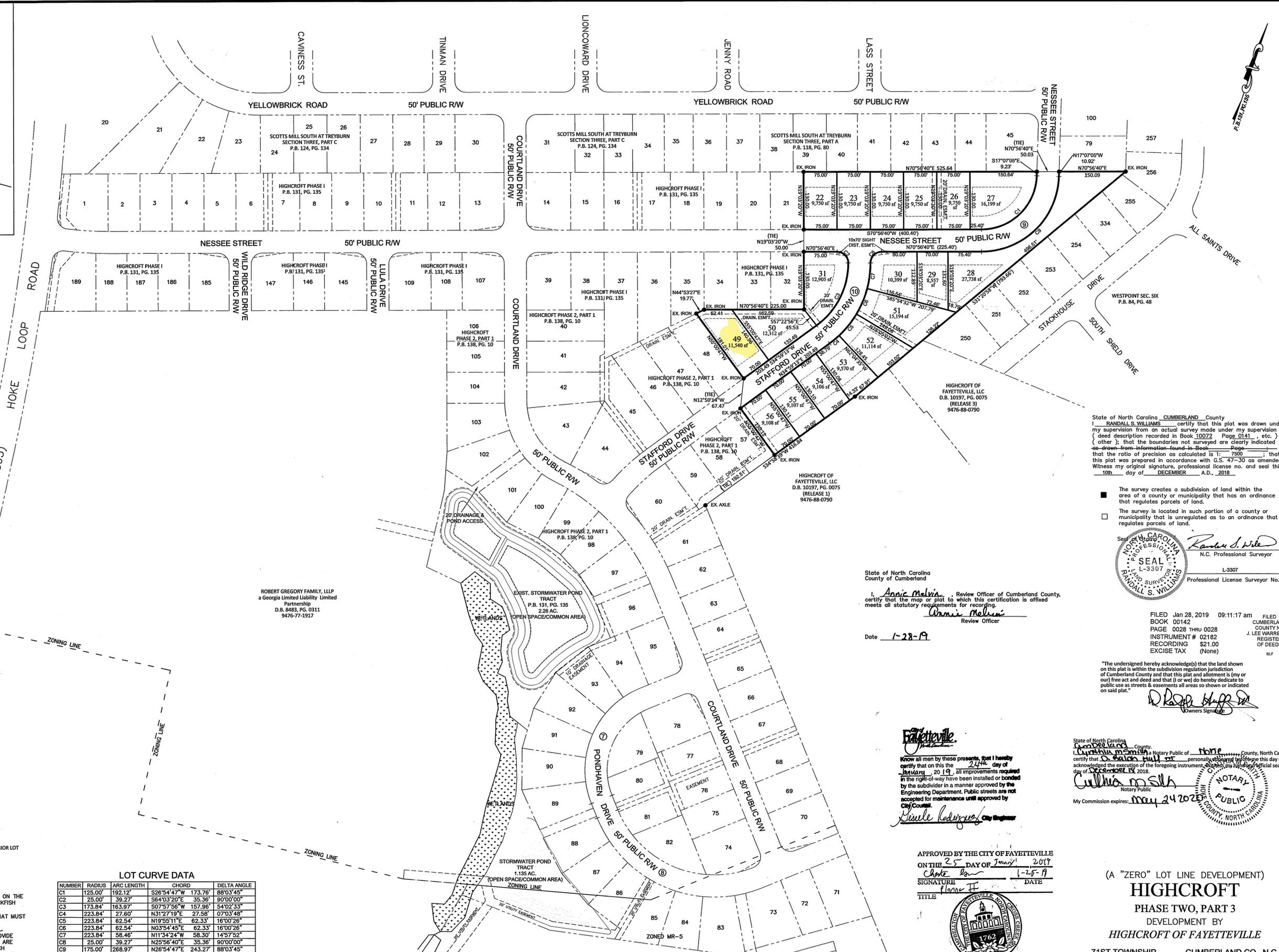


LEGEND

- SURVEYED BOUNDARY LINE
- - - LINES NOT SURVEYED
- - - EASEMENT LINES
- EX. IRON EXISTING IRON STAKE
- ANGLE POINT
- (N.R.) NON-RADIAL LOT LINE



ROBERT GREGORY FAMILY, LLLP
a Georgia Limited Liability Limited Partnership
D.B. 8483, PG. 0311
9476-77-1917

- NOTES:**
- 1.) THE PROPERTY IS ZONED SF-10.
 - 2.) PHASE 2, PART 3 CONTAINS 46.08 ACRES.
 - 3.) PHASE 2, PART 3 CONTAINS A TOTAL OF 18 LOTS.
 - 6.) AREAS COMPUTED BY COORDINATES.
 - 7.) THERE ARE NO N.C. GRID MONUMENTS WITHING 2000' OF THE SITE.
 - 8.) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 9.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
 - 10.) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 35', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
 - 11.) REFERENCE: DEED BOOK 9148, PAGE 575.
 - 13.) WATER AND SEWER SERVICES PROVIDED BY PWC.
 - 14.) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 15.) A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
 - 16.) RIGHT OF WAY DEDICATED TO CITY OF FAYETTEVILLE.

- STORMWATER NOTES:**
- 1.) THE WET DETENTION POND DRAINS INTO WETLANDS AREA AS SHOWN ON THE SUBJECT PROPERTY, THEN EVENTUALLY DRAINS INTO THE LITTLE ROCKFISH CREEK (INDEX # 18-31-24-(1)).
 - 2.) THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 9049, PAGE 342.
 - 3.) THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE, BUILDINGS OR PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - 4.) THE MAINTENANCE ACCESS EASEMENT MUST EXTEND TO THE BMP AND THE DRAINAGE EASEMENT MUST BE AROUND THE BMP AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.

LOT CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	125.00'	192.12'	S26°54'47" W 173.76'	88°03'45"
C2	25.00'	39.27'	S64°03'20" E 35.36'	90°00'00"
C3	173.84'	163.97'	S07°57'56" W 157.96'	54°02'33"
C4	223.84'	27.60'	N31°27'19" E 27.58'	07°03'48"
C5	223.84'	62.54'	N19°55'11" E 62.33'	16°00'26"
C6	223.84'	62.54'	N03°54'45" E 62.33'	16°00'26"
C7	223.84'	58.46'	N11°34'24" W 58.30'	14°57'52"
C8	25.00'	39.27'	N25°56'40" E 35.36'	90°00'00"
C9	175.00'	268.97'	N26°54'47" E 243.27'	88°03'45"

C/L STREET CURVE DATA

⑨	R=150.00'	L=230.55'	D=88°03'45"	T=145.01'	(CHD. N26°54'47" E 208.52')
⑩	R=198.84'	L=187.55'	D=54°02'33"	T=101.41'	(CHD. N07°57'56" E 180.68')

State of North Carolina Cumberland County
I, RANDALL S. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 10072 Page 0141, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated is 1: 7500; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 10th day of DECEMBER A.D., 2018

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

State of North Carolina
Cumberland County
Seal of Randall S. Williams
Professional License Surveyor No. L-3307

State of North Carolina
County of Cumberland
I, Annie Melvin, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Annie Melvin
Review Officer
Date 1-28-19

FILED Jan 28, 2019 09:11:17 am
BOOK 00142
PAGE 0028 THRU 0028
INSTRUMENT # 02182
RECORDING \$21.00
EXCISE TAX (None)

"The undersigned hereby acknowledges that the land shown on this plat is within the subdivision jurisdiction of Cumberland County and that this plat and allotment is (my or our) free act and deed and that I (or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Fayetteville
Know all men by these presents, that I hereby certify that on this the 25th day of January, 2019, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.
Shirley Rodriguez, City Engineer

State of North Carolina
County of Cumberland
I, Cynthia Smith, Notary Public of None County, North Carolina, certify that D. Jason Hill personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this day of January, 2019.
Cynthia M. Smith
Notary Public
My Commission expires: May 24 2025

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 25 DAY OF January, 2019
SIGNATURE Chloe DATE 1-25-19
TITLE Mayor



ENGINEERS
PLANNERS
SURVEYORS
M&R
MOORMAN, KIZER & REITZEL, INC.

(A "ZERO" LOT LINE DEVELOPMENT)
HIGHCROFT
PHASE TWO, PART 3
DEVELOPMENT BY
HIGHCROFT OF FAYETTEVILLE

71ST TOWNSHIP CUMBERLAND CO., N.C.
SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
100 200 300
MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE # F-0106