

VICINITY MAP - N.T.S.

- LEGEND**
- PROPERTY LINE - SURVEYED
  - - - PROPERTY LINE - NOT SURVEYED
  - - - EASEMENT
  - - - RIGHT OF WAY LINE
  - EIS ● EXISTING IRON STAKE
  - EIP ● EXISTING IRON PIPE
  - ISS ○ IRON STAKE SET
  - ECM □ EXISTING CONCRETE MONUMENT
  - Δ- EX. NAIL
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY

**GENERAL NOTES**

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SURVEYED: AUGUST 2025
4. TOTAL ACREAGE: 39.99 ACRES
5. REFERENCES:  
PIN: 0493260741000  
DB 12223, PG 307  
PB 95, PG 59
6. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, STREETS, AND ASSESSMENTS, OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
7. ZONING: A1
8. LOT INFORMATION:  
TOTAL NUMBER PROPOSED LOTS: 4  
CURRENT LOT SETBACKS FOR A1 ZONING:  
FRONT: 50'  
SIDE: 25'  
REAR: 50'
9. WETLANDS SHOWN ARE SCALED FROM CUMBERLAND COUNTY GIS. WETLANDS ARE NOT FROM A WETLANDS SURVEY.
11. CONTOURS SHOWN ARE FROM COUNTY LIDAR DATA. CONTOURS ARE NOT FIELD VERIFIED.

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

"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."

OWNER (S)

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

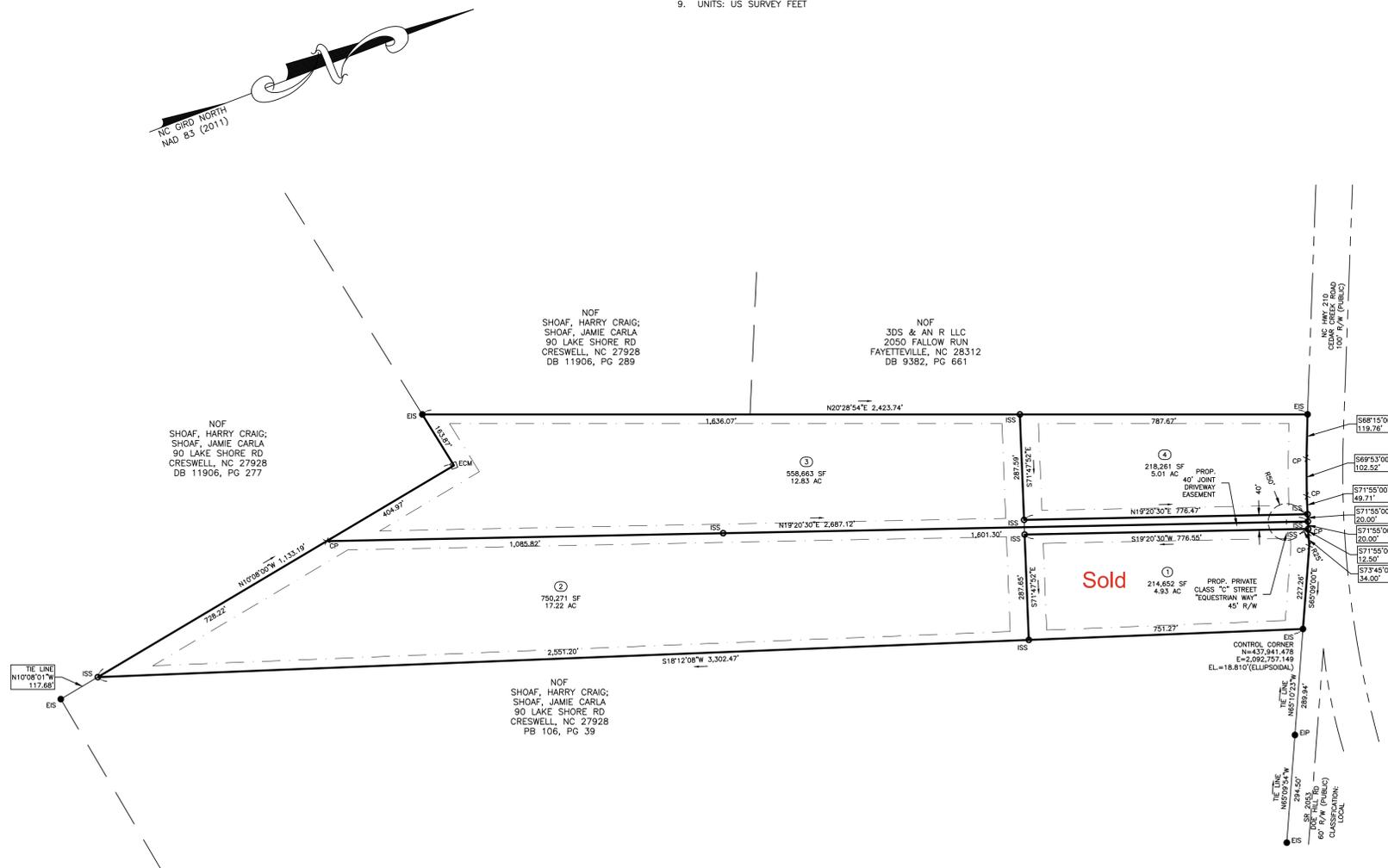


NORTH CAROLINA CUMBERLAND COUNTY  
I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN DEED BOOK 12223, PAGE 307; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE 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 8<sup>TH</sup> DAY OF OCTOBER, 2025.

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

1. 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:
1. CLASS OF SURVEY: CLASS A
  2. POSITIONAL ACCURACY: LESS THAN 0.10 (US SURVEY FEET)
  3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
  4. DATES OF SURVEY: AUGUST 2025
  5. DATUM/EPOCH: NAD\_83(2011)(EPOCH:2010.0000) SPC (3200 NC)
  6. PUBLISHED/FIXED-CONTROL USE: NORTH CAROLINA REAL-TIME NETWORK
  7. GEOID MODEL: GEOID 18
  8. COMBINED GRID FACTOR: 0.99988521
  9. UNITS: US SURVEY FEET



**\*\* CERTIFICATION OF REVISED PRELIMINARY PLAN APPROVAL \*\***  
CUMBERLAND COUNTY N.C. PLANNING & INSPECTIONS DEPARTMENT

This preliminary plan is conditionally approved by the Cumberland County Planning & Inspections Department on November 25, 2025, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: **11/25/2025**  
Expiration Date: **11/25/2027**

*B.J.*  
Planning Director Designee (Planner)

Project Number: **REV-25-0023 related DEV-0103-25** Project Name: **Southeastern Const Subdivision**  
Approval Type: **Revised Preliminary Plan**  
REID No.(s): **0493-26-0741**  
Zoning: **A1** Overlay: **N/A** MIA: **N/A**

**Attention:** The combination of this approved preliminary plan and the Conditions of Approval Letter constitutes formal development approval.

**DISCLOSURES:**

"The individual lots in this development do not have public sewer or water services available, and no lots have been approved by the Health Department for on-site sewer services or been deemed acceptable for private wells at the date of this recording."

"Public water and/or sewer services are not available, as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the Health Department."

"This property or neighboring property may be subject to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides."

"Nonconforming structures have not been created by this subdivision plat."

"Every deed created for a lot served by a private street within the jurisdiction of this ordinance and to be filed with the County Register of Deeds include the following disclosure: 'It is hereby acknowledged that a Subdivision Streets Disclosure Statement has been executed in accordance with N.C.G.S. §136-102(6).'"

"This subdivision/development shall have utilities placed underground where practical. High voltage electrical lines as defined are exempt from this requirement."

"Cumberland County and other public agencies have no enforcement responsibility regarding maintenance or encroachments into the private street right-of-way as shown on this plat. Private streets are for the use of all owners of property within this subdivision/development and their guests; any governmental agency or personnel or equipment thereof granted perpetual access over all such private streets to accomplish or fulfill any service or function for which the agency is responsible; any agency or organization designated by a governmental agency to perform a designated function shall also be granted access the same as that government agency. Any governmental agency exercising its access rights shall have the same rights and only such liabilities as it would have on any public lands, rights-of-way, or easements."

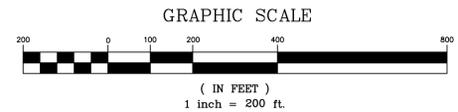
"All current and future owners of the tracts served by and having access to the Class 'C' Private Street(s) shown on this plat are responsible for the maintenance of the Class 'C' Private Street(s)."

"All current and future owners of the tracts served by and having access to the Class 'C' Private Street(s) shown on this plat shall not be permitted to further divide the tracts without upgrading the Class 'C' Private Street(s) to Class 'B' or 'A' Private Street standards."

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: \_\_\_\_\_



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION,  
RECORDATION, SALES,  
OR CONVEYANCES**

**NC HWY 210  
SUBDIVISION FOR  
SOUTHEASTERN CONST.  
~~FINAL PLAT~~**

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

DRAWN BY: <b>MDA2</b>	PROJECT: <b>2025-08</b>
CHECKED BY: <b>MDA</b>	DWG NAME: <b>DoeHillRd</b>
DATE: <b>2025.10.08</b>	SHEET <b>1</b> OF <b>1</b>

**Averette Engineering Co., P.A.**

CIVIL ENGINEERING  
LAND SURVEYING  
PLANNING

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Established 1970