

NO APPROVAL REQUIRED  
BY THE CITY OF FAYETTEVILLE

*Masha B Bayant*  
SIGNATURE DATE  
*Dee Advocate* 5-23-2017  
TITLE



CURRENT OWNER(S)  
HAIRR FAMILY, LLC  
3077 N MAIN ST  
HOPE MILLS, NC 28348

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.

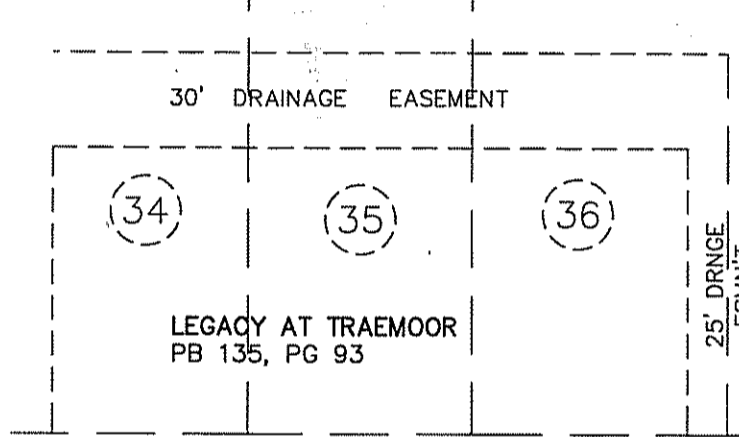
PROPERTY OWNER

THE MAXIMUM ALLOWABLE BUILT UPON AREA PER RESIDENTIAL LOT IS 3,500 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. BUILT UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.

- NOTES:
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
  - AREAS COMPUTED BY COORDINATE METHOD.
  - RATIO OF PRECISION > 1:10,000
  - DASHED LINES NOT SURVEYED.
  - TAX PIN - 9494-59-8715
  - 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.
  - 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.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - 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 12/13/2016.
  - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
  - 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.
  - 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.
  - 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.

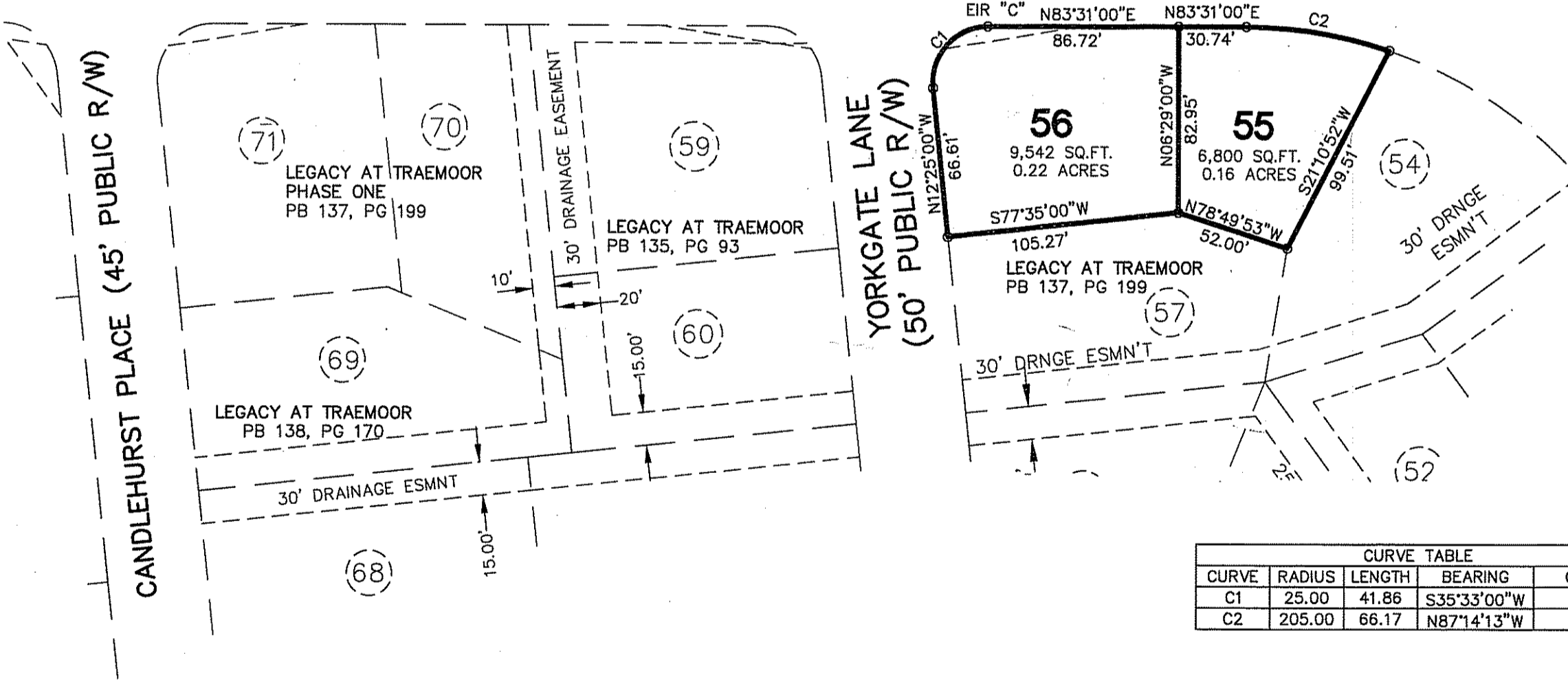
I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 137 PAGE 199); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK AS SHOWN; THAT THE RATIO OF 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 17 DAY OF MAY, A.D., 2017.

*W. Larry King*  
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.
- 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;
  - 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;
  - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
  - 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;
  - 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.

CONTROL EPK "A" CRAGBURN PLACE (50' PUBLIC R/W) CONTROL EPK "B"



CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	25.00	41.86	S35°33'00"W	37.14
C2	205.00	66.17	N87°14'13"W	65.88

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

*Annie Melvin*  
Review Officer  
Date: 5-26-17

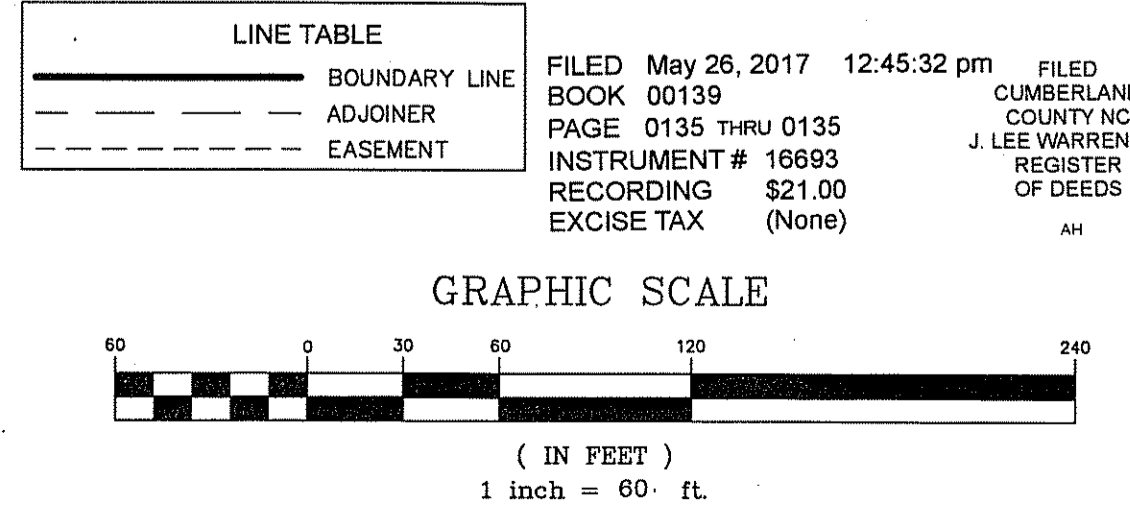
CONTROLS			
EPK 'A'	N83°31'00"E	350.01'	EPK 'B'
EPK 'B'	S72°13'10"E	60.84'	EIR 'C'

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, *Lori Simpson Epler*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Maisha Bayant* 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 17 DAY OF May 2017.

*Lori Simpson Epler*  
NOTARY PUBLIC  
11-14-19  
MY COMMISSION EXPIRES

*Lori Simpson Epler*  
Notary Public  
Cumberland County  
North Carolina



Zero Lot Line Development

SEE STORM WATER OPERATIONS AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 9505, PAGE 396

REVISIONS

LOTS 55 and 56  
A Subdivision of Lot 55  
**LEGACY AT TRAEMOOR**  
Phase One

**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

NC FIRM LICENSE C-0887

DATE: 05/08/2017	SURVEYED BY: LKA	FIELD BOOK:
SCALE: 1"=60'	DRAWN BY: MLB	FILE REF: P12-090
CHECKED & CLOSURE BY: LARRY KING	DRAWING NO. PHASE ONE	

TOWNSHIP: Rockfish COUNTY: Cumberland

STATE: NORTH CAROLINA

PROPERTY OF: HAIRR FAMILY, LLC