

PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS JOHN DAY OF November 1, A.D., 2021.

(W. LARRY KING, P.L.S.) LICENSE NUMBER L-1339

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES TO THIS MAP.

(A.) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS

OF LAND.

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND. C. ANY ONE OF THE FOLLOWING: 1. THAT THE SURVEY IS OF AN EXISTING PARCEL

OR PARCELS OF LAND OR ONE OR MORE

EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE. 3. THAT THE SURVEY IS A CONTROL SURVEY.

4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3. D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION

OR EXCEPTION TO THE DEFINITION OF SUBDIVISION. E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

JASON S. JOHNSON, PROPERTY OWNER

STATE OF NORTH CAROLINA COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT JASON S. JOHNSON SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR, SEAL.
THIS JULY DAY OF NOVEMBER

Lori Simpson Epler

OWNERS(S).

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

O DENOTES REBAR OR BREAK IN LINE CONTROL CORNER EIR EXISTING IRON REBAR SIR SET IRON REBAR EPK EXISTING PK NAIL SPK SET PK NAIL P.D.E. PUBLIC DRAINAGE EASEMENT

PP POWER POLE S.D.E. 10'X70' SIGHT DISTANCE EASEMENT NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. BOUNDARY LINE WETLANDS

Notary Public

ori Simpson **Epi**a

Cumberlan County North Carolina

DB 6373, PG 685 BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES, AND THAT PORTION OF THE

THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 4000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY RIGHT-OF-WAY BETWEEN THE FRONT LOT LINE AND THE EDGE OF THE PAVEMENT. BUILT UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL. BRICK. STONE, SLATE, COQUINA. AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.

THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND

1921 SHEFFIELD FARMS NORTH SECT 3 PB 122, PG 93 POND LOT "A" IS AN EASEMENT IN ITS ENTIRETY AND SHALL SERVE AS ACCESS TO THE LOT FOR THE PURPOSES OF

POND LOT "A"

COMMON AREA AND

OPEN SPACE 2.76 acres

C6 C5 TO CONTROL S17"18'56"W CONTROL SCENIC PINES DRIVE SPK 'E' CONTROL 50 FT. PUBLIC R/W

N17"18"56"E

110.25

S17"18'56"W

150.00'

SHEFFIELD FARMS

NORTH SECT 3

PB 122, PG 94

N19'27'45"E C25 C26 C27 N17'18'56"E C2 SPK, 'C'

N19'27'45"E 165.03'

107.35

N19'27'45"E

149.51

N14'06'36"E

155.12

N19°27'45"E

129.40'

N19'27'45"E

145.44'

139.08

140.00

120,226 sq.ft.

N17'18'56"E 246.28'

58 §

209 135

- 12 **208** 415

SHEPFIELD FARMS

(197)

(193)

NORTH SECT 3

PB 122, PG 94 ~

207

206

(199)

80.00

N17"8'56"F

N17"18'56"E

110.00'

S17"18'56"W

130.00

(213)

CONTROL

MAINTENANCE AND INSPECTION

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

The state of the second section of the second second section of the second section of the second section secti *Approved by the Town of Hope Mills for recording;

> STATE OF NORTH CAROLINA COUNTY OF CUMBERLAND

ANNIE Melola Ravisa Cincar of Cumberland County, certify that the map or plat to which this certificate is affixed meet all statutory requirements for recording

ZERO LOT LINE

SHEFFIELD FARMS NORTH SECTION FIVE

REVISIONS TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND NORTH CAROLINA PROPERTY OF: JSJ DEVELOPMENT COMPANY, LLC

1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.

AREA TABLE

LOT 51 Area: 11,151 sq.ft. 0.26 acres

LOT 52 Area: 10,625 sq.ft. 0.24 acres

LOT 53 Area: 8,994 sq.ft. 0.21 acres

LOT 54 Area: 9,808 sq.ft. 0.23 acres

LOT 55 Area: 10,203 sq.ft. 0.23 acres

LOT 56 Area: 10,202 sq.ft. 0.23 acres

LOT 57 Area: 11,200 sq.ft. 0.26 acres

LOT 58 Area: 10,780 sq.ft. 0.25 acres

LOT 59 Area: 11,860 sq.ft. 0.27 acres

LOT 60 Area: 20,877 sq.ft. 0.48 acres

LOT 61 Area: 22,949 sq.ft. 0.53 acres

LOT 62 Area: 22,780 sq.ft. 0.52 acres

LOT 206 Area: 12,004 sq.ft. 0.28 acres

LOT 208 Area: 10,836 sq.ft. 0.25 acres LOT 209 Area: 11,800 sq.ft. 0.27 acres

LOT 210 Area: 13,616 sq.ft. 0.31 acres LOT 211 Area: 10,850 sq.ft. 0.25 acres

LOT 221 Area: 12,533 sq.ft. 0.29 acres

LOT 222 Area: 13,623 sq.ft. 0.31 acres

LOT 223 Area: 10,417 sq.ft. 0.24 acres

LOT 224 Area: 13,249 sq.ft. 0.30 acres

LOT 225 Area: 11,978 sq.ft. 0.27 acres

LOT 226 Area: 13,339 sq.ft. 0.31 acres

LOT 227 Area: 13,026 sq.ft. 0.30 acres

LOT 228 Area: 13,281 sq.ft. 0.30 acres LOT 229 Area: 12,725 sq.ft. 0.29 acres

LOT 230 Area: 12,298 sq.ft. 0.28 acres

LOT 231 Area: 10,813 sq.ft. 0.25 acres

LOT 232 Area: 10,988 sq.ft. 0.25 acres

LOT 233 Area: 10,821 sq.ft. 0.25 acres

LOT 234 Area: 11,011 sq.ft. 0.25 acres

LOT 235 Area: 11,143 sq.ft. 0.26 acres

LOT 237 Area: 10,994 sq.ft. 0.25 acres

LOT 238 Area: 14,371 sq.ft. 0.33 acres

SHEFFIELD FARMS

NORTH/SECT 3

PB 122, PG 94

CONTROL \

(204)

(\$03)

LOT 236 Area: 11,727 sq.ft. 0.27 acres

LOT 207 Area: 11,559 sq.ft. 0.27 acres

AREAS COMPUTED BY COORDINATE METHOD. RATIO OF PRECISION > 1:10.000

DASHED LINES NOT SURVEYED.

COUNTY ZONING ORDINANCE.

TAX PIN - 0403-74-4847 6. ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES. 7. EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS,

MAY DISCLOSE. 8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
9. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION.

ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH

FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.

THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 09/14/2021. 10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED. 11. BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED. ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS,

ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER. 12. IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND SPECIFICS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE

13. UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON. 14. IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREON CERTIFIES TO THE

LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON. 15. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH

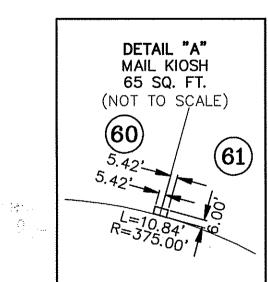
MAY AFFECT THE USE OF THIS TRACT. 16. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION. 17. UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S., N.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2.000 FEET OF THIS SUBJECT

18. IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN. MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE. 19. IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 20. ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE

LINE TABLE				CURVE TABLE			BLE
	BEARING	LENGTH		CURVE	RADIUS	LENGTH	BEARIN
	N54'27'08"E	22.74'		C1	375.00	58.37	S49*59'35
	N70'32'15"W	125.00'		C2	375.00	83.00	S3971'36
	S70'32'15"E	125.00'		С3	375.00	77.00	S26'58'13
	N05*26'36"E	75.82'		C4	375.00	24.69	S1912'06
	N13'27'37"E	74.37'		C5	2475.00	28.06	N17*38'2
	N46*57'48"W	95.37'		C6	2475.00	64.68	N18'42'5
	N43*46'38"W	52.08']	C7	475.00	80.13	N24*17'4
	N78*57'43"W	24.78'		C8	525.00	80.00	N26'26'0
	S18'59'21"W	50.60'		C9	25.00	38.13	S65*45'55
	S09*57 ' 13"E	42.32'		C10	825.00	47.30	S72*10'48
	S78*57'43"E	24.78'		C11	825.00	74.00	S76*23'3
	N4971'59"E	40.79'		C12	918.71	50.84	S80'32'5
	N07"15'12"W	48.45'		C13	918.71	72.00	S84'22'3
	N76*29'27"W	65.00'		C14	918.71	31.00	S87*35'2
*******	S1718'56"W	50.00'		C15	868.71	45.46	N87'03'2
	N6218'56"E	28.28'		C16	868.71	83.00	N82*49'13
	N08'34'09"E	65.76'		C17	918.71	80.00	N82'04'4
	N54*27'08"E	23.84]	C18	918.71	63.84	N86*33'5
	S36*48'50"E	50.01		C19	868.71	22.00	S87*49'5
	N35'32'52"W	25.00'		C20	868.71	99.00	S83'50'2
	S35*32'52"E	25.00'		C21	868.71	24.46	S79*46'0
	N72*41'05"W	25.00'		C22	775.00	41.55	S77*25'3
	S72*41'05"E	25.00'		C23	775.00	72.40	S73'12'4
	N17*18'56"E	25.00'		C24	25.00	39.27	S25'32'1
	S17"18'56"W	25.00'		C25	2525.00	11.62	N1919'5
	N17"18'56"E	25.00'		C26	2525.00	75.00	N18*20'5
	S17*18'56"W	25.00'		C27	2525.00	8.00	N17°24'2
	S72*41'04"E	25.00'		C28	25.00	39.27	S6218'56
	S72*41'04"E	25.00'		C29	25.00	39.27	S27'41'0
	NOOSOS'EO"E	05.00'	1	030	325.00	25.60	C10*74'0

	1 1420 00 5	ו בי טכ	25.00	_1 1	V00	020.00	2,0.00	313 34 21 11	20.00	
	S20'06'5	o"W	25.00		C31	325.00	105.00	S31*05'06"W	104.54	
	N19*27'4	16"E	25.00'		C32	325.00	80.05	S47°23'47"W	79.84	
	S19'27'4	6"W	25.00 '							
CONTROLS										
		SPK	'A' S	35*53'02 " W	222.91'	SPK 'B'				
		SPK	'B' S	07'11'27"W	284.43'	SPK 'C'				
		SPK	'B' S	17°18′56″W	406.86	SPK 'E'				
		SPK	'c' s	72°41'04"E	185.00'	SPK 'D'				
		SPK	'c' s	38°49'36"W	136.36'	SPK 'E'				
		SPK	'E' S()5°55'39"W	219.92	SPK 'F'				

SPK 'F' S70°32'15"E 207.09' SPK 'G'



FILED Dec 15, 2021 03:26:06 pm FILED BOOK 00147 **CUMBERLAND** COUNTY NO PAGE 0157 THRU 0157 J. LEE WARREN JR. INSTRUMENT # 57959 RECORDING \$21.00 OF DEEDS EXCISE TAX (None)

LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4300

LICENSE C-0887 FAX: (910) 483-4052 SURVEYED BY: LKA FIELD BOOK: FILE REF. P03-189 SCALE: 1"=100' DRAWING NO. SECT 5 CHECKED & CLOSURE BY: LARRY KING