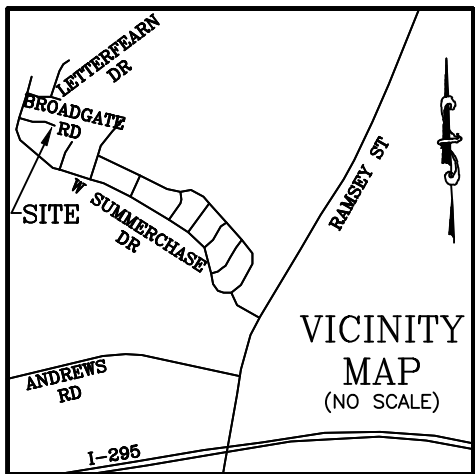




NOTE : CONTRACTOR TO LOCATE UTILITY TIE-INS AND CONTACT LOCAL REGULATORY AGENCY PRIOR TO PAVING OVER WITH DRIVEWAY.

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

P.B. 141, PG. 195

SECTION FOUR
FAYETTEVILLE FAIRFIELD
FARMS PROPERTY OWNERS
ASSOCIATION INC
P.B. 142, PG. 162
D.B. 11623, PG. 560

FAIRFIELD FARM
SECTION FOUR, PART 2
P.B. 132, PG. 128

FAIRFIELD FARM
SECTION FOUR, PART 2
P.B. 132, PG. 128

WETLANDS
N70°40'07"W 64.84'
S33°16'42"E 157.90'
WETLANDS

FAIRFIELD FARM
SECTION FIVE, PART 2
P.B. 141, PG. 195

30' DRAINAGE & UTILITY EASEMENT

S88°45'44"W 97.00'

20' DRAINAGE EASEMENT
N68°54'21"W 85.15'

0.38 ACRES
16,639 SQ. FT.
PROPOSED HOUSE
ELMHURST
SCREENED PORCH
COVERED PORCH
PROPOSED DRIVE & WALK
5' MAINTENANCE EASEMENT
N44°56'25"E 124.88'

FAIRFIELD FARM
SECTION FIVE, PART 2
P.B. 141, PG. 195

BROADGATE ROAD
50 FT. PUBLIC R/W

IMPERVIOUS AREA:
HOUSE, PORCHES 2,232 SQ. FT.
DRIVEWAY, SIDEWALK 786 SQ. FT.
TOTAL 3,018 SQ. FT.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	68.26'	50.00'	63.08'	S84°10'26"E

PLOT PLAN

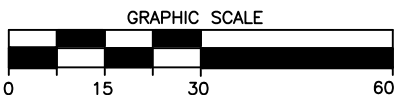
ZONING: SF-10
(ZERO LOT LINE)
SETBACKS:
FRONT - 30'
REAR - 35'
SIDE - 10'/15'
INTERNAL - 5'

PLOT PLAN FOR: ROSE BUILDERS
ADDRESS: BROADGATE ROAD
CITY OF: FAYETTEVILLE, NC
COUNTY OF: CUMBERLAND

TOWNSHIP OF: CARVERS CREEK
DATE: JULY 14TH 2026
SCALE: 1" = 30'

PRELIMINARY PLAT
Not for construction,
recordation, conveyance, or
sale

REFERENCE: LOT 110
FAIRFIELD FARM
SECTION FIVE, PART 2
P.B. 141, PG. 195



I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

W. LARRY KING, PLS - L-1339

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THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.