

**GENERAL NOTES**

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 31.32 ACRES TOTAL (BY COORDINATE COMPUTATION)
- SURVEYED: JULY 2025
- REFERENCES:  
PIN# 0470-91-9336  
PB 84, PG 138  
DB 12162, PG 32  
DB 12270, PG 780
- PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
- NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
- ZONING: A1

**LEGEND**

- PROPERTY LINE - SURVEYED
- - - PROPERTY LINE - NOT SURVEYED
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- EIS ● EXISTING IRON STAKE
- EIP ● EXISTING IRON PIPE
- ISS ○ IRON STAKE SET
- ECM □ EXISTING CONCRETE MONUMENT
- EPK ▲ EXISTING P.K. NAIL
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY

- I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THE CONTROL FOR THIS SURVEY IS FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: CLASS A
  - POSITIONAL ACCURACY: LESS THAN 0.10 (US SURVEY FEET)
  - TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
  - DATES OF SURVEY: JULY 2025
  - DATUM/EPOCH: NAD\_83(2011)(EPOCH:2010.0000) SPC (3200 NC)
  - PUBLISHED/ FIXED-CONTROL USE: NORTH CAROLINA REAL-TIME NETWORK
  - GEOID MODEL: GEOID 18
  - COMBINED GRID FACTOR: 0.99989723
  - UNITS: US SURVEY FEET

NORTH CAROLINA CUMBERLAND COUNTY  
I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN DEED BOOK 12270, PAGE 780; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 0.10 FEET; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 27<sup>TH</sup> DAY OF JANUARY, 2026.

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.

MICHAEL D. AVERETTE, PLS NO. 3352

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED AND THAT I DO HEREBY DEDICATE TO PUBLIC USE STREETS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAT."

**PROPERTY OWNER:**  
SOUTHEASTERN CONSTRUCTION OF ROCKFISH LLC  
771 BOSTIC RD  
RAEFORD, NC 28376

CITY OF: \_\_\_\_\_  
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

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 STAMP OR SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCE**

STATE OF NORTH CAROLINA  
CUMBERLAND COUNTY

I, \_\_\_\_\_, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE: \_\_\_\_\_

"APPROVED BY THE CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

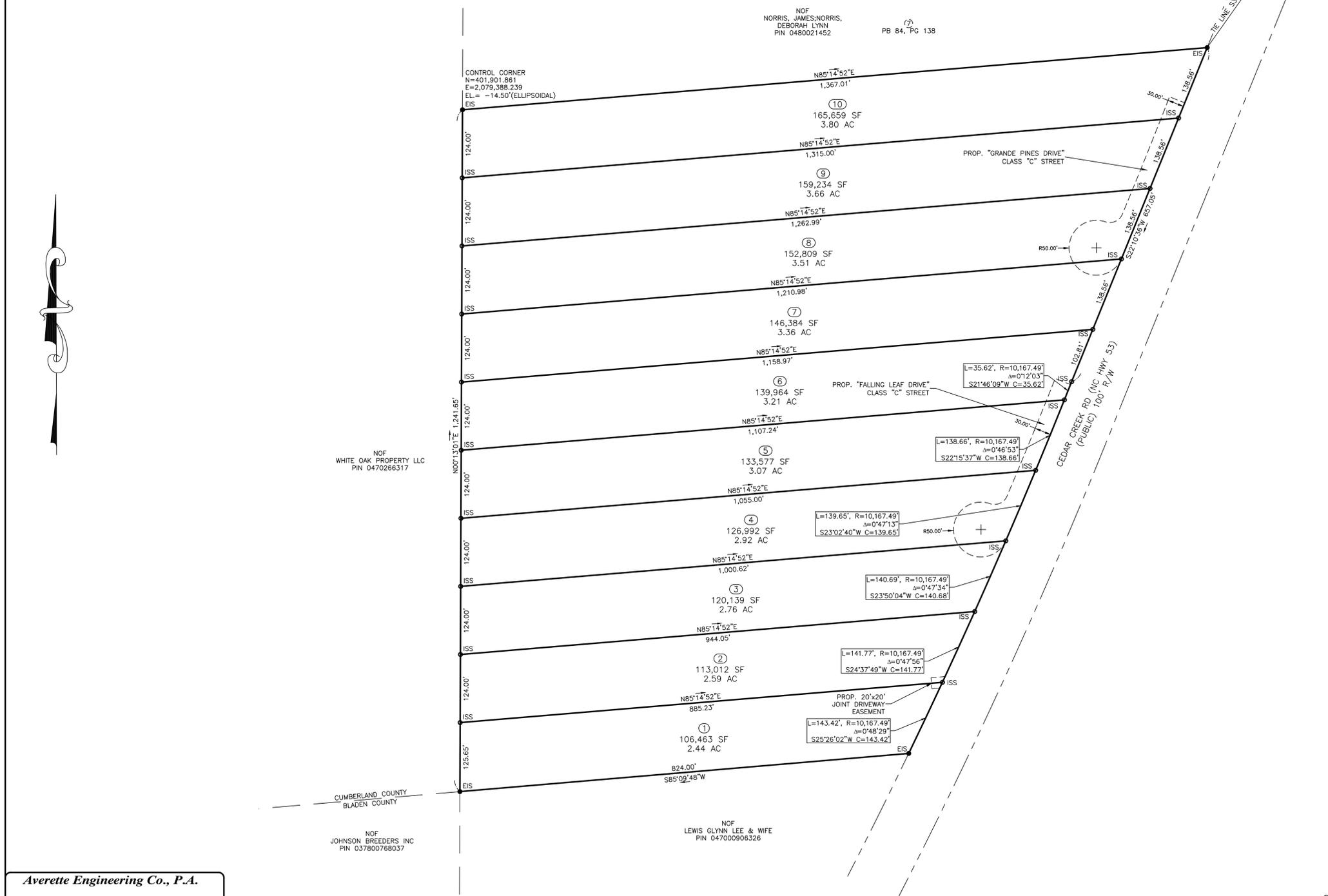
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_."

SIGNED: \_\_\_\_\_ (SEAL)  
PLANNING & INSPECTIONS DIRECTOR

**SUBDIVISION OF LOT 8  
PEARL JESSUP PROPERTY  
PLAT BOOK 84, PAGE 138  
ADDITION OF LOTS 1-10**

SOUTHEASTERN CONSTRUCTION OF ROCKFISH, LLC  
PROPERTY OF: \_\_\_\_\_ TOWNSHIP  
CEDAR CREEK NEAR FAYETTEVILLE NORTH CAROLINA  
CUMBERLAND COUNTY

DRAWN BY: MDA	PROJECT: Cedar Creek Rd
CHECKED BY: MDA2	DWG NAME: BushyLake.dwg
DATE: 2026.01.27	SHEET 1 OF 1



**Averette Engineering Co., P.A.**  
CIVIL ENGINEERING  
LAND SURVEYING  
PLANNING

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