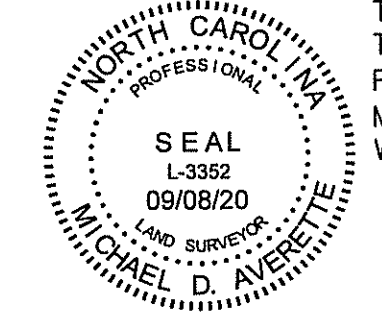


GENERAL NOTES
 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 2. IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. 38.56 ACRES TOTAL (BY COORDINATE COMPUTATION)
 4. SURVEYED: MARCH 2020, AUGUST 2020
 5. REFERENCES:
 REID: 0415819258000
 REID: 0415916783000
 FB 50, PG 32
 DB 10659, PG 47
 DB 3816, PG 188
 DB 3816, PG 190
 6. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 372004I500J & 372004Z500J, PANELS 0415 & 0425, EFFECTIVE DATE MAY 5, 2007.
 7. PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
 8. ZONING: R6 & R6A

LEGEND
 ———— PROPERTY LINE - SURVEYED
 - - - - - PROPERTY LINE - NOT SURVEYED
 - - - - - RIGHT OF WAY LINE
 - - - - - BUILDING SETBACK LINE
 EIS ● EXISTING IRON STAKE
 EIP ● EXISTING IRON PIPE
 ISS ○ IRON STAKE SET
 ECM □ EXISTING CONCRETE MONUMENT
 CP -X- CALCULATED POINT
 RWD -Δ- RIGHT OF WAY DISC
 ● P.K. NAIL
 D.B. DEED BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R/W RIGHT OF WAY

ANNEXATION MAP FOR TOWN OF HOPE MILLS
 ANNEXATION FILE # A2020-07



CUMBERLAND COUNTY
 I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN PLAT BOOK 50, PAGE 32; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020.

THAT THE SURVEY IS OF EXISTING PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael D. Averette
 MICHAEL D. AVERETTE, PLS NO. 3352

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

J.C.M. Robert R. Becht
 OWNER

PROPERTY OWNER:
 RC LAND VENTURES, LLC
 246 VALLEYFIELD LANE
 SOUTHERN PINES, NC 28387

William F. Becht
 OWNER

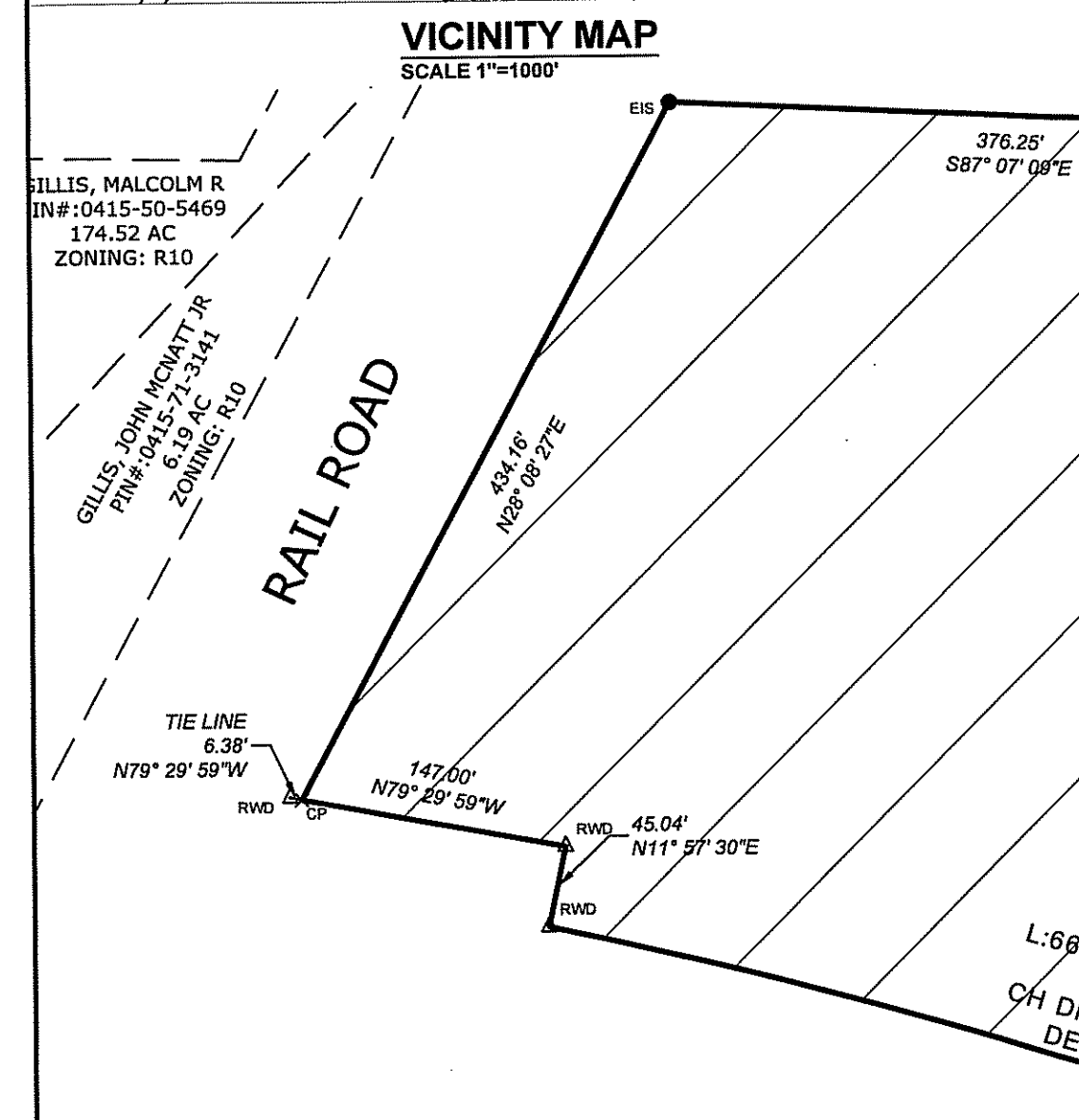
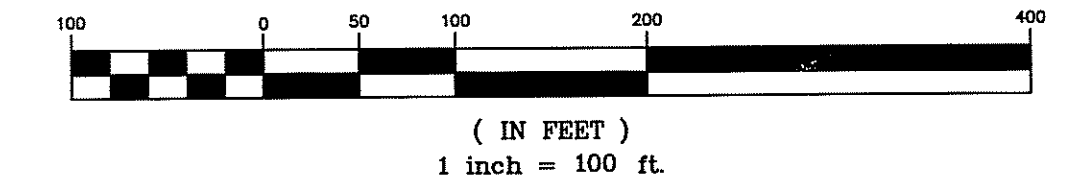
PROPERTY OWNER:
 WILLIAM F. BEACHT AND
 BOBBIE R. BEACHT, TRUSTEES
 10680 PARK PLACE DR
 SEMINOLE, FL 33778

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND
 I, *Annice Malina*, Review Officer
 of Cumberland County, certify that this map
 or plat to which this certificate is affixed
 meets all statutory requirements for recording.
Annice Malina
 Review Officer
 Date: 9-24-2020

"NO APPROVAL REQUIRED"
 Signed: *Michael P. Adams*
 TOWN MANAGER
 Date: 9/24/2020
 TOWN OF HOPE MILLS
 Planning Director

Under the jurisdiction of
 the Hope Mills Subdivision Ordinance
 9-24-20
 Planning Director
 Date

GRAPHIC SCALE



SITE DATA
DEVELOPER
 RC LAND VENTURES, LLC
 246 VALLEYFIELD LANE
 SOUTHERN PINES, NC 28387
 CONTACT: BOB STAFFORD
 PHONE: (910) 692-8808
PROPERTY INFO:
 PARCEL #1
 RC LAND VENTURES, LLC.
 DB. 6949 PG. 0639
 PB. 0050 PG. 0032
 PIN #: 0415-81-9258
 AREA: 29.27 AC +/-
 ZONING: R6
 PARCEL #2
 BEACHT, WILLIAM F & BOBBIE R
 DB. 3816 PG. 0188
 PIN#: 0415-91-6783
 5.2 AC
 ZONING: R6A
 PARCEL #3
 BEACHT, WILLIAM F & BOBBIE R
 DB. 3816 PG. 0190
 PIN#: 0415-91-5591
 2.0 AC
 ZONING: R6A

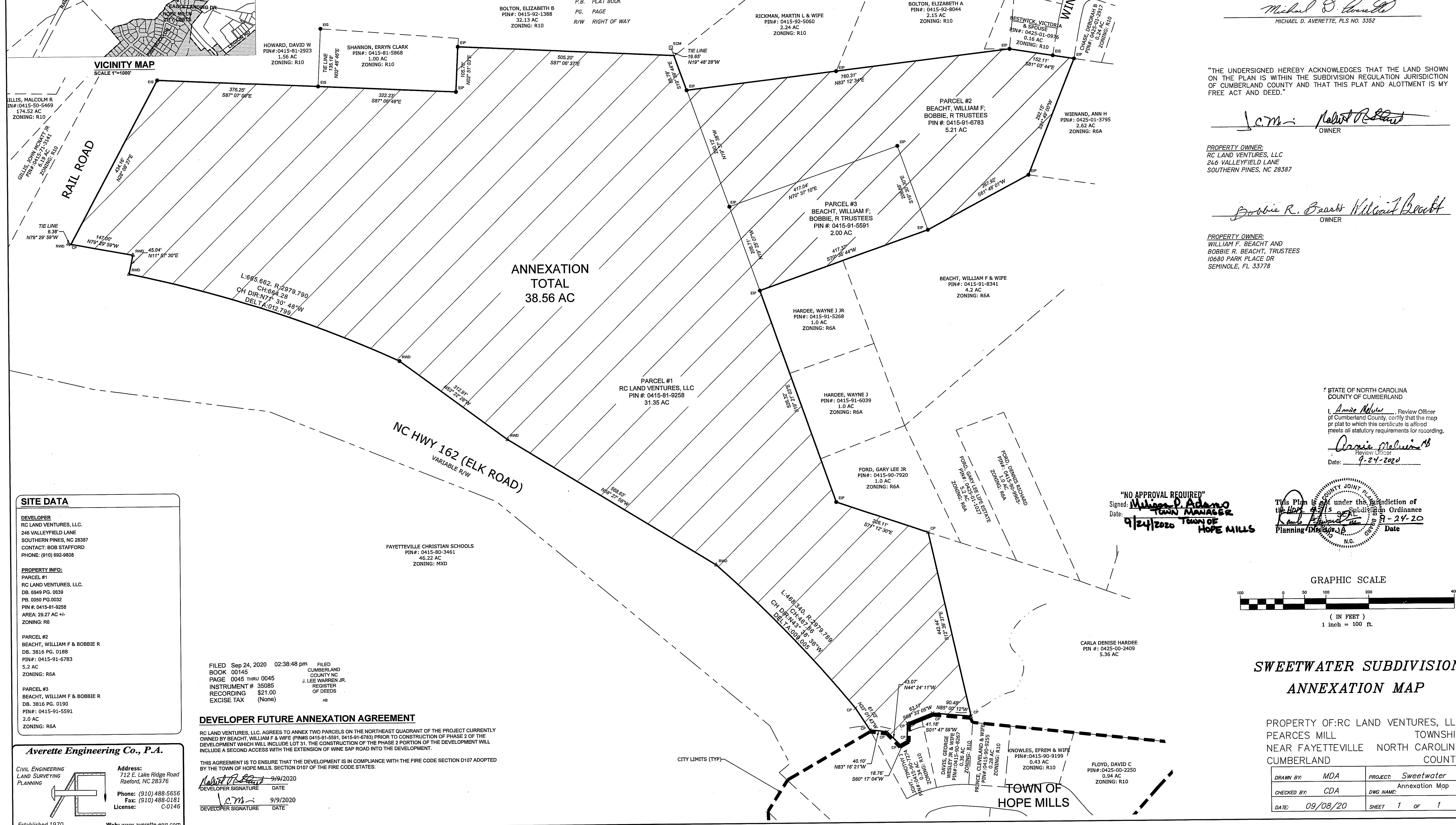
FILED Sep 24, 2020 02:38:48 pm FILED
 BOOK 00145 CUMBERLAND
 PAGE 0045 THRU 0045 COUNTY NC
 INSTRUMENT # 35085 J. LEE WARREN JR.
 RECORDING \$21.00 REGISTER
 EXCISE TAX (None) OF DEEDS

DEVELOPER FUTURE ANNEXATION AGREEMENT

RC LAND VENTURES, LLC, AGREES TO ANNEX TWO PARCELS ON THE NORTHEAST QUADRANT OF THE PROJECT CURRENTLY OWNED BY BEACHT, WILLIAM F & WIFE (PIN# 0415-91-5591, 0415-91-6783) PRIOR TO CONSTRUCTION OF PHASE 2 OF THE DEVELOPMENT WHICH WILL INCLUDE LOT 31. THE CONSTRUCTION OF THE PHASE 2 PORTION OF THE DEVELOPMENT WILL INCLUDE A SECOND ACCESS WITH THE EXTENSION OF WINE SAP ROAD INTO THE DEVELOPMENT.

THIS AGREEMENT IS TO ENSURE THAT THE DEVELOPMENT IS IN COMPLIANCE WITH THE FIRE CODE SECTION D107 ADOPTED BY THE TOWN OF HOPE MILLS, SECTION D107 OF THE FIRE CODE STATUTES.
Michael P. Adams 9/9/2020
 DEVELOPER SIGNATURE DATE
J.C.M. 9/9/2020
 DEVELOPER SIGNATURE DATE

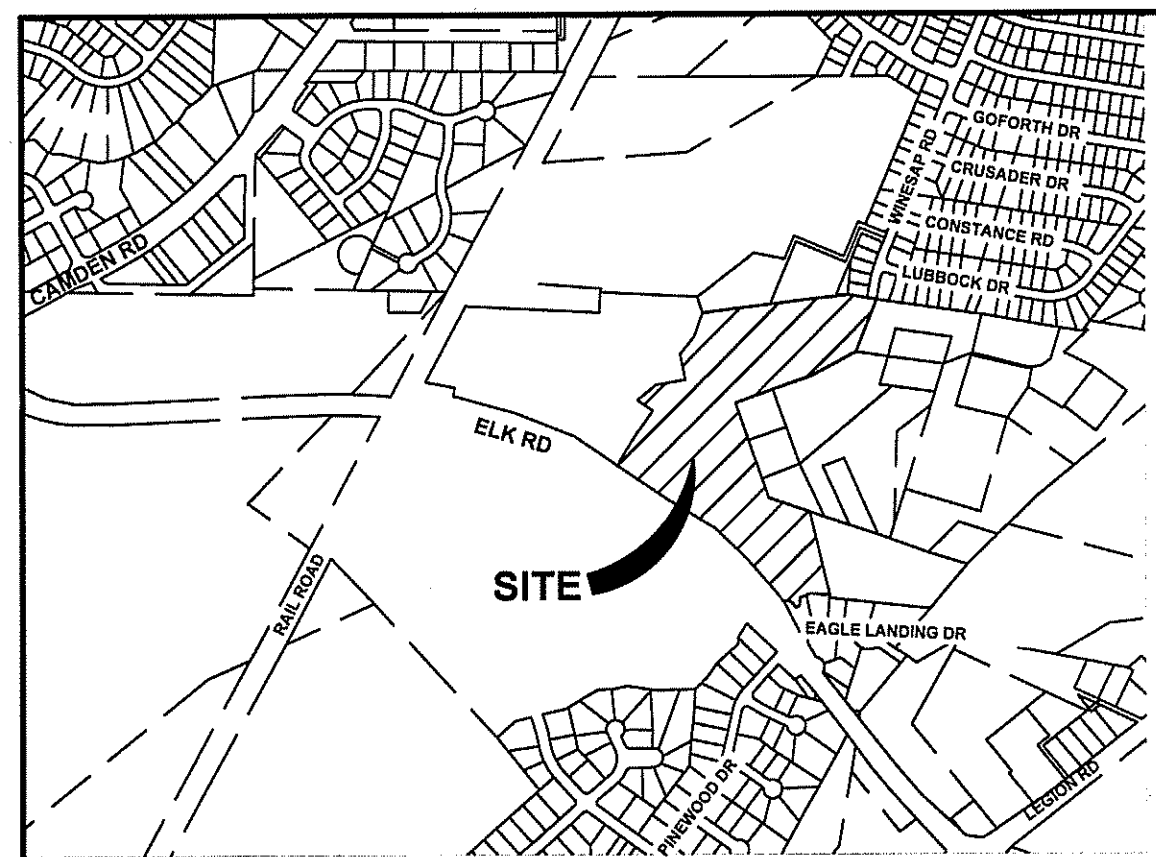
Averette Engineering Co., P.A.
 CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
 Address:
 712 E. Lake Ridge Road
 Raeford, NC 28376
 Phone: (910) 488-5656
 Fax: (910) 488-0181
 License: C-0146
 Established 1970 Web: www.averette-eng.com



**SWEETWATER SUBDIVISION
 ANNEXATION MAP**

PROPERTY OF: RC LAND VENTURES, LLC
 PEARCES MILL TOWNSHIP
 NEAR FAYETTEVILLE NORTH CAROLINA
 CUMBERLAND COUNTY

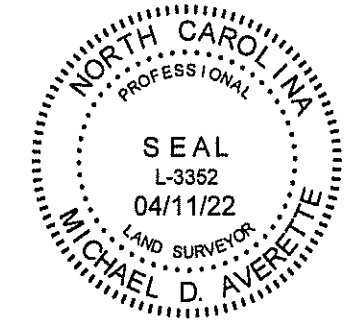
DRAWN BY: MDA	PROJECT: Sweetwater
CHECKED BY: CDA	DWG NAME: Annexation Map
DATE: 09/08/20	SHEET 1 OF 1



- GENERAL NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE NO ACCESS EASEMENT ALONG NC HWY 162 DOES NOT APPLY TO PWC IN REGARDS TO THE PROPOSED 20' PWC ACCESS EASEMENT THROUGH THE 1.10 AC COMMON AREA.
 - 21.23 ACRES TOTAL (BY COORDINATE COMPUTATION)
 - SURVEYED: FEBRUARY 2022
 - REFERENCES:
REID: 04/58/9258000
REID: 04/59/15591000
REID: 04/59/16783000
PB 50, PG 32
DB 10659, PG 47
DP 10964, PG 473
 - THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 372004/1500J & 372004/2500J, PANELS 0415 & 0425, EFFECTIVE DATE MAY 5, 2007.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT. PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
 - 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 THE LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNERS).
 - ZONING: R6
 - PROPOSED 40 LOTS
OPEN SPACE REQUIRED = 40 LOTS X 800 SF/LOT = 32,000 SF
OPEN SPACE PROVIDED = 158,713 SF

- LEGEND**
- PROPERTY LINE - SURVEYED
 - PROPERTY LINE - NOT SURVEYED
 - RIGHT OF WAY LINE
 - BUILDING SETBACK LINE
 - EIS - EXISTING IRON STAKE
 - EIP - EXISTING IRON PIPE
 - ISS - IRON STAKE SET
 - ECM - EXISTING CONCRETE MONUMENT
 - CP - X - CALCULATED POINT
 - RWD - LA - RIGHT OF WAY DISC
 - @- P.K. NAIL
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY

"Property shown on this plan/plat is within the Cumberland County Airport Overlay District and all or a portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 65 dnl."



NORTH CAROLINA CUMBERLAND COUNTY
I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN PLAT BOOK 50, PAGE 32. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 11TH DAY OF APRIL, 2022.

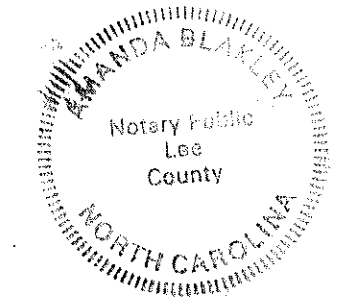
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael D. Averette
MICHAEL D. AVERETTE, PLS NO. 3352

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

Amanda Blakely
OWNER

PROPERTY OWNER:
RC LAND VENTURES, LLC
246 VALLEYVIEW LANE
SOUTHERN PINES, NC 28387
CITY OF Sanford
STATE OF North Carolina
COUNTY OF Lee



I, Amanda Blakely, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Amanda Blakely PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 11 DAY OF April, 2022. MY COMMISSION EXPIRES January 20, 2025.

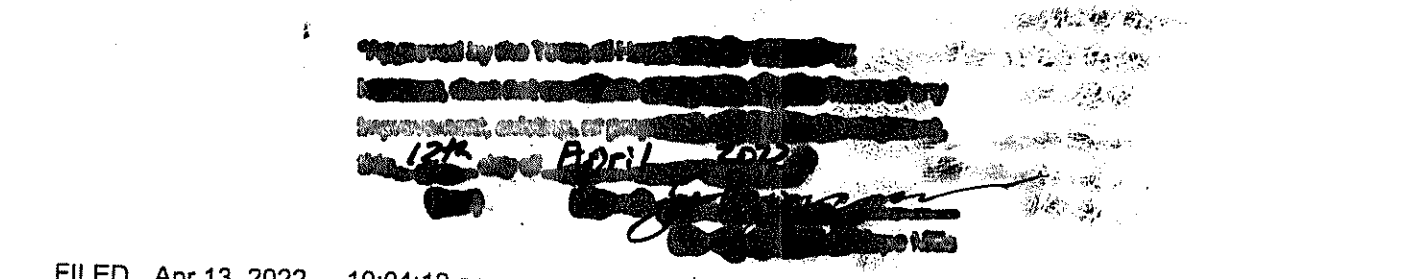
Amie Selby
NOTARY PUBLIC

STATE OF NORTH CAROLINA
CUMBERLAND COUNTY

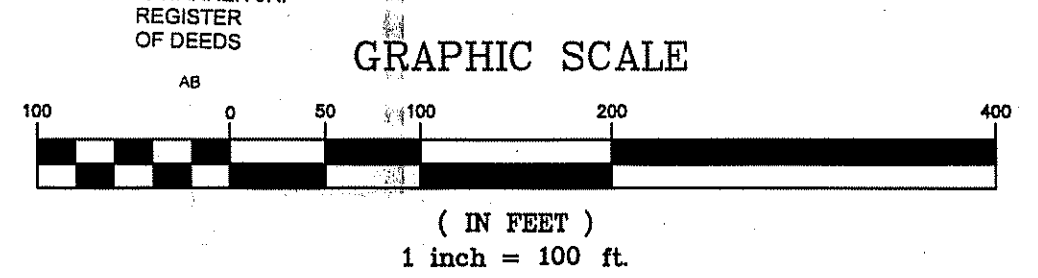
I, Annie Melvin, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Annie Melvin
REVIEW OFFICER

DATE: 4-13-2022



FILED Apr 13, 2022 10:04:12 am
BOOK 00148
PAGE 0062 THRU 0062
INSTRUMENT # 15247
RECORDING \$21.00
EXCISE TAX (None)

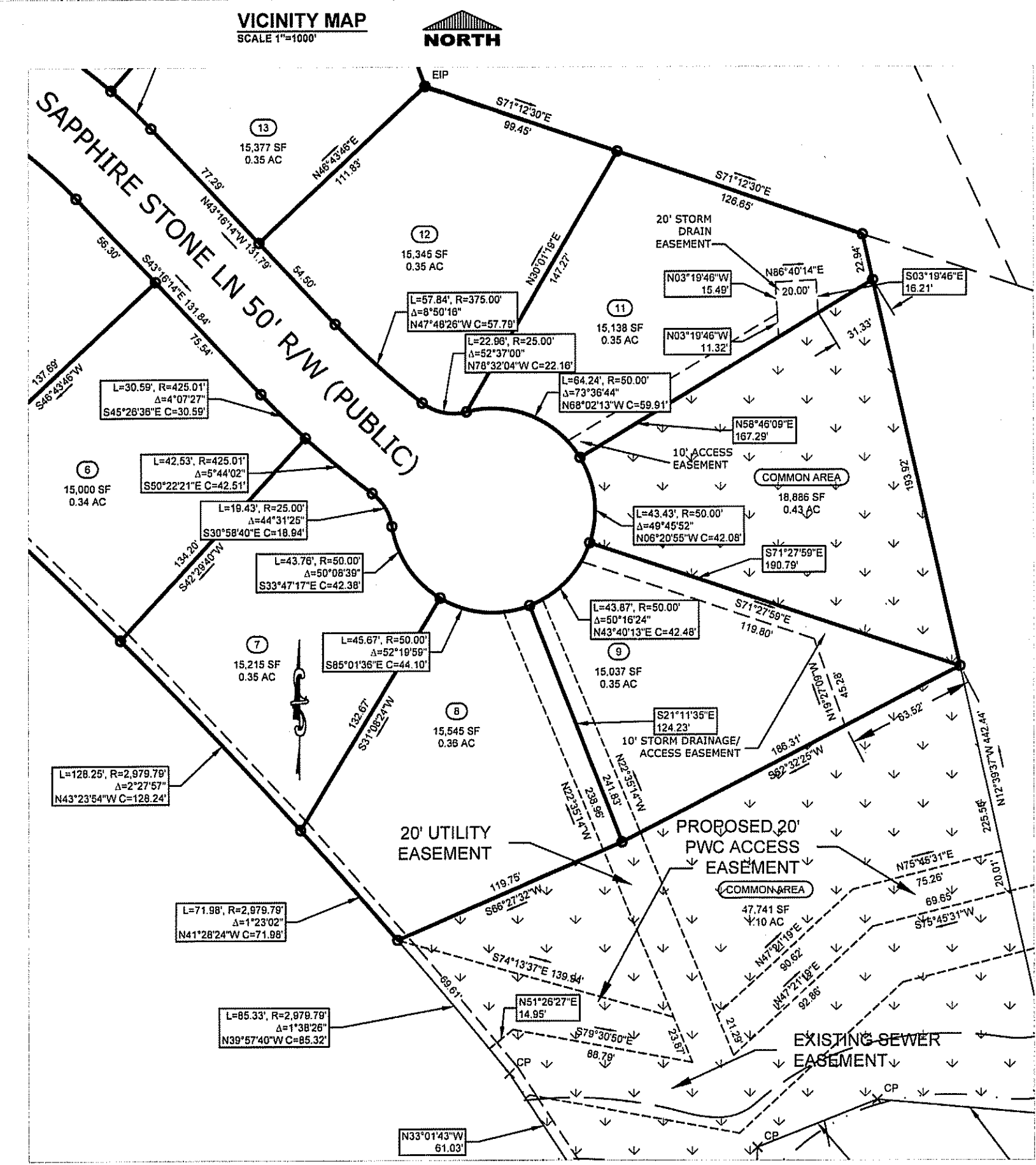


SWEETWATER SUBDIVISION PHASE 1

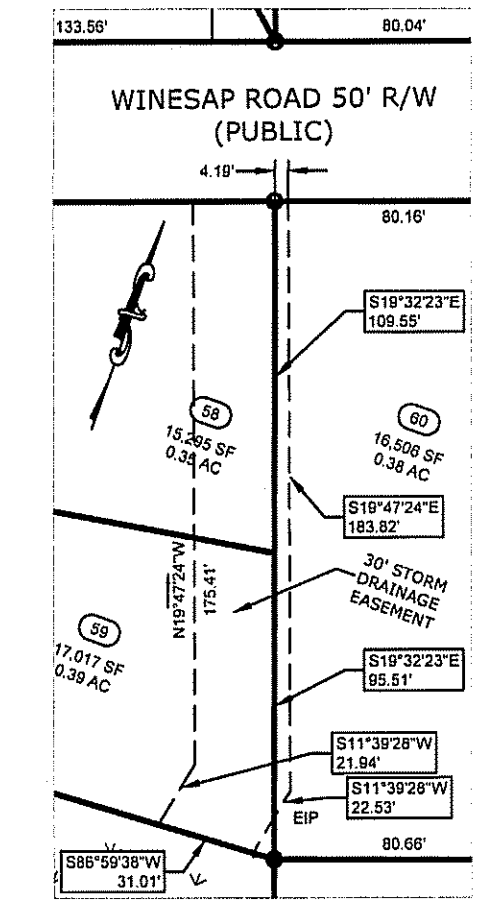
LOTS 1-9, 11-19, 25, 51, & 56-75

PROPERTY OF: RC LAND VENTURES, LLC
PEARCES MILL TOWNSHIP
NEAR FAYETTEVILLE NORTH CAROLINA
CUMBERLAND COUNTY

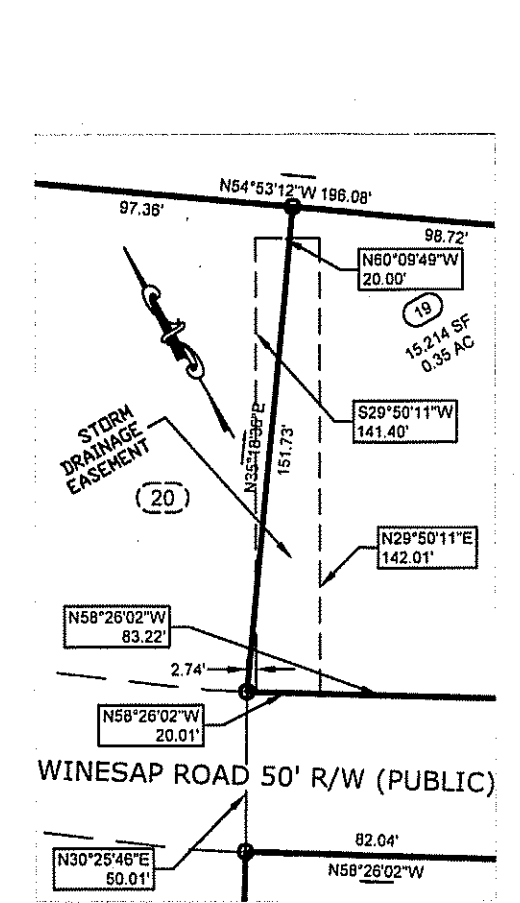
DRAWN BY:	MDA	PROJECT:	Sweetwater
CHECKED BY:	CDA	DWG NAME:	Sweetwater Phase 1
DATE:	04/11/22	SHEET:	1 OF 1



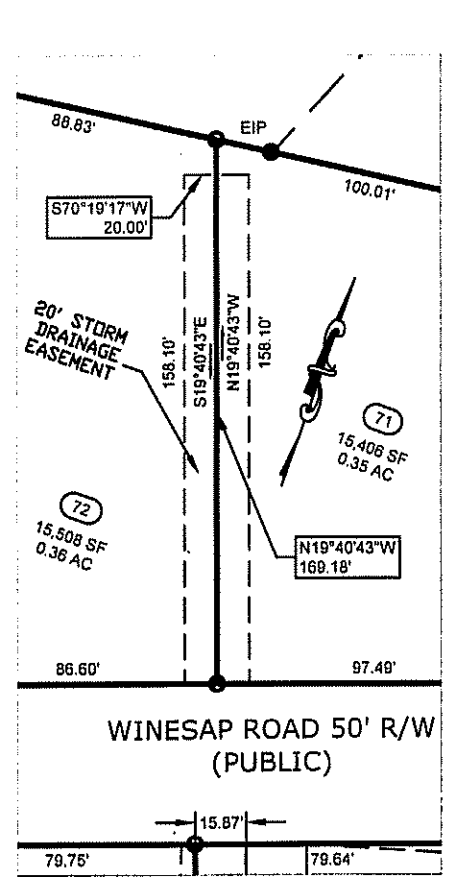
INSET A SCALE 1" = 60'



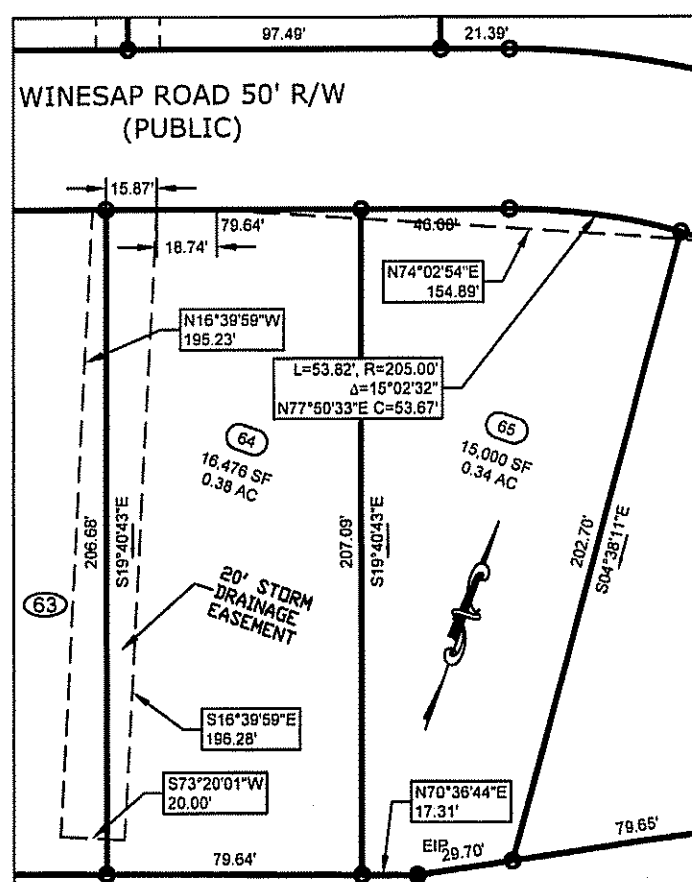
INSET D SCALE 1" = 60'



INSET E SCALE 1" = 60'



INSET B SCALE 1" = 60'



INSET C SCALE 1" = 60'

NO PANEL OR ENCLOSURE AREA TO BE SERVED INDIVIDUALLY WILL NO ACCESS OVER COMMONAL RIGHT OF WAY

ALL DRAINAGE SYSTEMS SHALL BE DESIGNED SO PUBLIC AND PRIVATE OWNERS TO MAINTAIN THE DRAINAGE SYSTEMS AND ANY CHANGE THEREIN SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF RECORDS & SURVEYING
Lee L. Hiss
APR 12, 2022

Averette Engineering Co., P.A.
CIVIL ENGINEERING LAND SURVEYING PLANNING
Address: 712 E. Lake Ridge Road, Reaford, NC 28376
Phone: (910) 488-5656
Fax: (910) 488-0181
License: C-0146
Established 1970 Web: www.averette-eng.com