

VICINITY MAP
NOT TO SCALE

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

OWNER'S SIGNATURE
[Signature]

Union COUNTY, NORTH CAROLINA
Debra Ratliff
James Ray
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, IN MY HAND AND OFFICIAL STAMP SEAL, THIS _____ DAY OF _____, 2023.

Debra J. Ratliff
NOTARY PUBLIC
MY COMMISSION EXPIRES
5-31-25

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

1. *Mark Blackwell* REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature]
REVIEW OFFICER

DATE: 10/31/23

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *[Signature]*
DISTRICT ENGINEER
DATE 10-20-23

PHASE II AREA: (BY COORDINATE COMPUTATION)
3,605,817 SF (82.78 AC)

PN: 0465-37-3065

ZONING: A1 PND (R7.5)
50' FRONT 30' FRONT
20' (1 STORY) SIDE 10' (1 STORY) SIDE
25' (2 STORY) SIDE 15' (2 STORY) SIDE
50' REAR 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.

SOURCE OF TITLE
DB 10080, PG 367
DB 10394, PG 133
CUMBERLAND COUNTY REGISTER OF DEEDS

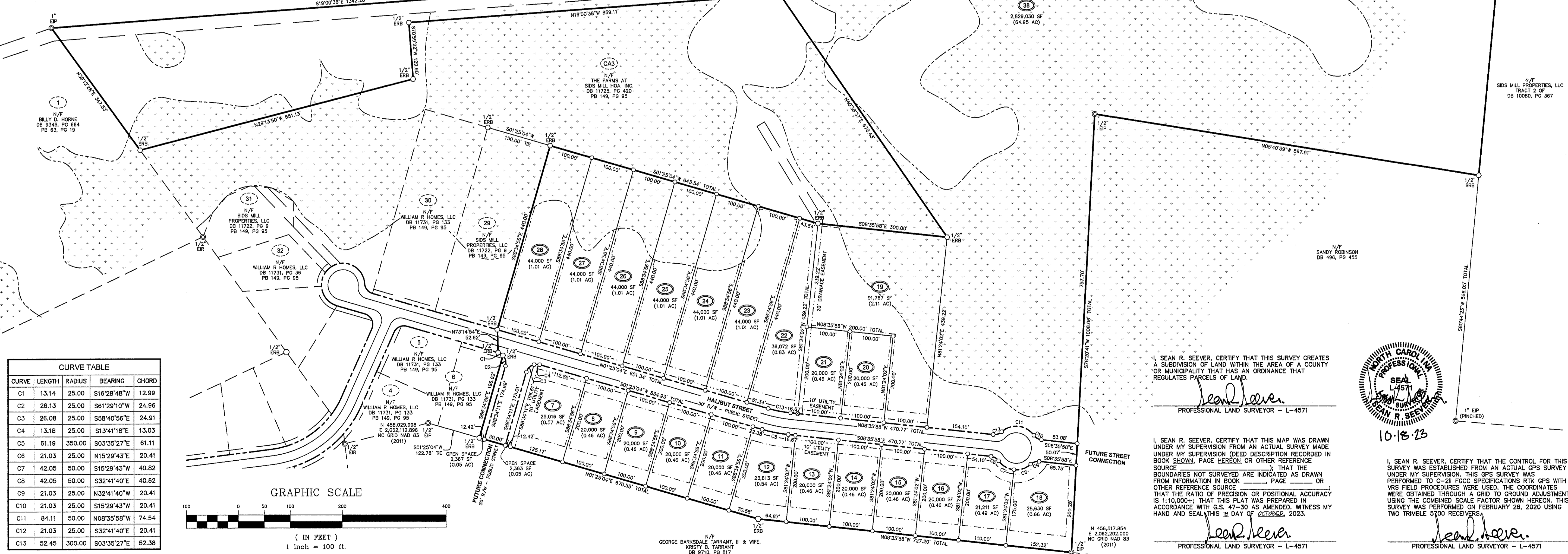
Approved by the Cumberland County Planning Staff
10/31/23
Subject: *[Handwritten notes]*

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99988139
LOCALIZATION POINT N: 458,885.649 E: 2,061,551.917
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.
 - BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF 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 # 3720046400J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - ALL COMMON AREA IS TO BE DEDICATED TO THE HOA FOR OWNERSHIP AND MAINTENANCE.
 - ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATE, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.
 - COVENANTS CONDITIONS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 11725 PAGE 150.
 - THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES AT THE DATE OF THIS RECORDING.
 - THE STREETS SHOWN ON THIS PLAN THOUGH 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).

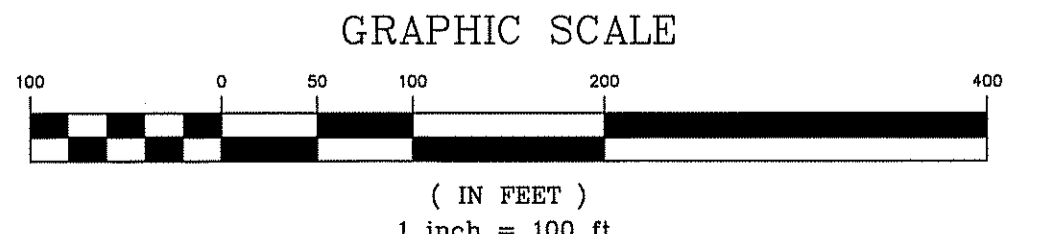
- LEGEND:
- EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - SRB - SET PUNCH MARK
 - SRB-SET 1/2" REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - OVERHEAD UTILITY
 - FENCE LINE
 - WATER LINE
 - WETLANDS LINE
 - UTILITY POLE
 - WATER VALVE
 - FIRE HYDRANT
 - WETLANDS

FILED Oct 31, 2023 10:11:12 am FILED
BOOK 00150 CUMBERLAND COUNTY NC
PAGE 0122 THRU 0122
INSTRUMENT # 33948
RECORDING \$21.00
EXCISE TAX (None)

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.

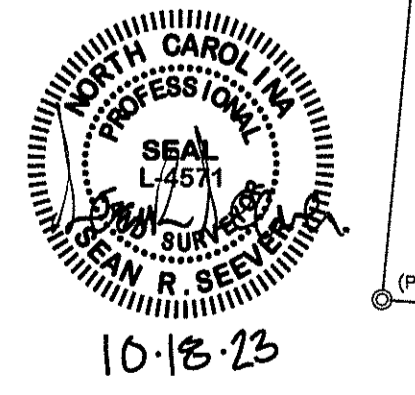


CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	13.14	25.00	S16°28'48"W	12.99
C2	28.13	25.00	S61°29'10"W	24.98
C3	26.08	25.00	S58°40'56"E	24.91
C4	13.18	25.00	S13°41'18"E	13.03
C5	61.19	350.00	S03°35'27"E	61.11
C6	21.03	25.00	N15°29'43"E	20.41
C7	42.05	50.00	S15°29'43"W	40.82
C8	42.05	50.00	S32°41'40"E	40.82
C9	21.03	25.00	N32°41'40"W	20.41
C10	21.03	25.00	S15°29'43"W	20.41
C11	84.11	50.00	N08°35'58"W	74.54
C12	21.03	25.00	S32°41'40"E	20.41
C13	52.45	300.00	S03°35'27"E	52.38

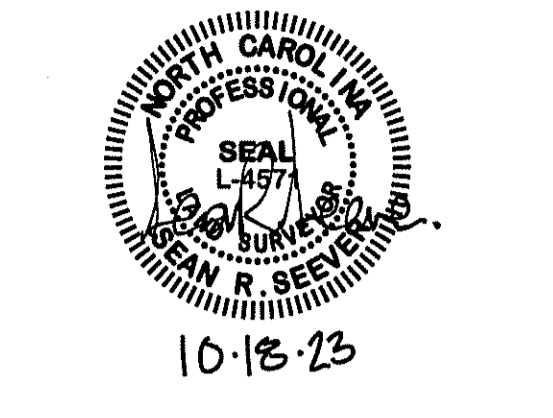


I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

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 SHOWS), 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.
[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571



I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-2II FCCC SPECIFICATIONS RTK GPS WITH WGS 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 FEBRUARY 26, 2020 USING TWO TRIMBLE S700 RECEIVERS.
[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571



REVISIONS

PROJECT NAME
**THE FARMS
SUBDIVISION
PHASE TWO
(ZERO LOT LINE
DEVELOPMENT)**

PIN: 0465-37-3065
HALIBUT ROAD
CEDAR CREEK TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT
**SIDS MILL
PROPERTIES, LLC**

8000 Corporate Center Drive
Charlotte, North Carolina 28226
Phone: (704) 877-1178

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1980

DRAWING SCALE
HORIZONTAL: 1"=100'

DATE SURVEYED
JANUARY 16, 2023

SHEET NUMBER
1