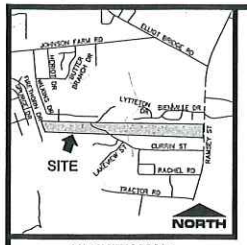


VICINITY MAP
NOT TO SCALE

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

OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, Natasha A Ward A NOTARY PUBLIC OF THE COUNTY AND STATE AFOREKID, CERTIFY THAT Erin Payne PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 2nd DAY OF November, 2021.

Natasha A Ward
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/26

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Annie Melvin AB
REVIEW OFFICER

DATE: 11/10/21

LEGEND:
- ○ EP–EXISTING IRON PIPE
- ○ ERB–EXISTING REBAR
- ○ SRB–SET REBAR
- + COMPUTED POINT
- N/R – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- STORM DRAINAGE
- WATER LINE
- OVERHEAD UTILITY
- PERMANENT EASEMENT
- FENCE LINE
- WOODEN FENCE
- TREE LINE
- SIGN
- BOLLARD
- MAILBOX
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- ASPHALT
- CONCRETE

AREA: (BY COORDINATE COMPUTATION)
3,333,455 SF (76.68 AC)

EZE: 0542-17-6087

ZONING: PND

30' FRONT
10' SIDE (1 STORY)
15' SIDE (2 STORY)
ADD 8' / STORY OVER 2 STORIES
35' REAR

SOURCE OF TITLE
DB 10825, PG 27
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.

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987300
   LOCALIZATION POINT N: 527,833,703 E: 2,030,530,874
   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. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 3720053200J & 3720054200J OF THE FLOOD INSURANCE RATE, BOTH DATED JANUARY 5, 2007.
8. THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
9. 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 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).
10. ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THE COUNTY ZONING AND SUBDIVISION ORDINANCES.
11. THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR EACH LOT IS 6,741 SF.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.04	25.00	S43°31'03"E	35.19
C2	30.77	25.00	N56°28'51"E	28.87
C3	140.08	50.00	S78°31'09"E	89.58
C4	39.27	50.00	S24°14'43"W	38.27
C5	39.27	50.00	S69°14'43"W	38.27
C6	39.27	25.00	S45°44'43"W	35.36
C7	39.27	25.00	N45°15'17"W	35.36
C8	21.03	25.00	S67°29'02"W	20.41
C9	55.59	50.00	S75°24'30"W	52.77
C10	65.00	50.00	N35°29'48"W	60.52
C11	39.27	50.00	N24°14'43"E	38.27
C12	39.27	50.00	N69°14'43"E	38.27
C13	42.05	50.00	S64°08'35"E	40.82
C14	21.03	25.00	S64°08'35"E	20.41
C15	39.50	25.00	N46°28'56"E	35.52

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.

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 ____ PAGE ____ 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 2 DAY OF NOVEMBER, 2021.

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-29 FGCC 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 JUNE 3, 2020 USING TWO TRIMBLE R700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L-4571

11-04-21

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 ENCLOSED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY Lee R. Hines Jr PE
DATE 11-5-2021

FILED Nov 10, 2021 10:28:45 am FILED
BOOK 00167 CUMBERLAND
PAGE 0127 thru 0127 COUNTY NC
INSTRUMENT # 52348 J. LEE WARREN JR.
RECORDING $21.00 REGISTER
EXCISE TAX (None) OF DEEDS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Lee R. Hines Jr PE
DISTRICT ENGINEER
DATE 11-5-2021

Approved by the Cumberland County Joint Planning Board on the 10 day of NOVEMBER 20 21
Signed _____ (Seal)
Chairman / Authorized Agent

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 102, Fayetteville, NC 28306
office | 910-424-4777 fax | 910-486-5777 license number: C-4324
www.4Dsitesolutions.com

11-04-21

REVISIONS

PROJECT NAME

CURRIN HILL SUBDIVISION PHASE I (ZERO LOT LINE)

PIN: 0542-17-6087
HERIOT DRIVE
CARVERS CREEK TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 485-5700
Fax: (910) 678-9088

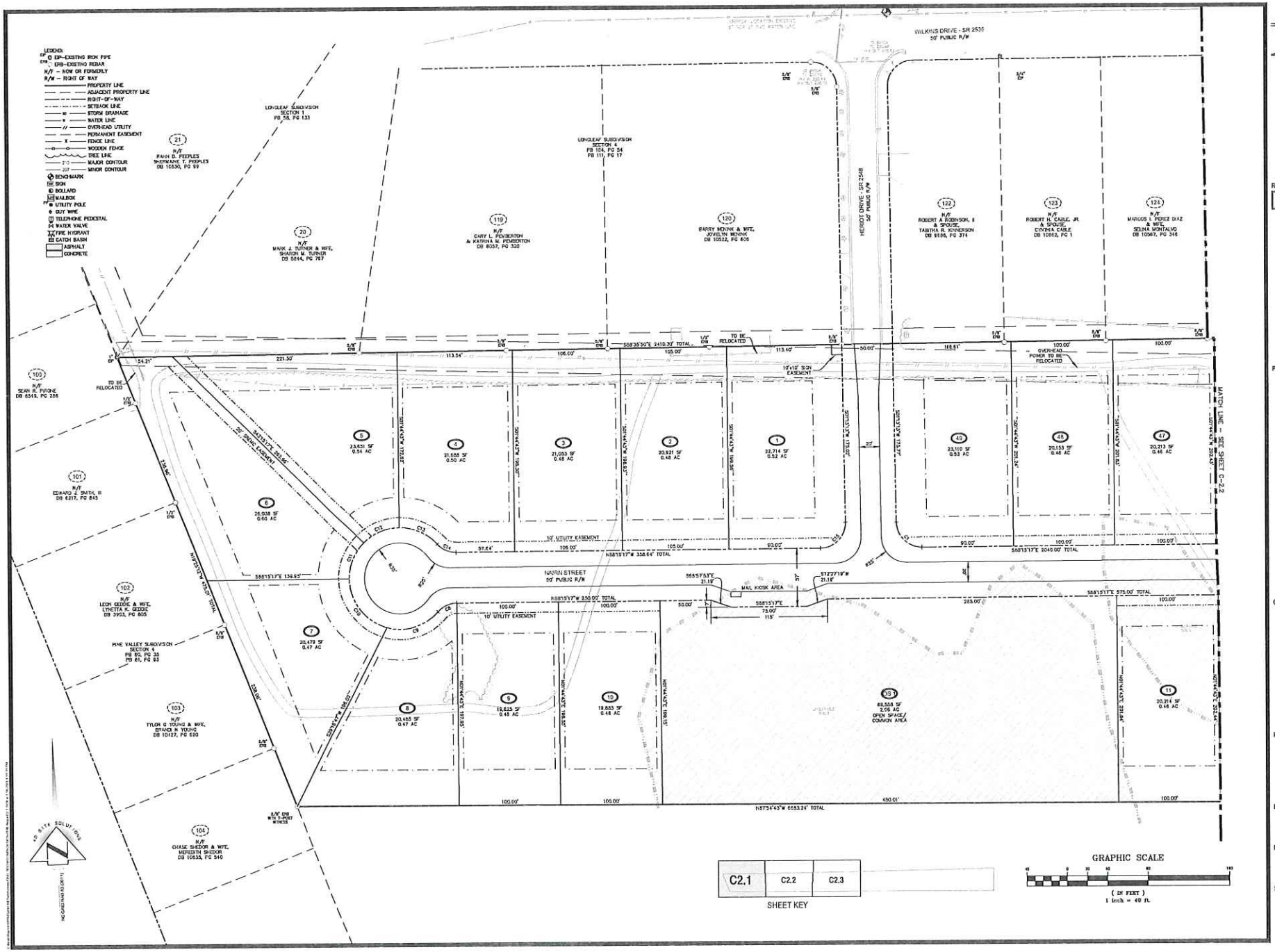
PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1089

DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
SEPTEMBER 2, 2021

SHEET NUMBER
1
OF 1



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037 JOSEPH R. SCOTT

02-18-21

REVISIONS

ISSUED FOR CONSTRUCTION

PROJECT NAME

CURRIN HILL SUBDIVISION (ZERO LOT LINE)

DETAILED SITE PLAN

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

DESIGNED BY:	CALEB
DRAWN BY:	CALEB
CHECKED BY:	SCOTT
PROJECT NUMBER:	1669

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE RELEASED

FEBRUARY 18, 2021

SHEET NUMBER

C-2.1

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NORTH CAROLINA PROFESSIONAL SEAL 5577 CIVIL SURVEY SEAN R. SEEVER
02-10-21

REVISIONS

ISSUED FOR CONSTRUCTION

PROJECT NAME

CURRIN HILL SUBDIVISION (ZERO LOT LINE)

DETAILED SITE PLAN

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 485-5790
Fax: (910) 678-9983

PROJECT INFORMATION

DESIGNED BY:	CALEB
DRAWN BY:	CALEB
CHECKED BY:	SCOTT
PROJECT NUMBER:	1069

DRAWING SCALE

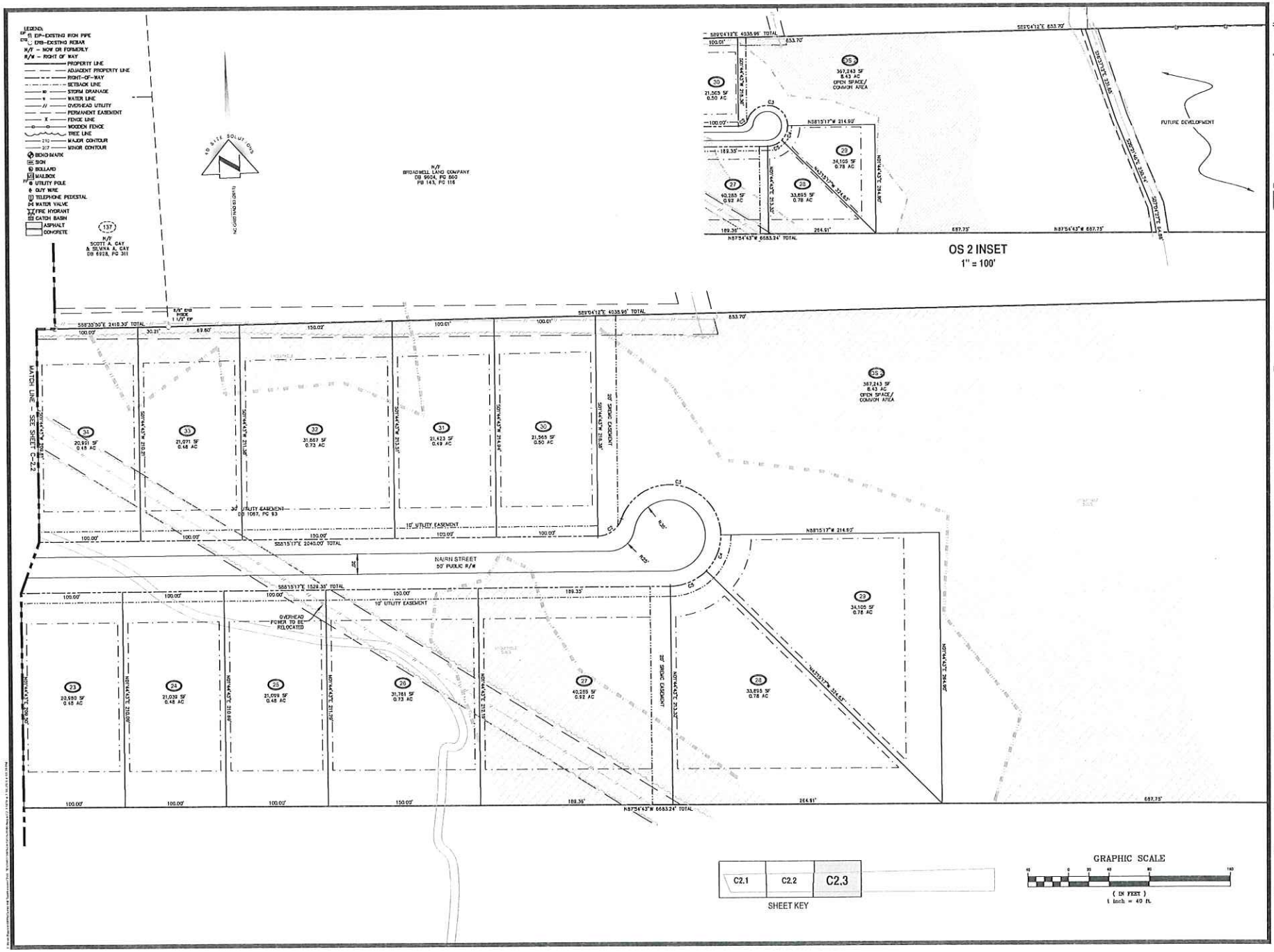
HORIZONTAL: 1"=40'

DATE RELEASED

FEBRUARY 18, 2021

SHEET NUMBER

C-2.2



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civil engineering | land surveying

02-18-21

REVISIONS

ISSUED FOR CONSTRUCTION

PROJECT NAME

CURRIN HILL SUBDIVISION (ZERO LOT LINE)

DETAILED SITE PLAN

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

DESIGNED BY:	CALEB
DRAWN BY:	CALEB
CHECKED BY:	SCOTT
PROJECT NUMBER:	1669

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE RELEASED

FEBRUARY 18, 2021

SHEET NUMBER

C-2.3