

# Phase 1 Section 3



**NOTES:**

- 1) THE PROPERTY IS ZONED R1S(OLD) & CD(OLD).
- 2) PHASE ONE, SEC. THREE CONTAINS 21.28 ACRES, INCLUDING 10.37 ACRES OF OPEN SPACE (COMMON AREA).
- 3) PHASE ONE, SEC. THREE CONTAINS A TOTAL OF 39 LOTS.
- 4) AREAS COMPUTED BY COORDINATES.
- 5) THERE ARE NO H.C. GRD. MONUMENTS WITHIN 2000' OF THE SITE.
- 6) 1/2" ON PLS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 7) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
- 8) SETBACKS ARE AS FOLLOWS:  
FRONT 30', REAR 30' (OTHER THAN 30' (INTERIOR) 500' IF REFERENCED A PORTION OF DEED BOOK 8621, PAGE 115; DEED BOOK 8778, PAGE 642; DEED BOOK 8922, PAGE 878).
- 9) WATER AND SEWER SERVICES PROVIDED BY PWC.
- 10) THERE IS A P/W MAINTENANCE EASEMENT REFERENCED ALONG EACH EDGE OF ALL INTERIOR LOT LINES.
- 11) A 100' W/CD-O.T. RIGHT-OF-WAY AT ALL INTERSECTIONS, AS SHOWN.
- 12) PROPERTY SHOWN ON THIS PLAT IS WITHIN THE CUMBERLAND COUNTY AIRPORT OVERLAY DISTRICT AND ALL OR A PORTION OF THE PROPERTY DESCRIBED HEREIN IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE HOISE LEVEL NEAR TO OR EXCEEDING 65 FEET.
- 13) RESTRICTED COVENANTS RECORDED IN DEED BOOK 8918, PAGE 690 AND AN AMENDMENT IN DEED BOOK 9001, PAGE 672.

**NOTES: (CONT.)**

- 13) THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF HARM TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO HORSE, COWS, GOATS, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

The street 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 liability of the street are the responsibility of the developer and any future lot owner(s).

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision registration jurisdiction of Cumberland County and that this plat and all other(s) (if any) or (if any) are set and good and that (s) or (we) do hereby dedicate to public use as (a) public, playground, school sites, open spaces and easements) forever all areas so shown or indicated on said plat."

Owner(s) Signature: *[Signature]*

North Carolina Cumberland County, Cumberland is the History Public of Cumberland County, North Carolina, certify that Matthew S. Matthews personally appeared before me on this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal this 12 day of July, 2017 A.D.

Seal of Notary Public Matthew S. Matthews  
Notary Public  
My Commission Expires 11-16-2020

State of North Carolina  
County of Cumberland

David Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer David Melvin  
Date 7-13-17

State of North Carolina CUMBERLAND County  
Matthew S. Matthews certify that this plat was drawn under my supervision from an actual survey made under my supervision (said description recorded in Book 8921, Page 115, etc.) (or say that the boundaries not surveyed are clearly indicated as drawn from information found in Book 8921, Page 115, etc.) 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, professional license no. and seal this 12 day of July, 2017 A.D.

The survey was a substitute of land with the area of survey or boundary that has an extension that requires partial of land.

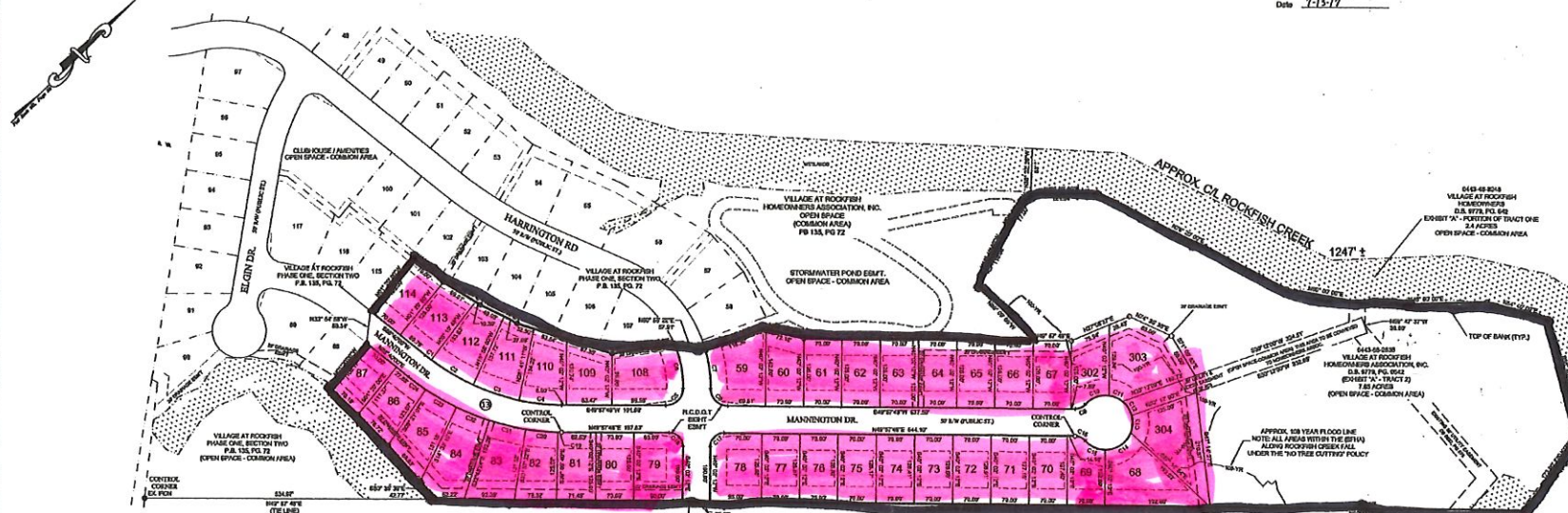
The survey is located in each portion of a county or two or more counties.

Professional License Number 13337  
Matthew S. Matthews  
N.C. Professional Surveyor

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
MINIMUM CONSTRUCTION STANDARDS  
CERTIFICATION

The roads indicated on this plat 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 assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED Lee R. Hines, Jr., PE  
District Engineer  
DATE July 12, 2017



Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	12.861	402.000	N87° 44' 30" E	12.86
C2	80.601	402.000	N82° 20' 30" E	80.32
C3	80.501	402.000	N87° 41' 24" E	80.32
C4	79.654	402.000	N52° 30' 18" E	79.82
C5	43.840	31.602	N04° 57' 48" E	44.89
C6	83.044	205.000	N81° 32' 30" W	82.48
C7	70.853	265.000	N47° 06' 59" W	70.49
C8	49.640	31.602	S85° 02' 12" E	44.89
C9	21.027	25.000	N25° 52' 07" E	20.41
C10	48.283	80.000	S29° 20' 14" W	48.43
C11	27.820	50.000	S72° 55' 30" W	27.27
C12	31.330	50.000	N73° 17' 52" W	30.82
C13	31.915	50.000	N07° 02' 39" W	31.38
C14	59.988	50.000	N15° 35' 30" E	58.45
C15	42.053	80.000	N74° 03' 30" E	40.82
C16	21.027	25.000	S74° 03' 30" W	20.41
C17	39.270	25.000	S04° 07' 48" W	35.36
C18	39.270	25.000	N85° 02' 12" W	35.36
C19	6.806	482.000	N02° 21' 04" E	6.81
C20	69.722	409.130	N54° 33' 49" E	69.68
C21	69.722	408.486	N62° 50' 53" E	69.65
C22	64.721	482.000	N71° 20' 40" E	64.67
C23	64.721	482.000	N73° 32' 49" E	64.67
C24	39.600	482.000	N85° 07' 26" E	39.59

NUMBER	RADIUS	DELTA ANGLE	TANGENT
13	402.00	30° 42' 30"	510.00

**LEGEND**

- SURVEYED BOUNDARY LINE
- - - LINES NOT SURVEYED
- WETLANDS LINE
- - - - - EDC EASEMENT LINES
- BORN
- ANGLE POINT/INTERSECTION POINT
- CONTROL CORNER
- LOT LINE MONUMENT
- CURVE POINT

FILED J-13, 2017 06:10:47 AM FILED  
BOOK 00139  
PAGE 0144  
INSTRUMENT # 21881  
RECORDED 821.00  
EXCISE TAX (NONE)

FILED CUMBERLAND COUNTY NC  
J. LEE MATTHEWS, JR.  
REGISTERED PLAT  
OF RECORDS  
LICENSE # F-0108

MOORMAN, KIZER & REITZEL, INC. 115 BROADMOOR AVENUE FAYETTEVILLE, N.C.  
PHONE (810) 484-0101 FAX (810) 484-0088 LICENSE # F-0108  
DRAWN BY: COMPLAN CTR CHECK BY: RBM