Phase 3 Lots 157-175, 178-180, 252-254

VICINITY MAP
NOT TO SCALE

NOTE:
1) 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.
2) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
3) ALL OPEN SPACE/COMMON AREA DEDICATION AREAS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4) STORM WATER DOCUMENTS RECORDED IN DEED BOOK _____, PAGE _____

The maximum allowable built upon area per lot is 2846 square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right of way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, equaled and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

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 8317, PAGE 571); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK AS PAGE HEREIN; 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 12TH DAY OF JUNE, A.D., 2017.

W. Larry King
SURVEYOR
W. LARRY KING, P.L.S.
REGISTRATION NUMBER L-1339

NORTH CAROLINA REGISTERED SEAL 1339 LAND SURVEYOR W. LARRY KING

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.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PRELIMINARY SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Lee R. Hines Jr. PE
DISTRICT ENGINEER
DATE June 12, 2017

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 PURPOSES OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

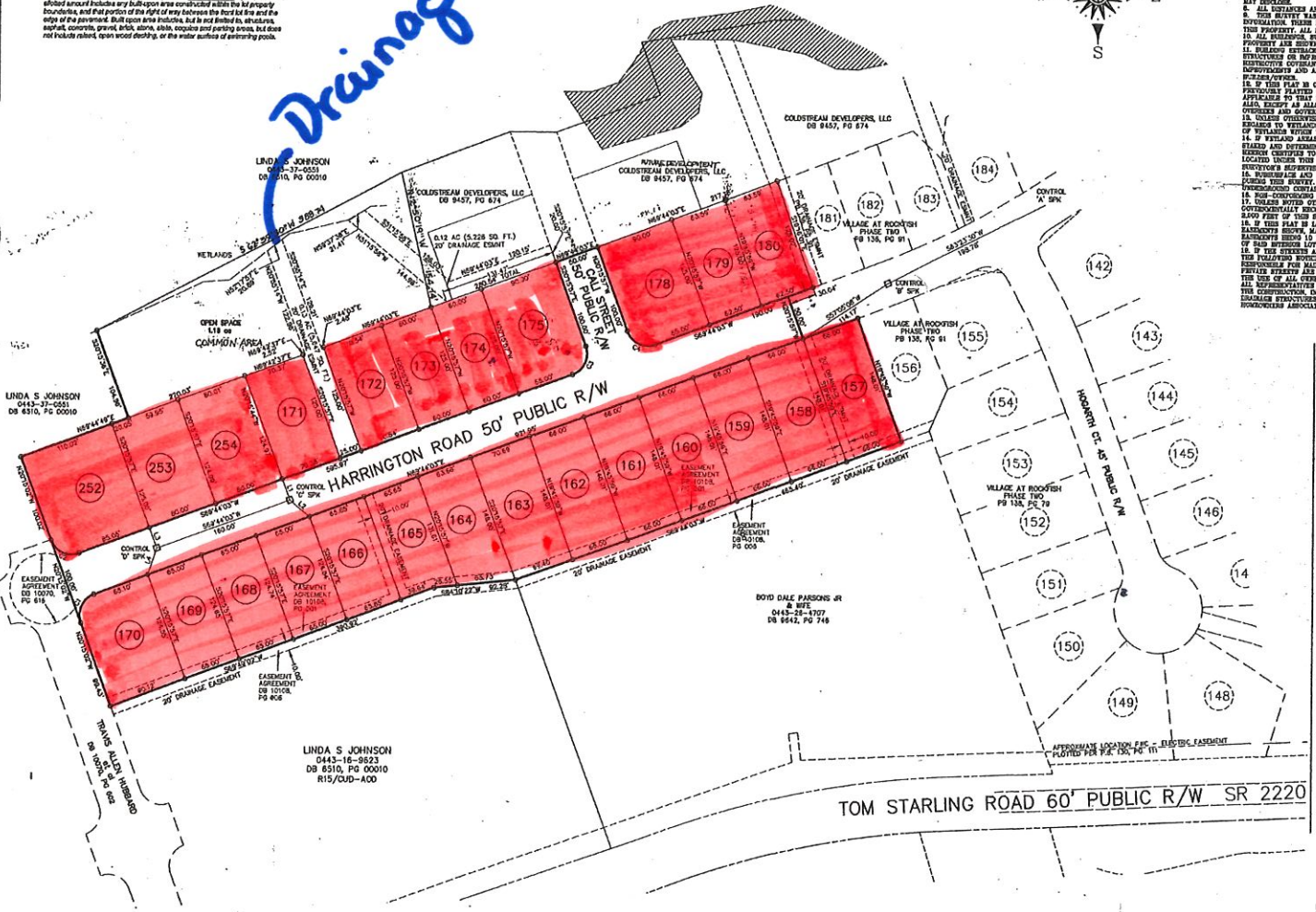
PROPERTY OWNER

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, LORI SHEPSON EPLER, A NOTARY OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT [illegible] 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 12TH DAY OF JUNE, 2017.

NOTARY PUBLIC
11/16/2018
MY COMMISSION EXPIRES

Notary Public
Lori Shepson Epler
Cumberland County
North Carolina



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. BASED ARCS NOT SURVEYED.
5. TAX PIN -0445-37-1150 AND 0443-16-6907
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 EASEMENT DATA CURRENT AS OF 05/25/2005.
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 NOT 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.G.S.A. OR OTHER CONTROVERSIALLY RECOGNIZED BENCHMARK CONTROL MONUMENTATION FOUND WITHIN 1000 FEET OF THIS SUBJECT PROPERTY.
18. IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS OF ALL BUILDING LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID BUILDING 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 PARTS AND RESCUE, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

PER FLOOD INSURANCE RATE MAP NUMBER 3720044300J PANEL 0443. A PORTION OF THIS SITE LIES IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, COMMUNITY I.D# 370078. THE BASE FLOOD ELEVATION IS DETERMINED TO BE 77.8 FEET (NAVD 88). EFFECTIVE MAP DATE - JANUARY 6, 2007.

THE SPECIAL FLOOD HAZARD AREA LINES SHOWN HEREON WERE SCANNED FROM CUMBERLAND COUNTY GIS.

CONTROL CORNERS

SPK 'B' S69°44'03"W 722.88' SPK 'C'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°15'57"E	23.00'
L2	S51°15'55"E	29.17'
L3	S20°15'57"E	25.00'
L4	S18°21'52"W	32.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	25.00	39.28	S24°44'30"W	35.35
C2	25.00	39.28	S65°15'30"E	35.35
C3	25.00	39.27	N24°44'03"E	35.35
C4	25.00	39.27	S65°15'57"E	35.35

AREA TABLE		
Lot 157	Area: 9,768 Sq Ft	0.22 Ac.
Lot 158	Area: 9,768 Sq Ft	0.22 Ac.
Lot 159	Area: 9,768 Sq Ft	0.22 Ac.
Lot 160	Area: 9,768 Sq Ft	0.22 Ac.
Lot 161	Area: 9,768 Sq Ft	0.22 Ac.
Lot 162	Area: 9,768 Sq Ft	0.22 Ac.
Lot 163	Area: 10,367 Sq Ft	0.24 Ac.
Lot 164	Area: 8,900 Sq Ft	0.20 Ac.
Lot 165	Area: 8,040 Sq Ft	0.18 Ac.
Lot 166	Area: 8,474 Sq Ft	0.19 Ac.
Lot 167	Area: 8,111 Sq Ft	0.19 Ac.
Lot 168	Area: 8,105 Sq Ft	0.19 Ac.
Lot 169	Area: 8,099 Sq Ft	0.19 Ac.
Lot 170	Area: 11,083 Sq Ft	0.25 Ac.
Lot 171	Area: 8,795 Sq Ft	0.20 Ac.
Lot 172	Area: 8,818 Sq Ft	0.20 Ac.
Lot 173	Area: 7,500 Sq Ft	0.17 Ac.
Lot 174	Area: 7,500 Sq Ft	0.17 Ac.
Lot 175	Area: 11,116 Sq Ft	0.26 Ac.
Lot 178	Area: 11,116 Sq Ft	0.26 Ac.
Lot 179	Area: 7,881 Sq Ft	0.18 Ac.
Lot 180	Area: 7,881 Sq Ft	0.18 Ac.
Lot 252	Area: 13,622 Sq Ft	0.31 Ac.
Lot 253	Area: 10,000 Sq Ft	0.23 Ac.
Lot 254	Area: 9,999 Sq Ft	0.23 Ac.

DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 9752, PAGE 546

FILED Jun 15, 2017 02:58:40 pm
BOOK 00139
PAGE 0145 thru 0145
INSTRUMENT # 18780
RECORDING $21.00
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

ZERO LOT LINE

Approved by the Cumberland County Joint Planning Board on this 15th day of June, 2017
Signed [illegible]
Chairman/Planning & Inspections Director

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, Annie Mahoney, Review Officer of Cumberland County, certify that the map or plat to which this certification is attached, has been found to comply with all statutory requirements for recording.
Annie Mahoney
Review Officer
Date: 6-15-17

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND
- DENOTES REBAR OR BREAK IN LINE
- CONTROL CORNER
- SPK SET PK NAIL
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE
- BOUNDARY LINE
- ADJOINER
- EASEMENTS
- TIE LINES

REVISIONS	VILLAGE AT ROCKFISH PHASE THREE LOTS 157-175, 178-180,	LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4500 FAX: (910) 483-6052
	TOWNSHIP: GRAYS CREEK COUNTY: CUMBERLAND	NC FIRM LICENSE C-0187
	STATE: NORTH CAROLINA	DATE 05/22/2017 · DRAWN BY: LEA · FIELD BOOK · SCALE 1"=60' · CHECK BY: MCD · FILE NO: F14-628 · CHECKED & SIGNED BY: LARRY KING · DRAWING SUFFIXES THESE
	PROPERTY OF: COLDSTREAM DEVELOPERS, LLC	