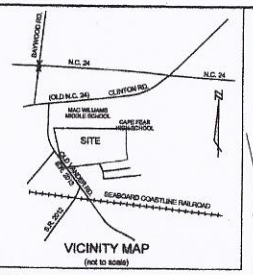


NOTES:
1.) THE PROPERTY IS ZONED RR.
2.) PHASE ONE CONTAINS ±20.18 ACRES (TO NEW R/W OLD VANDER ROAD).
3.) PHASE ONE CONTAINS A TOTAL OF 82 LOTS.
4.) AREAS COMPUTED BY COORDINATES.
5.) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6.) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAT.
7.) SETBACKS ARE AS FOLLOWS:
PERIPHERAL: FRONT = 30', REAR 50', SIDE 10'
INTERIOR: FRONT = 30', REAR = 20', SIDE 5'
8.) REFERENCE: A PORTION OF DEED BOOK 7023, PAGE 242.
9.) WATER AND SEWER SERVICES PROVIDED BY PWC.
10.) THERE IS A 5' MAINTENANCE EASEMENT RESERVED ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
11.) A 10'x70' N.C.D.O.T. SIGHT EASEMENT AT ALL INTERSECTIONS, AS SHOWN.
12.) "MAG" NAILS SET AT ALL CONTROL POINTS IN CENTERLINE OF PAVEMENT.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and to an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED L.R. Hines PE
District Engineer RDP
DATE 12/21/11

℄ CURVE DATA *

	RADIUS	TANGENT	DELTA ANGLE
1	378.82	345.00	84°38'58"
2	239.06	210.00	82°35'46"

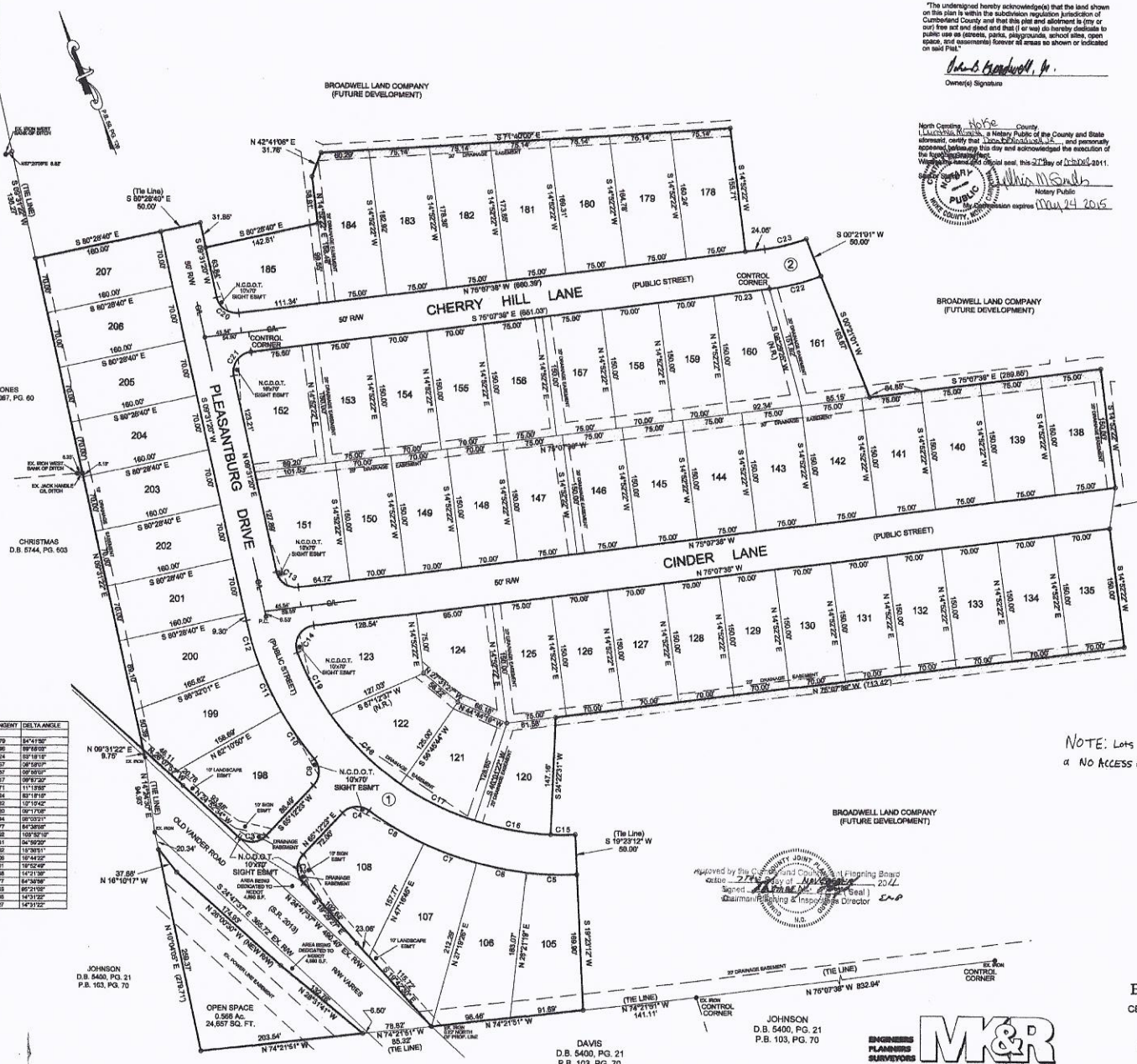
* TOTAL CURVE INCLUDING FUTURE PHASES

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C2	35.00	36.68	S 22°51'59" W	35.08	20.79	64°41'56"
C3	25.00	39.25	S 69°55'05" E	35.33	24.95	89°56'00"
C4	25.00	39.38	N 73°08'39" W	33.23	22.24	89°18'16"
C5	400.82	63.21	S 86°07'48" E	63.15	31.67	08°52'07"
C6	400.82	63.21	S 57°09'39" E	63.15	31.67	09°00'07"
C7	400.82	70.17	S 47°41'51" E	70.08	35.17	09°87'30"
C8	400.82	70.16	S 37°06'18" E	70.03	39.71	11°13'58"
C9	35.00	38.38	N 23°33'18" E	35.33	22.34	63°18'18"
C10	400.82	72.44	S 12°57'32" E	72.34	36.32	12°10'42"
C11	400.82	69.44	S 03°10'39" E	69.37	39.80	09°17'08"
C12	400.82	56.76	S 06°39'39" W	56.73	28.44	08°03'31"
C13	35.00	36.64	S 32°46'03" E	35.07	22.77	84°36'08"
C14	35.00	46.82	S 62°56'11" W	39.37	31.68	103°52'10"
C15	383.82	50.81	S 68°07'08" E	50.80	15.41	04°30'20"
C16	383.82	98.80	S 57°48'03" E	98.33	49.62	15°36'51"
C17	383.82	133.37	S 41°56'27" E	133.01	52.06	19°44'22"
C18	383.82	122.77	S 23°17'51" E	122.15	62.21	18°52'49"
C19	383.82	88.88	S 08°10'31" E	88.49	44.68	14°21'39"
C20	35.00	38.84	S 32°46'08" E	33.67	22.77	64°36'58"
C21	35.00	41.80	S 57°11'51" W	39.37	27.45	68°21'00"
C22	284.06	68.93	S 82°23'18" E	68.76	33.66	14°31'22"
C23	214.06	54.26	S 82°23'18" E	54.11	27.27	14°31'22"

LEGEND

	SURVEYED PROPERTY BOUNDARY
	LINE NOT SURVEYED
EX. IRON	EXISTING IRON STAKE
Ex. Mon.	EXISTING CONCRETE MONUMENT
(N.R.)	NON-RADIAL LINE
	CURVE PC/PT
	ANGLE POINT/INTERSECTION POINT
CONTROL CORNER	CONTROL CORNER
	NO FENCE ALLOWED



NOTE: Lots 107, 108, 198 & 199 include a NO ACCESS Easment along Old Vander Road.

"The undersigned hereby acknowledge(s) that the land shown on this plan is within the subdivision regulation 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, parks, playgrounds, school sites, open space, and easements) forever all areas as shown or indicated on said Plat."

Owner(s) Signature

North Carolina Noble County
I, Lucretia Williams, a Notary Public of the County and State aforesaid, certify that Donald B. Broadwell, Jr. and personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this 27th day of October, 2011.
Seal or Stamp
Notary Public
My Commission expires May 24 2015

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 7023, Page 242, 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: 15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 31st day of OCT., A.D., 2011.

☒ The survey creates a subdivision of land within the areas of a county or municipality that has an ordinance that regulates parcels of land.

☐ The survey is a recombination of existing parcels of land.

Seal or Stamp
N.C. Professional Surveyor
L-3307
License Number

State of North Carolina
County of Cumberland

I, Donna McFayden, 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 Nov 7, 2011

Approved by the Cumberland County Joint Planning Board
date 27th day of November 2011
Signed (Seal)
Chairman/Planning & Inspections Director

FILED Nov 07, 2011 04:43:00 pm
BOOK 00129
PAGE 0126 THRU 0125
INSTRUMENT # 36583
RECORDING $21.00
EXCISE TAX (None)
FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS

BLAKEFIELD PHASE 1

(A "ZERO LOT LINE" DEVELOPMENT)

PROPERTY OF

BROADWELL LAND COMPANY

CEDAR CREEK TWP. CUMBERLAND CO., N.C.

SCALE: 1"= 60' OCTOBER 2011

GRAPHIC SCALE IN FEET

ENGINEERS PLANNERS SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

MOORMAN, KIZER & REITZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0386 LICENSE # F-0108