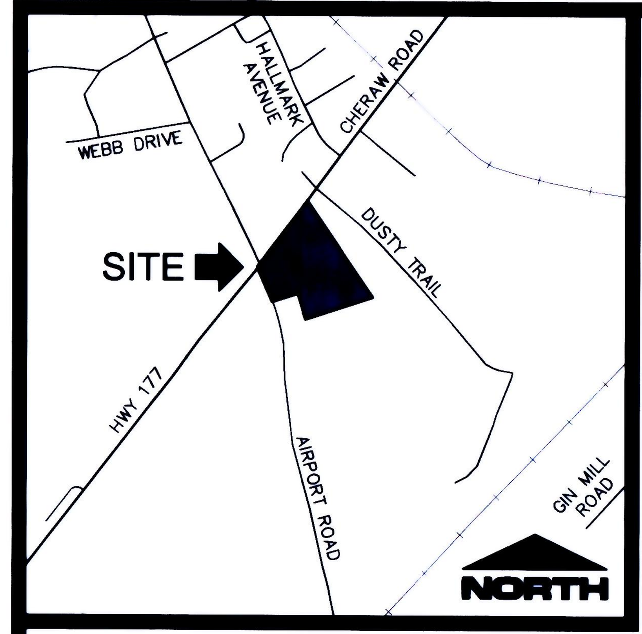
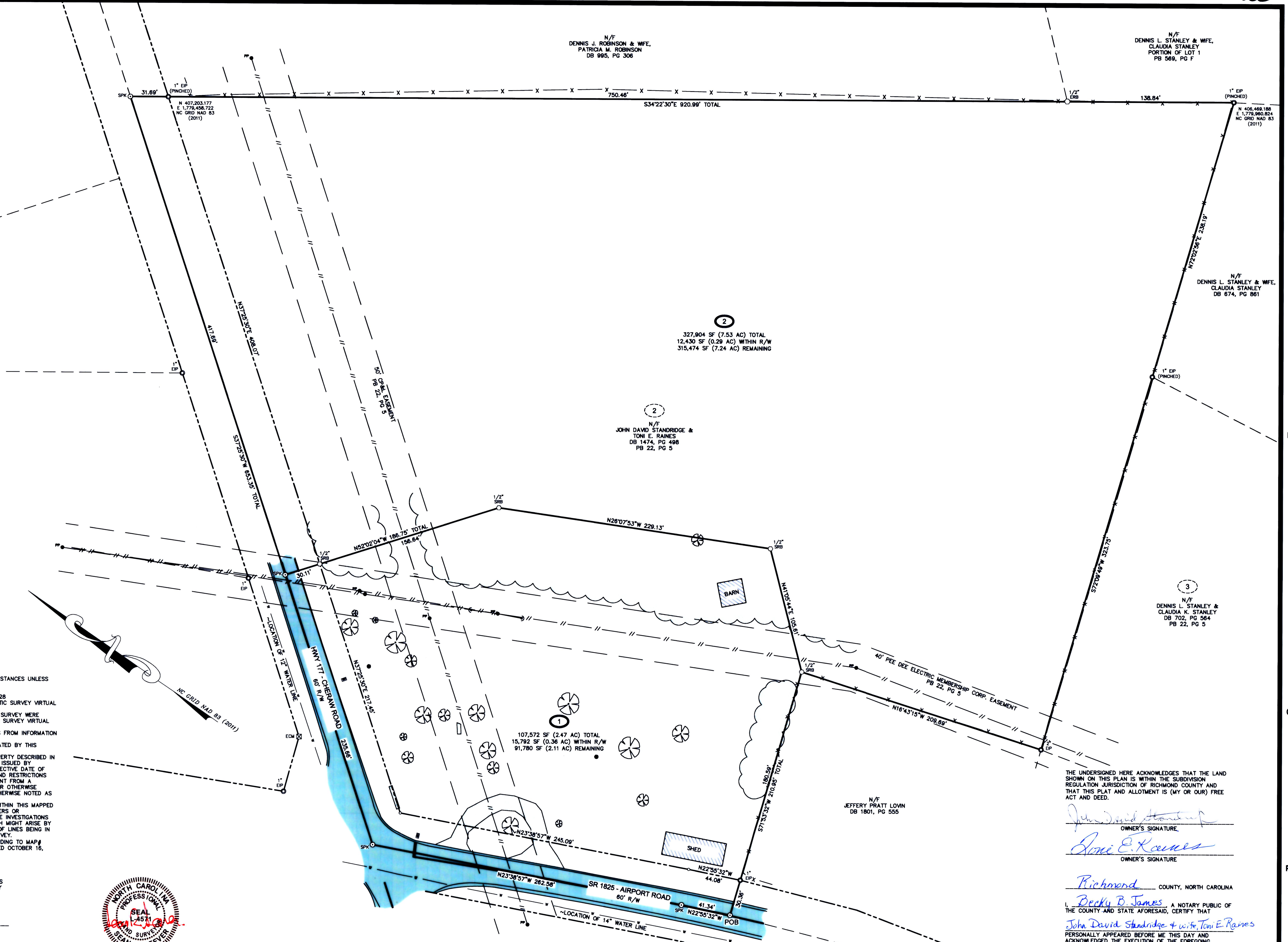
800-Y



VICINITY MAP
NOT TO SCALE



TOTAL AREA: (BY COORDINATE COMPUTATION)
435,476 SF (10.00 AC)

PIN NO: 747002964679

ZONING: B-3

FRONT 5'
SIDE 10'
REAR 20'

FOR SETBACK INFORMATION
CONTACT THE HAMLET ZONING
DEPARTMENT 910-582-2651

SOURCE OF TITLE:
DB 1474, PG 498
PB 22, PG 5
RICHMOND COUNTY
REGISTER OF DEEDS

LEGEND:
ECM ECM-EXISTING CONCRETE MONUMENT
EIP EIP-EXISTING IRON PIPE
ERB ERB-EXISTING REBAR
SPK SPK-SET PK NAIL
SRB SRB-SET REBAR
COMPUTED POINT
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY
SETBACK LINE
WATER LINE
OVERHEAD UTILITY
PERMANENT EASEMENT
FENCE LINE
TREE LINE
SIGN
PP UTILITY POLE
GUY WIRE
HARDWOOD TREE
ASPHALT
CONCRETE
SOIL
BUILDINGS

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99989521
LOCALIZATION POINT N: 406,686.742 E: 1,779,081.628
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ID. 201910923ASL ISSUED BY INVESTORS TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 20, 2019, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. LOCATIONS OF ALL UNDERGROUND UTILITIES LYING WITHIN THIS MAPPED AREA MAY NOT BE SHOWN ON THIS PLAN. DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR OF LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS SURVEY.
8. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3710746000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 16, 2007.

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR – L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE ________); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK ____, PAGE ____ OR OTHER REFERENCE SOURCE ________; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 4 DAY OF DECEMBER, 2019.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR – L-4571

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12·04·19

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-2II FGCC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JULY 16, 2019 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR – L-4571

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

I, Tracy L. Parris REVIEW OFFICER OF RICHMOND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Tracy L. Parris
REVIEW OFFICER
DATE: 2/20/2020

BOOK 800 PAGE Y(1) 256636

Filed: 02/21/2020 09:52:42 AM
Linda W. Douglas, Register of Deeds
Richmond County, NC

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF RICHMOND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

John David Standridge
OWNER'S SIGNATURE

Toni E. Raines
OWNER'S SIGNATURE

Richmond COUNTY, NORTH CAROLINA

I, Becky B. James, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT John David Standridge & wife, Toni E. Raines PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 20th DAY OF Feb., ~~2019~~ 2020.

Becky B. James
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/13/2021

BECKY B. JAMES NOTARY PUBLIC RICHMOND COUNTY

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

800-Y

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-2384
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
12·04·19

REVISIONS

PROJECT NAME

MINOR SUBDIVISION SURVEY OF THE STANDRIDGE & RAINES PARCEL

TAX ID# 747002964679
INTERSECTION OF CHERAW ROAD AND AIRPORT ROAD
MARKS CREEK TOWNSHIP
CITY OF HAMLET
RICHMOND COUNTY
NORTH CAROLINA

CLIENT

PAR 5 DEVELOPMENT GROUP, LLC

2075 Juniper Lake Road
West End, North Carolina 27376
Phone: (910) 944-0881

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1516

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE SURVEYED

NOVEMBER 27, 2019

SHEET NUMBER

1