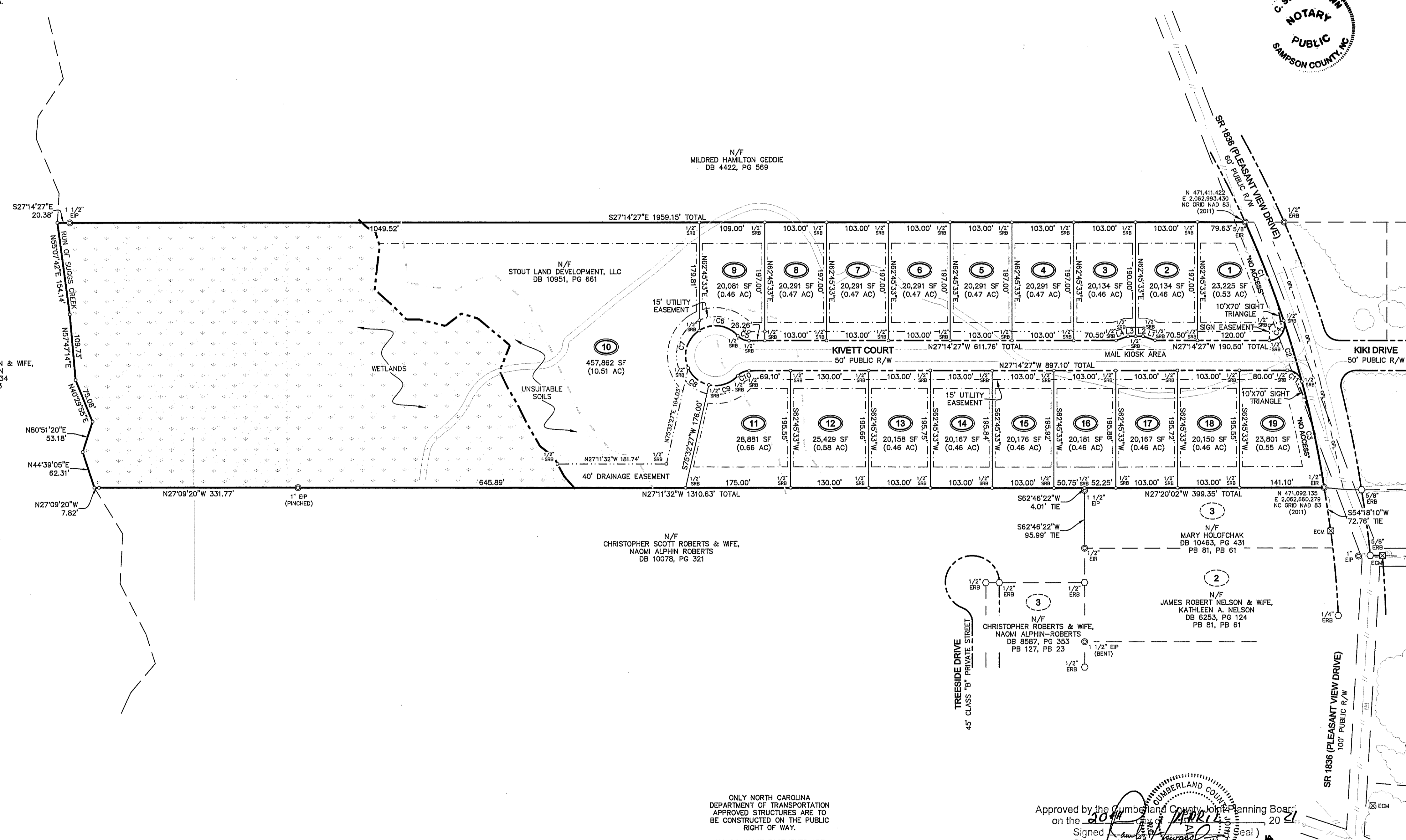
DATE SURVEYED

APRIL 13, 2021

SHEET NUMBER

1

OF 1



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *L.R. Hines, Jr. P.E.*
DISTRICT ENGINEER
DATE April 19, 2021

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY *L.R. Hines, Jr. P.E.*
DATE April 19, 2021

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON THE PUBLIC RIGHT OF WAY.
ALL DRAINAGE EASEMENTS ARE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

Approved by the Cumberland County Planning Board
on the 20th day of April, 2021
Signed *Ben Stout*
Chairman/Planning Board Inspector

FILED Apr 20, 2021 03:14:21 pm FILED
BOOK 00146 CUMBERLAND
PAGE 0124 thru 0124 COUNTY NC
INSTRUMENT # 18334 J. LEE WARREN JR.
RECORDING \$21.00 REGISTER
EXCISE TAX (None) OF DEEDS
KC