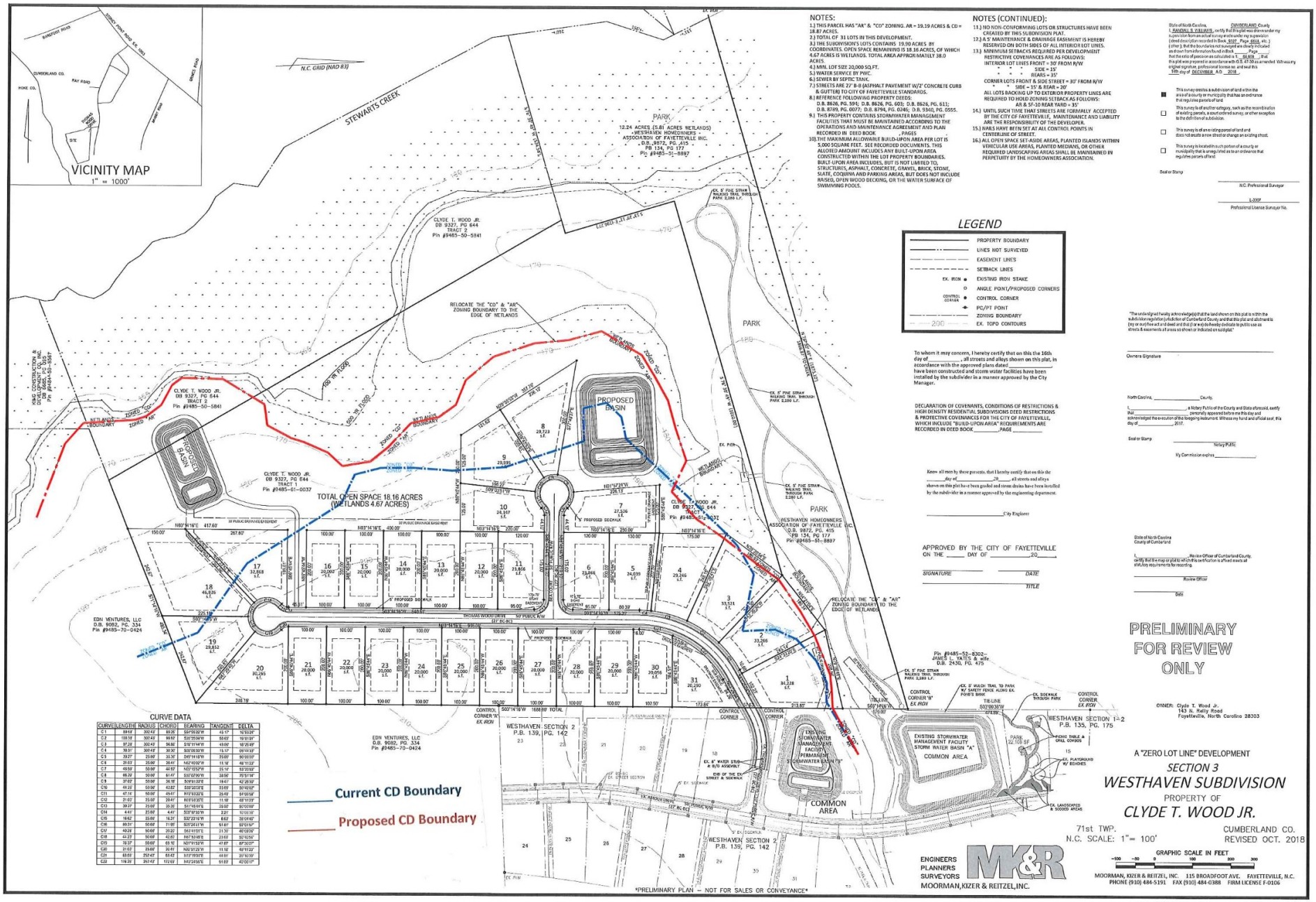

NOTES:

1.) THIS PARCEL HAS "AR" & "CO" ZONING. AR = 19.19 ACRES & CO = 18.87 ACRES.
2.) TOTAL OF 31 LOTS IN THIS DEVELOPMENT.
3.) THE SURVEYOR'S LOTS CONTAINS 19.00 ACRES BY COORDINATES. OPEN SPACE REMAINING IS 18.16 ACRES, OF WHICH 4.67 ACRES IS WETLANDS. TOTAL AREA APPROXIMATELY 38.0 ACRES.
4.) MIN. LOT SIZE 20,000 SQ.FT.
5.) WATER SERVICE BY PWC.
6.) SEWER BY SEPTIC TANK.
7.) STREETS ARE 27' B-B (ASPHALT PAVEMENT W/2' CONCRETE CURB & GUTTER) TO CITY OF FAYETTEVILLE STANDARDS.
8.) REFERENCE FOLLOWING PROPERTY DEEDS:
D.B. 8636, PG. 591; D.B. 8636, PG. 603; D.B. 8626, PG. 611; D.B. 8789, PG. 0077; D.B. 8794, PG. 0246; D.B. 9360, PG. 0555.
9.) THIS PROPERTY CONTAINS STORMWATER MANAGEMENT FACILITIES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK , PAGES
10.) THE MAXIMUM ALLOWABLE BUILD-UPON AREA PER LOT IS 5,000 SQUARE FEET. SEE RECORDED DOCUMENTS. THIS ALLOTED 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 (CONTINUED):

11.) NO NON-CONFORMING LOTS OR STRUCTURES HAVE BEEN CREATED BY THIS SUBDIVISION PLAT.
12.) A 5' MAINTENANCE & DRAINAGE EASEMENT IS HEREBY RESERVED ON BOTH SIDES OF ALL INTERIOR LOT LINES.
13.) MINIMUM SETBACKS REQUIRED PER DEVELOPMENT RESTRICTIVE COVENANCES ARE AS FOLLOWS:
INTERIOR LOT LINES FRONT = 30' FROM R/W
" " " SIDE = 15'
" " " REARS = 35'
CORNER LOTS FRONT & SIDE STREET = 30' FROM R/W
" " SIDE = 15' & REAR = 20'
ALL LOTS BACKING UP TO EXTERIOR PROPERTY LINES ARE REQUIRED TO HOLD ZONING SETBACK AS FOLLOWS:
AR & SF-10 REAR YARD = 35'
14.) UNTIL SUCH TIME THAT STREETS ARE FORMALLY ACCEPTED BY THE CITY OF FAYETTEVILLE, MAINTENANCE AND LIABILITY ARE THE RESPONSIBILITY OF THE DEVELOPER.
15.) NAILS HAVE BEEN SET AT ALL CONTROL POINTS IN CENTERLINE OF STREET.
16.) ALL OPEN SPACE SET-ASIDE AREAS, PLANTED ISLANDS WITHIN VEHICULAR USE AREAS, PLANTED MEDIANS, OR OTHER REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION.

LEGEND

	PROPERTY BOUNDARY
	LINES NOT SURVEYED
	EASEMENT LINES
	SETBACK LINES
EX. IRON ●	EXISTING IRON STAKE
○	ANGLE POINT/PROPOSED CORNERS
CONTROL CORNER ●	CONTROL CORNER
◆	PC/PT POINT
	ZONING BOUNDARY
290	EX. TOPO CONTOURS

To whom it may concern, I hereby certify that on this the 16th day of _____, all streets and alleys shown on this plat, in accordance with the approved plans dated _____ have been constructed and storm water facilities have been installed by the subdivider in a manner approved by the City Manager.

DECLARATION OF COVENANTS, CONDITIONS OF RESTRICTIONS & HIGH DENSITY RESIDENTIAL SUBDIVISIONS DEED RESTRICTIONS & PROTECTIVE COVENANICS FOR THE CITY OF FAYETTEVILLE, WHICH INCLUDE "BUILD-UPON AREA" REQUIREMENTS ARE RECORDED IN DEED BOOK _____ PAGE _____

Know all men by these presents, that I hereby certify that on this the _____day of_____20_____, all streets and alleys shown on this plat has e been graded and storm drains have been installed by the subdivider in a manner approved by the engineering department.

_____City Engineer

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE _____ DAY OF _____20_____

_____ _____
SIGNATURE DATE

_____
TITLE

State of North Carolina, CUMBERLAND County
I, RANDALL S. VEELMAN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9327, Page 0644, 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: 84,908 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, professional license no. and seal this 11th day of DECEMBER, A.D. 2018 .

- [x] This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
- [ ] This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exceptions to the definition of subdivision.
- [ ] This survey is of an existing parcel of land and does not create a new street or change an existing street.
- [ ] This survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

Seal or Stamp

_____ N.C. Professional Surveyor

L-3307
Professional License Surveyor No.

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of Cumberland County and that this plat and attorneys to dey or authorize 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."

_____
Owners Signature

North Carolina, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this day of _____, 2017.

Seal or Stamp

_____ Notary PUBLIC

My Commission expires _____

State of North Carolina
County of Cumberland

I, _____, 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

_____ Date

PRELIMINARY FOR REVIEW ONLY

OWNER: Clyde T. Wood Jr.
143 N. Reilly Road
Fayetteville, North Carolina 28303

A "ZERO LOT LINE" DEVELOPMENT

SECTION 3

WESTHAVEN SUBDIVISION

PROPERTY OF

CLYDE T. WOOD JR.

71st TWP.
N.C. SCALE: 1"= 100'

CUMBERLAND CO.
REVISED OCT. 2018

GRAPHIC SCALE IN FEET
-100 -50 0 100 200 300

ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0388 FIRM LICENSE F-0106

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	89.68'	302.43'	89.35'	S64°55'23"W	45.17'	16°59'24"
C2	193.36'	302.43'	189.97'	S28°35'06"W	99.83'	36°36'39"
C3	87.28'	302.43'	86.98'	S18°11'44"W	43.90'	16°32'49"
C4	30.31'	302.43'	30.30'	S02°08'33"W	15.17'	05°44'39"
C5	39.27'	25.00'	35.36'	S45°14'16"W	25.00'	90°00'00"
C6	31.63'	25.00'	29.41'	N42°40'39"W	17.18'	48°11'22"
C7	49.59'	50.00'	47.93'	N23°03'25"W	26.94'	57°23'09"
C8	66.26'	50.00'	61.47'	S50°07'06"W	38.90'	75°51'14"
C9	37.02'	50.00'	36.18'	S09°41'22"E	19.41'	42°25'39"
C10	41.22'	50.00'	40.02'	S39°40'08"E	21.69'	50°40'09"
C11	47.14'	50.00'	45.41'	N72°32'23"E	25.42'	54°00'18"
C12	31.02'	25.00'	29.01'	N03°08'35"E	17.18'	69°13'29"
C13	39.27'	25.00'	35.36'	S61°45'45"E	25.00'	90°00'00"
C14	4.41'	25.00'	4.41'	S08°18'33"W	2.21'	10°06'16"
C15	18.62'	25.00'	18.21'	S32°27'16"W	9.82'	38°04'45"
C16	49.51'	50.00'	47.90'	S07°24'11"W	26.67'	56°43'17"
C17	40.26'	50.00'	39.20'	S61°41'01"E	21.30'	46°08'26"
C18	44.23'	50.00'	42.82'	N67°53'48"E	23.63'	50°40'09"
C19	39.27'	25.00'	35.36'	N27°15'30"W	25.00'	90°00'00"
C20	21.02'	25.00'	20.41'	N00°31'25"W	11.12'	48°11'22"
C21	69.65'	259.43'	69.42'	S03°39'53"E	34.99'	15°38'39"
C22	119.25'	257.43'	117.69'	S11°24'55"E	61.07'	42°03'13"