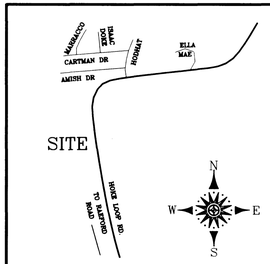
68



VICINITY MAP
NOT TO SCALE

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN ~~PLAT~~/DEED BOOK 3199 PAGE 179); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ~~PLAT~~/DEED BOOK AS , PAGE SHOWN ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 9TH DAY OF SEPTEMBER , A.D., 2005.

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

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM(S) BELOW APPLY 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 SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER 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 HIS OR HER 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.

PROPERTY OWNER

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

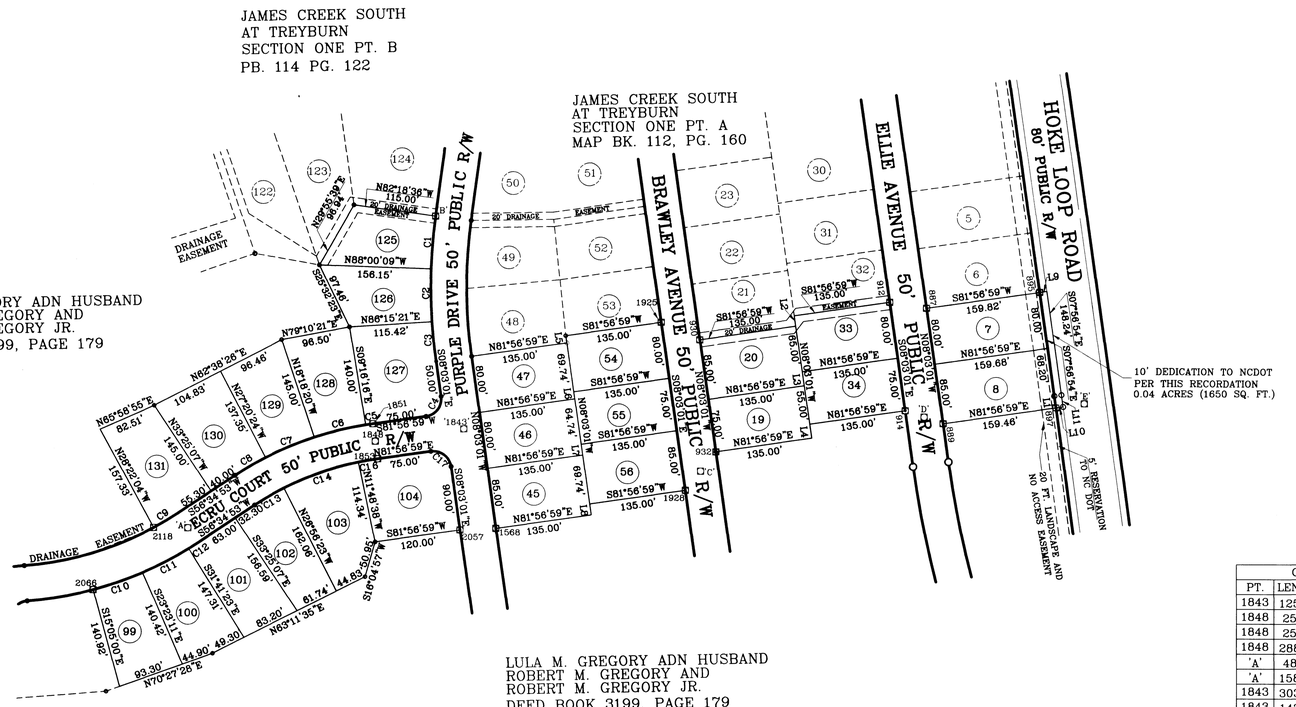
I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT Thomas L. Bradford SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 9th DAY OF September 2005

NOTARY PUBLIC
11-15-09
MY COMMISSION EXPIRES

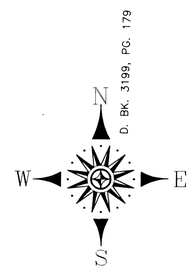
LEGEND

- ○ DENOTES REBAR OR BREAK IN LINE
- ◻ CONTROL CORNER
- □ CONCRETE MONUMENT
- EIP EXISTING IRON PIPE
- ER EXISTING REBAR
- -E- ELECTRIC LINE
- -G- GAS LINE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- Ⓢ SANITARY SEWER MANHOLE

NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



LULA M. GREGORY ADN HUSBAND
ROBERT M. GREGORY AND
ROBERT M. GREGORY JR.
DEED BOOK 3199, PAGE 179



NOTES:
1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. RATIO OF PRECISION > 1:10,000
4. DASHED LINES NOT SURVEYED.
5. TAX PIN - 9477-60-5857
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, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
9. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 09/07/2005.
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 FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.
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 PROPERTY.
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.

045045
RECEIVED
9 21 2005 PM 12:48:10
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.
BOOK 115 PAGE 68

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.80	N07°43'17"W
L2	15.00	S08°03'01"E
L3	20.00	N08°03'01"W
L4	20.00	N08°03'01"W
L5	10.26	S08°03'01"E
L6	10.26	N08°03'01"W
L7	15.26	N08°03'01"W
L8	15.26	N08°03'01"W
L9	10.00	S81°56'59"W
L10	10.00	S81°56'59"W
L11	16.76	S07°43'17"E

CURVE TABLE				CHORD
CURVE	LENGTH	RADIUS	CHORD	BRG
C1	74.36	748.43	74.33	S04°50'38"W
C2	75.00	748.43	74.97	S00°52'24"E
C3	56.25	748.43	56.24	S05°53'50"E
C4	39.27	25.00	35.36	N36°56'59"E
C5	10.00	469.31	10.00	S81°20'22"W
C6	74.00	469.30	73.92	S76°12'42"W
C7	74.00	469.30	73.92	S67°10'38"W
C8	49.79	469.30	49.77	S59°37'14"W
C9	40.00	453.73	39.99	N59°06'24"E
C10	73.00	503.73	72.94	N70°45'55"E
C11	73.00	503.73	72.94	N62°27'43"E
C12	15.20	503.73	15.20	N57°26'45"E
C13	47.41	419.30	47.39	S59°49'15"W
C14	110.72	419.30	110.40	S70°37'30"W
C15	39.27	25.00	35.36	N53°03'01"W
C16	27.52	419.30	27.51	S80°04'11"W
C17	39.27	25.00	35.36	N53°03'01"W

CONTROLS			
PT.	LENGTH	BEARING	PT.
1843	125.00'	S81°56'59"W	1848
1848	25.00'	N08°03'01"W	1851
1848	25.00'	S08°03'01"E	1853
1848	288.85'	S65°06'40"W	'A'
'A'	48.08'	N89°36'00"W	2118
'A'	158.47'	S56°47'20"W	2066
1843	303.05'	N07°28'14"W	'B'
1843	142.21'	S02°04'28"W	2057
1843	147.14'	S17°49'57"E	1568
1843	337.06'	S79°44'44"E	'C'
'C'	34.57'	S38°15'54"W	1928
'C'	34.57'	N38°15'54"E	932
'C'	217.56'	N14°38'55"W	1925
'C'	185.57'	N00°18'28"W	930
'C'	321.50'	N76°25'01"E	'D'
'D'	28.12'	N70°47'33"W	914
'D'	169.73'	N16°31'13"W	912
'D'	154.16'	N01°16'57"E	887
'D'	28.12'	S70°47'33"E	889
'D'	224.83'	N85°14'02"E	'E'
'E'	40.00'	S81°56'59"W	897
'D'	169.69'	N21°33'33"W	895

LOT	AREA TABLE	
7	12,780 SQ. FT.	0.29 ACRES
8	13,566 SQ. FT.	0.31 ACRES
19	10,125 SQ. FT.	0.23 ACRES
20	11,475 SQ. FT.	0.26 ACRES
33	10,800 SQ. FT.	0.25 ACRES
34	10,125 SQ. FT.	0.23 ACRES
45	11,475 SQ. FT.	0.26 ACRES
46	10,800 SQ. FT.	0.25 ACRES
47	10,800 SQ. FT.	0.25 ACRES
54	10,800 SQ. FT.	0.25 ACRES
55	10,125 SQ. FT.	0.23 ACRES
56	11,475 SQ. FT.	0.26 ACRES
99	11,597 SQ. FT.	0.27 ACRES
100	12,034 SQ. FT.	0.28 ACRES
101	12,221 SQ. FT.	0.28 ACRES
102	11,301 SQ. FT.	0.26 ACRES
103	13,812 SQ. FT.	0.32 ACRES
104	14,092 SQ. FT.	0.32 ACRES
125	10,909 SQ. FT.	0.25 ACRES
126	11,021 SQ. FT.	0.25 ACRES
127	15,019 SQ. FT.	0.34 ACRES
128	12,023 SQ. FT.	0.28 ACRES
129	11,895 SQ. FT.	0.27 ACRES
130	13,627 SQ. FT.	0.31 ACRES
131	13,437 SQ. FT.	0.31 ACRES

BK115 PG68

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, Donna McFayden, Notary Public for said County and State, certify that this instrument or plat to which this certificate is attached meets all statutory requirements for recording.
Donna McFayden
Notary Public
Date 9-21-05

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

APPROVED AS TO STREET AND DRAINAGE DESIGN IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS CERTIFICATE
APPROVED
DISTRICT ENGINEER
DATE 9.12.05

ZERO LOT LINE

REVISIONS	JAMES CREEK SOUTH AT TREYBURN SECTION ONE PART "C" LOTS 7,8,19,20,33,34,54,56 AND SECTION TWO PART "A"	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 FAX: (910) 483-4052
	TOWNSHIP: SEVENTY-FIRST COUNTY: CUMBERLAND	
	STATE: NORTH CAROLINA	
	PROPERTY OF: HOKE LOOP PARTNERS, LLC	

DATE: 09/09/05	SURVEYED BY: LKA	FIELD BOOK:	
SCALE: 1"=100'	DRAWN BY: MLB	FILE REF: JCTREASBY.DWG	
CHECKED & CLOSURE BY: LARRY KING		DRAWING NO: SHEET1	

C:\cbs\proj\JCtreasby\dwg\jcsurf\james creek (SECTION ONE)(ADD JAMES1-PART).dwg, 9/9/2005 1:16:12 PM, mbowyer, 1:100