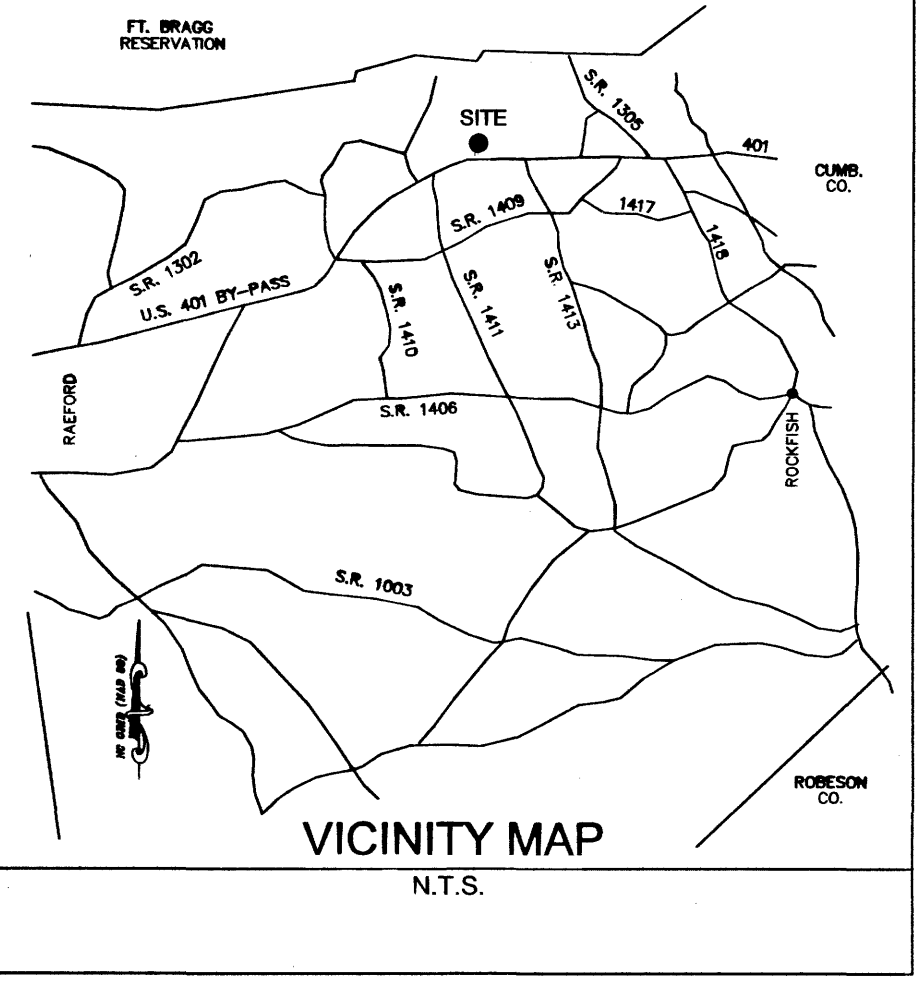


Cab 4 slide 4-76 map 007



- NOTES:**
- 1.) PROPERTY IS ZONED R-8.
 - 2.) THE MIDLANDS AT BEDFORD PHASE 1 CONTAINS 16.90 ACRES, BY COORDINATES.
 - 3.) TOTAL OF 51 LOTS IN THE MIDLANDS AT BEDFORD SECTION 1.
 - 4.) SMALLEST LOT CONTAINS 8,228 S.F. (LOT 40); LARGEST LOT CONTAINS 14,502 S.F. (LOT 1).
 - 5.) TOTAL OF 3,435 L.F. OF STREETS.
 - 6.) SEWER BY PUBLIC SEWER (HOKE CO.); WATER BY HOKE COUNTY.
 - 7.) SETBACKS SHOWN ARE AS FOLLOWS: FRONT: 30'; REAR: 25' MIN.; SIDE: 10' MIN.
 - 8.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND. GRID FACTOR IS 0.9998815.
 - 9.) IRON PINS TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10.) SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - 11.) PROPERTY REFERENCE: D.B. 731, PG. 173 HOKE CO., N.C. REGISTRY.
 - 12.) 10' x 70' N.C.D.O.T. SIGHT TRIANGLES AT ALL INTERSECTIONS.
 - 13.) AN EASEMENT IS HEREBY ESTABLISHED OVER THE COMMON AREA AND EVERY LOT WITHIN THE PROPERTIES FOR THE BENEFIT OF APPLICABLE GOVERNMENTAL AGENCIES FOR INSTALLING, REMOVING, AND READING WATER METERS, MAINTAINING AND REPLACING WATER AND SEWER FACILITIES, TRANSPORTING CHILDREN TO AND FROM SCHOOL, AND ACTING FOR OTHER PURPOSES CONSISTENT WITH PUBLIC SAFETY AND WELFARE, INCLUDING, WITHOUT LIMITATION, LAW ENFORCEMENT, FIRE PROTECTION, GARBAGE COLLECTION AND THE DELIVERY OF MAIL.

PELICAN PROPERTY HOLDINGS, LLC AND GREAT OAKS PROPERTY HOLDINGS, LLC

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plan are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assignees until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED _____
DATE _____
District Engineer

State of North Carolina
I, RANDALL S. WILLIAMS, certify that this plan was drawn under my supervision from an actual survey made under my supervision (and description recorded in Deed Sk. 221-12222, etc.) (other); that the boundaries not surveyed are clearly indicated on the information furnished to me; that the ratio of precision as calculated is 1:2222; that this plan was prepared in accordance with G.S. 47-30 as amended by Law of 1997, A.D. 2015.

The survey creates a subdivision of land within the scope of a county or municipality that has an ordinance that regulates parcels of land.

The survey is of an existing parcel or parcels of land.

Randall S. Williams
N.C. Professional Surveyor
License Number L-3307

State of North Carolina
County of Hoke

I, Robert Farrell, Review Officer of Hoke County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date 5-21-2015

Robert Farrell
Review Officer
PENDLETON STREET
(50' PRIVATE R/W)
(COMMON AREA)

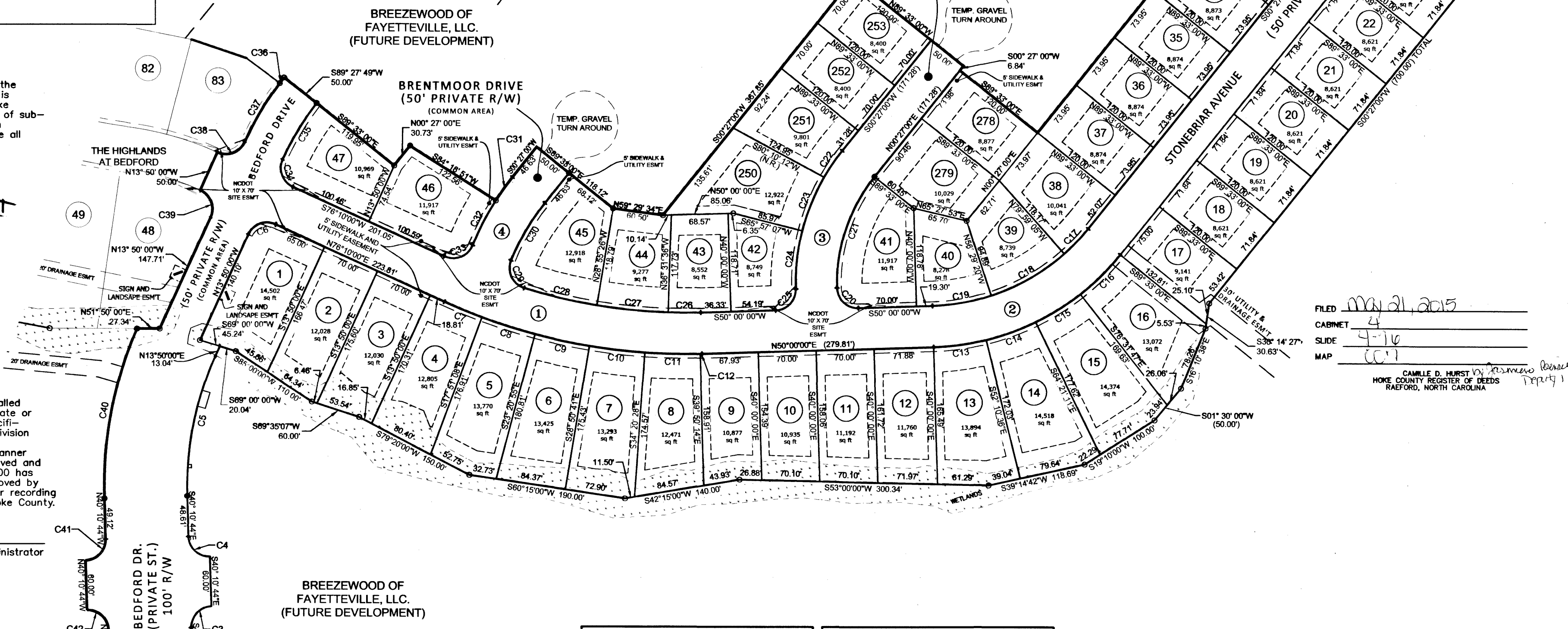
CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that we are the owners of the property shown and described hereon, which is located in the subdivision jurisdiction of Hoke County and that we hereby adopt this plan of subdivision with our free consent, and establish minimum building setback lines and dedicate all streets and easements to public use.

Date 5/19/15
Owner(s) D. Ralph Huff III
BREEZEWOOD OF FAY., LLC

I hereby certify that all streets, utilities and other required improvements have been installed in a manner approved by the appropriate state or local authority and according to county specifications and standards in the BEDFORD subdivision or that guarantees the installation of the required improvements in an amount and manner satisfactory to Hoke County have been received and that a filing fee in the amount of \$25,500.00 has been paid and that this plan has been approved by the Hoke County Board of Commissioners for recording in the office of the Register of Deeds of Hoke County.

Date 5-21-2015
D. Ralph Huff III
Subdivision Administrator



Centerline Street Curve Table

Curve #	Tangent	Radius	Delta	Chd. Length	Chd. Direction
1	156.87	675.00	26°10'00"	305.60	N63°05'00"E
2	126.92	275.00	49°33'00"	230.48	N25°13'30"E
3	84.74	230.00	40°27'00"	159.03	N19°46'30"W
4	44.35	300.00	16°49'06"	87.74	S07°57'33"E

- LEGEND**
- PROPERTY BOUNDARY LINE
 - LOT LINES
 - - - LINES NOT SURVEYED
 - - - BLDG. SETBACK LINES
 - - - 5' PERM. UTIL. ESM'T. ALONG R/W

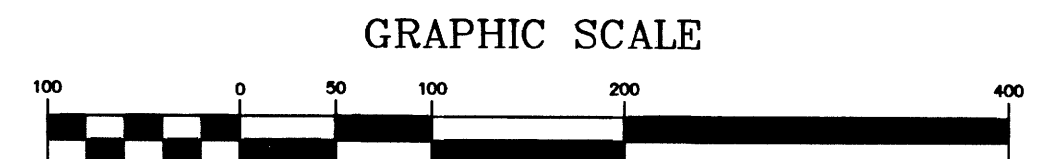
Curve Table

Curve #	Length	Radius	Delta	Chd. Length	Chd. Direction
C1	39.27	25.00	90°00'00"	35.36	N45°33'28"W
C2	264.93	383.12	39°37'16"	259.69	N20°22'06"W
C3	39.27	25.00	90°00'00"	35.36	N04°49'16"E
C4	39.77	25.01	91°07'08"	35.71	S84°36'42"E
C5	173.47	377.26	26°20'44"	171.95	S27°00'22"E
C6	39.27	25.00	90°00'00"	35.36	N31°10'00"E
C7	49.10	700.00	4°01'08"	49.09	N74°09'26"E
C8	67.15	700.00	5°29'46"	67.12	N69°23'58"E
C9	67.15	700.00	5°29'46"	67.12	N63°54'12"E
C10	67.15	700.00	5°29'46"	67.12	N58°24'26"E
C11	67.15	700.00	5°29'46"	67.12	N52°54'38"E
C12	1.99	700.00	00°09'46"	1.99	N50°04'53"E
C13	63.76	300.00	12°10'36"	63.64	N43°54'42"E
C14	63.76	300.00	12°10'36"	63.64	N31°44'05"E
C15	63.76	300.00	12°10'36"	63.64	N19°33'30"E
C16	68.17	300.00	13°01'13"	68.03	N06°59'36"E
C17	44.74	250.00	9°35'55"	41.69	S05°13'58"W

Curve Table

Curve #	Length	Radius	Delta	Chd. Length	Chd. Direction
C23	70.22	255.00	15°46'41"	70.00	N16°09'33"W
C24	71.00	255.00	15°57'07"	70.77	N32°01'27"W
C25	39.27	25.00	90°00'00"	35.36	N05°00'00"E
C26	39.40	650.00	3°28'24"	39.40	N51°44'12"E
C27	86.25	650.00	7°36'10"	86.19	N57°16'29"E
C28	90.37	650.00	7°57'56"	90.29	N65°03'32"E
C29	41.27	25.00	94°35'19"	36.74	S63°39'51"E
C30	80.72	275.00	16°49'05"	80.43	S07°57'33"E
C31	34.80	325.00	6°08'09"	34.79	S02°37'04"E
C32	60.60	325.00	10°40'58"	60.51	S11°01'37"E
C33	41.00	25.38	92°32'12"	36.68	S29°53'53"W
C34	39.27	25.00	90°00'00"	35.36	N58°50'00"W
C35	79.84	344.05	13°17'49"	79.67	N07°11'06"W
C36	8.46	394.04	1°13'50"	8.46	N01°09'06"W
C37	82.98	394.05	12°03'59"	82.83	N07°48'00"W
C38	39.27	25.00	90°00'00"	35.36	N31°10'00"E
C39	39.27	25.00	90°00'00"	35.36	N58°50'00"W

THE MIDLANDS AT BEDFORD
PHASE 1
PROPERTY OF
BREEZEWOOD OF FAYETTEVILLE, LLC,
McLAUCHLIN TWP. HOKE COUNTY
SCALE: 1"= 100' MAY 2015



FILED May 21, 2015
CABINET 4
SLIDE 4-76
MAP 007

CAMILLE D. HURST
HOKE COUNTY REGISTER OF DEEDS
RAEFORD, NORTH CAROLINA