

LEGEND

- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- SET 1/4" SOLID IRON - BEAR
- SET 1/4" SOLID IRON - BEAR
- CALCULATED POINT (AS NOTED)
- FIELD LOCATED POINT (AS NOTED)
- EXISTING BOUNDARY CORNER (AS NOTED)
- FREE HYDRANT
- UTILITY POLE
- OVER HEAD UTILITY
- REINFORCED CONCRETE PIPE
- CORRUGATED PLASTIC PIPE
- NOT TO SCALE
- SQUARE FEET
- REGULATION CONTROL VALVE
- BACKFLOW PREVENTER
- OTHER SIZE

PROPERTY CURRENTLY OWNED BY:

ALBERT C. ADCOCK DEED BOOK 1482, PAGE 86
FLAT CABINET 7, SLIDE 87
PIN: 0681-06-0680-00

JAMES GREGORY DEED BOOK 440, PAGE 45
PIN: 0681-06-0785-00

DEBBIE W. WALLING DEED BOOK 182, PAGE 775
PIN: 0681-06-1022-00

ROB RON'S FARM, LLC DEED BOOK 1482, PAGE 990
PIN: 0681-07-002-00

TRENT RIVER HOLLINESS ASSOCIATION OF LEE COUNTY DEED BOOK 90, PAGE 957
PIN: 0681-17-005-00

NAU VALENTE VILLALBA DEED BOOK 1946, PAGE 680
PIN: 0681-17-2207-00

JAMES E. ROUSE, JR. DEED BOOK 349, PAGE 610
PIN: 0681-17-2354-00

NANCY D. THOMAS DEED BOOK 1622, PAGE 922
PIN: 0681-17-2464-00

UNLIMITED INVESTMENT DEED BOOK 1644, PAGE 876
FLAT CABINET 2021, SLIDE 9
PIN: 0681-17-2761-00

FLAGSHIP VENTURES, LLC DEED BOOK 1625, PAGE 107
FLAT CABINET 2021, SLIDE 5
PIN: 0681-06-2089-00

PROPERTY CURRENTLY ZONED - R6

MINIMUM BUILDING SETBACKS

FRONT = 20'

REAR = 20'

STREET SIDE = 20'

1 INCH = 50 FEET

REFERENCE:

DEED BOOK 1482, PAGE 990
FLAT CABINET 2022, SLIDE 45
PIN: 0681-07-0182-00
1 0681-17-1184-00

CURRENT OWNER

ROB RON'S FARM, LLC
P.O. BOX 2003
SANFORD, NC 27350

RECOMBINATION NOTE

PARCEL A IS TO BE RECOMBINED WITH
NAU VALENTE VILLALBA PROPERTY
RECORDED IN DEED BOOK 1946, PAGE 680
AND IS NOT TO BE CONSIDERED AS AN
INDIVIDUAL BUILDING SITE

- TOTAL AREA SURVEYED -
273,745 SQ. FT. / 6,284 ACRES
173,071 SQ. FT. / 3,975 ACRES
23 NEW LOTS
65,902 SQ. FT. / 1,448 ACRES
NEW RIGHT-OF-WAY
97,582 SQ. FT. / 2,245 ACRES
NON-BUILDABLE AREAS

PROFESSIONALLY SURVEYED BY:

STEVEN W. MULLINS, PLS
L-1740

STATE OF NORTH CAROLINA
COUNTY OF LEE

DATE: 8 AUGUST 2022

PURPOSE OF SURVEY:

CREATION OF LOTS 1 THROUGH 25 & REMAINING PORTION
(AKA 'RESERVED FOR COMMON AREA')
RECOMBINATION OF PARCEL A
DEDICATION OF PUBLIC RIGHT-OF-WAY
AS SHOWN HEREON

STATE OF NORTH CAROLINA
COUNTY OF LEE

REVIEW OFFICER: P. Gene Halladay
DATE: 8/17/2022

NOTE A

PROPOSED 10' X 70' SIGHT TRIANGLE AT ALL INTERSECTIONS (AS SHOWN)

EASEMENT A
PROPOSED PUBLIC 20' SANITARY SEWER EASEMENT 10' E/O OF BOUNDARY LINE - AS SHOWN

EASEMENT B
PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT 20' OFF BOUNDARY LINE - AS SHOWN

EASEMENT C
PROPOSED 20' PRIVATE REMAINEE EASEMENT 10' E/O OF REMAINEE UTILITY - AS SHOWN

EASEMENT D
PROPOSED 20' PRIVATE REMAINEE EASEMENT 20' OFF BOUNDARY LINE - AS SHOWN

EASEMENT E
PROPOSED 15' PRIVATE UTILITY EASEMENT 15' OFF RIGHT-OF-WAY - AS SHOWN

EASEMENT F
PROPOSED 20' PRIVATE UTILITY EASEMENT 8' E/O BOUNDARY LINE - AS SHOWN

EASEMENT G
PROPOSED 15' PRIVATE UTILITY EASEMENT 15' OFF RIGHT-OF-WAY - AS SHOWN

EASEMENT H
PROPOSED 20' PRIVATE UTILITY EASEMENT 8' E/O BOUNDARY LINE - AS SHOWN

MAJOR SUBDIVISION OF:

SWEET GUM MEADOWS

SHEET 1 OF 2

CITY LIMITS: SANFORD
STATE: NORTH CAROLINA
PIN: SEE REFERENCES

PROPERTY CURRENTLY OWNED BY:

ROB RON'S FARM, LLC
P.O. BOX 2003
SANFORD, NC 27351

DRAWN BY: SWM 1
SCALE: 1" = 50'

REVISIONS:

ATLAS SURVEYING & MAPPING

PROFESSIONALLY SURVEYED BY:

ATLAS SURVEYING AND MAPPING
1503 OLD CARBONTON ROAD
SANFORD, NC 27350
910 478-3045
FIRM: 1458
ATLASSURVEYINGANDMAPPING@GMAIL.COM

PC 2022 SL 148 Sheet 2 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL PUBLIC SEWER AND/OR WATER LINES TO THE CITY OF SANFORD.

Paul Riva
 OWNER
 8/5/22
 DATE

CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF PUBLIC WATER, SEWER, AND/OR STREETS.
 I HEREBY CERTIFY THAT ALL PUBLIC WATER, SEWER, AND STREETS (WHERE APPLICABLE) HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF SANFORD SPECIFICATIONS AND STANDARDS IN THE SWEET GUM MEADOWS SUBDIVISION OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF SANFORD HAS BEEN RECEIVED.

Justin S.
 DIRECTOR OF PUBLIC WORKS
 8.15.22
 DATE

CERTIFICATE OF FINAL PLAT APPROVAL
 IN ACCORDANCE WITH THE CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE, HAVING MET THE GENERAL REQUIREMENTS OF THE PRELIMINARY PLAT AS APPROVED, FINAL AUTHORITY IS HEREBY GRANTED TO SWEET GUM MEADOWS SUBDIVISION SHOWN HEREON.

M. Miller
 DIRECTOR OF COMMUNITY DEVELOPMENT
 8/15/2022
 DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00'	10.30'	17.35'	N 21°28'30" W	92°35'57"
C2	255.00'	13.40'	13.40'	N 23°10'00" E	3°00'40"
C3	255.00'	34.00'	33.00'	N 15°44'14" E	12°00'10"
C4	255.00'	62.0'	62.0'	N 16°52'25" E	14°25'32"
C5	255.00'	13.68'	13.51'	N 30°45'47" E	31°21'15"
C6	55.00'	58.77'	56.01'	N 24°40'50" E	61°13'08"
C7	55.00'	68.30'	64.07'	N 41°24'03" W	71°14'36"
C8	55.00'	143.58'	106.14'	S 28°11'31" W	140°34'16"
C9	255.00'	20.07'	19.54'	S 23°35'37" E	46°00'00"
C10	255.00'	5.75'	5.74'	S 05°50'48" W	13°15'00"
C11	255.00'	43.70'	43.70'	S 15°42'21" W	12°14'16"
C12	12.00'	10.85'	17.67'	S 72°13'13" W	94°47'28"
C13	12.00'	17.85'	16.25'	S 17°46'47" E	85°12'32"
C14	255.00'	8.33'	8.20'	S 34°21'54" W	10°04'50"
C15	255.00'	14.15'	13.06'	S 60°06'51" W	32°25'06"
C16	55.00'	53.70'	51.67'	S 48°18'30" W	56°01'40"
C17	55.00'	57.88'	55.25'	S 00°51'16" E	60°17'43"
C18	55.00'	63.70'	60.27'	S 73°13'37" E	66°27'01"
C19	55.00'	54.01'	51.87'	N 45°24'56" E	56°15'53"
C20	55.00'	41.85'	40.85'	N 04°30'51" W	43°35'41"
C21	255.00'	22.31'	21.58'	N 00°44'37" W	51°08'11"
C22	12.00'	10.31'	16.58'	N 68°31'30" E	87°24'03"

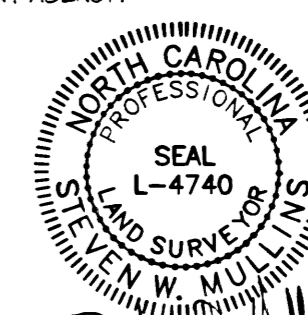
LINE	BEARING	DISTANCE
L1	N 67°46'20" W	60.00'
L2	N 67°46'20" W	60.00'
L3	N 67°46'20" W	60.00'
L4	N 67°46'20" W	60.00'
L5	N 67°46'20" W	55.42'
L6	N 24°40'20" E	87.55'
L7	N 24°40'20" E	46.65'
L8	S 24°40'20" W	18.55'
L9	S 24°40'20" W	60.00'
L10	S 24°40'20" W	53.73'
L11	N 60°23'03" W	55.46'
L12	S 60°23'03" E	55.52'
L13	S 24°40'20" W	62.26'
L14	S 24°40'20" W	60.04'
L15	S 24°40'20" W	51.82'
L16	N 24°40'20" E	3.60'
L17	N 24°40'20" E	60.00'
L18	N 24°40'20" E	60.00'
L19	N 24°40'20" E	48.53'
L20	S 67°46'20" E	28.54'
L21	N 21°55'35" E	100.03'
L22	N 21°55'35" E	100.03'
L23	N 21°55'35" E	100.03'
L24	N 21°55'35" E	100.03'
L25	S 67°47'54" E	62.02'
L26	S 67°44'15" E	40.14'
L27	S 67°50'50" E	10.86'
L28	S 67°46'20" E	60.00'
L29	S 67°46'20" E	60.00'
L30	S 67°44'50" E	60.00'
L31	S 67°46'20" E	100.55'
L32	S 67°54'15" E	107.10'
L33	S 68°12'41" E	100.33'
L34	N 77°50'21" E	48.06'
L35	S 68°12'41" E	117.87'
L36	N 67°46'20" W	55.03'
L37	N 66°43'31" W	103.82'
L38	N 66°38'15" W	106.13'
L39	N 63°03'45" W	113.10'
L40	N 63°03'45" W	115.32'
L41	N 63°03'43" W	116.16'
L42	S 72°56'52" W	124.67'
L43	S 32°40'30" W	108.68'
L44	S 12°08'30" W	114.31'
L45	S 44°35'04" E	100.30'
L46	S 67°41'07" E	18.61'
L47	S 67°42'40" E	115.73'
L48	S 67°44'36" E	12.87'
L49	N 21°28'30" W	17.35'
L50	S 72°13'13" W	17.67'
L51	S 17°46'47" E	16.25'
L52	N 68°31'30" E	16.58'

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

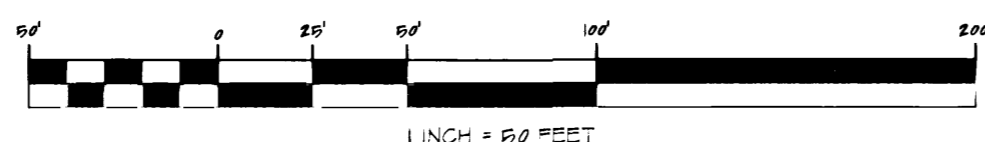
FLOOD HAZARD: ZONE X
 MAP: 3710069100J - PANEL: 0651
 EFFECTIVE: 6 SEPT. 2006

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;

I, STEVEN W. MULLINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION -- DEED DESCRIPTION RECORDED IN BOOK 1482, PAGE 090; PLAT CABINET 2022, SLIDE 45 -- THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN -----; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:36,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF AUGUST 2022 A.D.



STEVEN W. MULLINS, FLS
 L-4740



PROFESSIONALLY SURVEYED BY:
ATLAS SURVEYING AND MAPPING
 1503 OLD CARBONTON ROAD
 SANFORD, NC 27330
 919 478-3045
 FIRM: 1458
 ATLASURVEYINGANDMAPPING@GMAIL.COM

REVISIONS:

PROPERTY CURRENTLY OWNED BY:
ROB RON'S FARM, LLC
 P.O. BOX 2003
 SANFORD, NC 27331

MAJOR SUBDIVISION OF:
SWEET GUM MEADOWS

CITY LIMITS: SANFORD
 COUNTY: LEE
 STATE: NORTH CAROLINA
 PIN: SEE REFERENCES

SHEET 2 OF 2
 COUNTY: LEE
 TOWNSHIP: JONESBORO
 DATE: 8 AUGUST 2022

DRAWN BY: SWM 1
 SCALE: 1" = 50'
 CHECKED BY: SWM 2
 PROJECT: 22-020