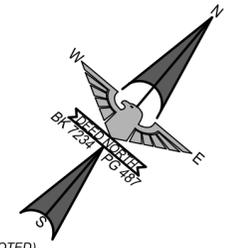


- LEGEND OF SYMBOLS & ABBREVIATIONS**
- EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON REBAR
 - NIR - NEW IRON REBAR
 - S.T. - SIGHT TRIANGLE
 - M.B.S. - MINIMUM BUILDING SETBACK
 - S.D.E. - STORM DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.W.E. - STORM WATER EASEMENT
 - R/W - RIGHT OF WAY
 - P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
 - G.U.E. - GENERAL UTILITY EASEMENT
 - C.P. - COMPUTED POINT
 - ECM - EXISTING CONCRETE MONUMENT
 - E.P.K. - EXISTING P.K. NAIL
 - COS - COMMON OPEN SPACE
 - - UTILITY POLE
 - GAS --- - UNDERGROUND GASLINE
 - OH --- - OVERHEAD UTILITY LINE
 - SS --- - SANITARY SEWER LINE
 - - SANITARY SEWER MANHOLE
 - - FIRE HYDRANT
 - - LIGHT POST
 - W --- - WATER LINE
 - X --- - FENCE LINE
 - 1003 - STREET ADDRESS
 - ▨ - PRIVATE STORM DRAINAGE EASEMENT (WIDTH AS NOTED)
 - ▨ - PUBLIC STORM DRAINAGE EASEMENT (WIDTH AS NOTED)

NC DEPARTMENT OF TRANSPORTATION

I HEREBY CERTIFY THAT THE RIGHT-OF-WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY OF PLYER INDIAN TRAIL ROAD (SR 1008) AS SHOWN ON THIS PLAT, IS APPROVED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

APPROVED _____
DISTRICT ENGINEER



CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS WITHIN UNION COUNTY. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWENTY-FOUR MONTHS AFTER THE DATE SHOWN BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE PROPERTY SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCES, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE INDIAN TRAIL PLANNING AND DEVELOPMENT DIRECTOR SUBJECT TO ITS BEING RECORDED IN THE UNION COUNTY REGISTRY WITHIN THIRTY DAYS OF THE DATE BELOW.

DATE _____
PLANNING AND DEVELOPMENT DIRECTOR

DIRECTOR OF ENGINEERING & PUBLIC WORKS

I, THE DIRECTOR OF ENGINEERING & PUBLIC WORKS FOR THE TOWN OF INDIAN TRAIL, HEREBY CERTIFY THAT THE STREETS ON THIS PLAT ARE DESIGNATED AS PUBLIC AND ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT OF WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE TOWN OF INDIAN TRAIL IN THE TOWN LAND DEVELOPMENT STANDARDS FOR ACCEPTANCE ON THE TOWN ROADWAY SYSTEM.

DATE _____
DIRECTOR OF ENGINEERING

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

_____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE _____
REVIEW OFFICER



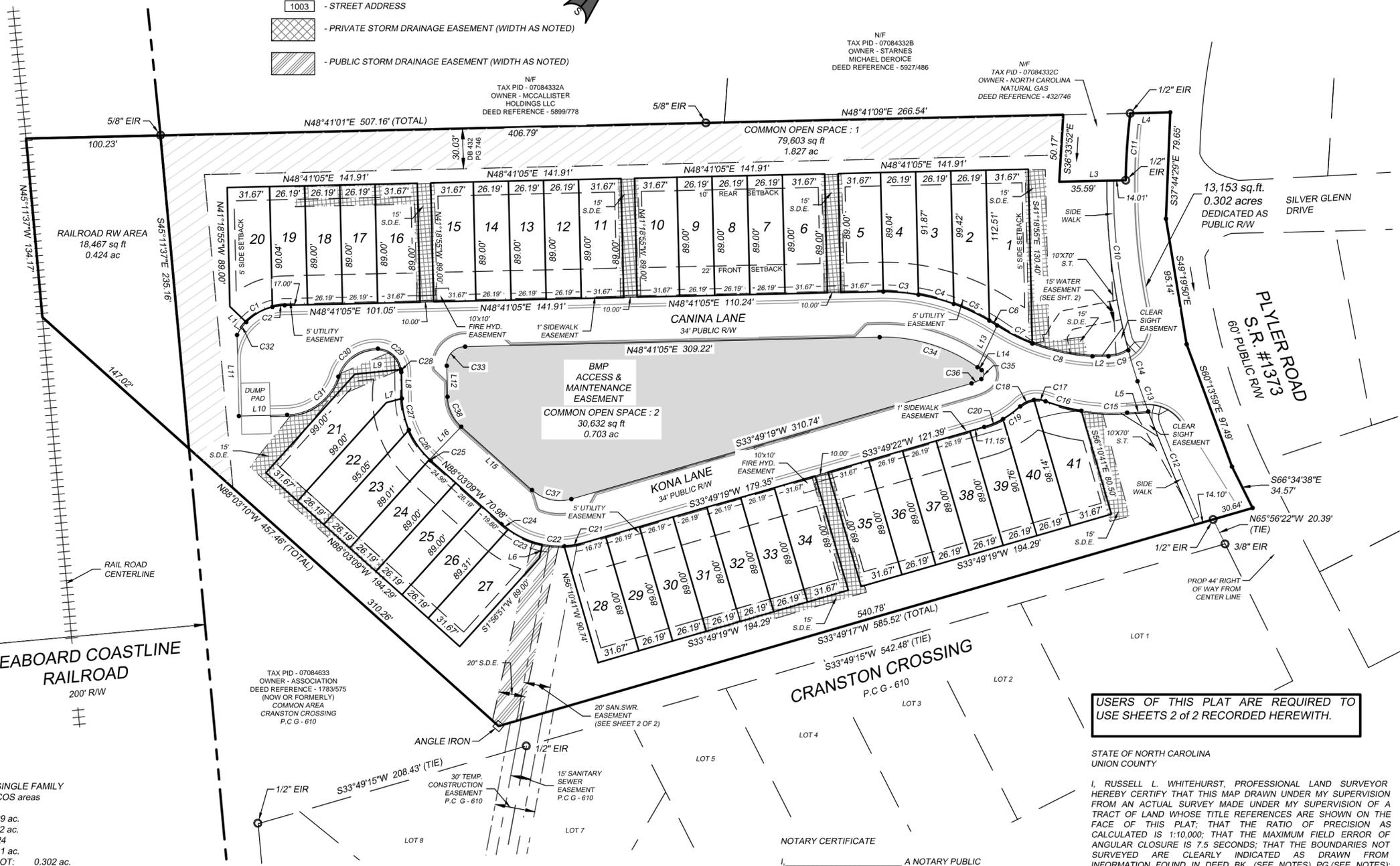
NO.	DATE	BY	REVISION
1	12/01/19	RLW	REVISED TO CHANGE ROAD NAME
2	1/7/20	RLW	REVISED PER INDIAN TRAIL REVIEW COMMENTS
3	1/9/20	RLW	REVISED PER UCRW REVIEW COMMENTS
4	2/20/20	RLW	REVISED TO CORRECT DIMENSION ERRORS IN VARIOUS LOCATIONS THROUGHOUT THE PLAT.

PLYER TOWNHOMES
INDIAN TRAIL, UNION COUNTY, NC

OWNER(S):
RHH LAND INVESTORS, LLC
2919 BREEZEWOOD AVE., SUITE 400,
FAYETTEVILLE, NC 28303

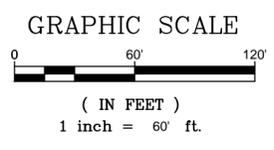
FINAL PLAT
(REVISION)
6.728 Acres Total

DESIGNED BY: r/w
DRAWN BY: TMM
CHECKED BY: RLW
DATE: 12/29/2019
JOB NUMBER: 6576
SCALE: 1" = 60'



SITE STATISTICS

# OF LOTS THIS MAP:	41 SINGLE FAMILY 2 - COS areas
AREA IN LOTS:	2,429 ac.
AREA IN ROAD R/W:	1,042 ac.
AREA IN RAILROAD R/W:	0.424 ac.
AREA IN COS:	2,531 ac.
AREA TO BE DEDICATED TO NCDOT:	0.302 ac.
TOTAL AREA THIS MAP:	6.728 ac.



THE PURPOSE OF THIS REVISED PLAT IS TO CORRECT DIMENSIONAL DRAFTING ERRORS IN VARIOUS LOCATION THROUGHOUT THE PROJECT. THE RECORDING OF THIS PLAT SUPERSEDES AND REPLACES THE PREVIOUSLY RECORDED PLAT FOR THIS PROPERTY IN PLAT CABINET P, FILE 48-49.

SETBACKS

FRONT SETBACK	22 FEET
SIDEYARD	5 FEET
REAR YARD	10 FEET

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC
OF _____ COUNTY, NORTH CAROLINA,
DO HEREBY CERTIFY THAT RUSSELL L. WHITEHURST PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____, 2020
MY COMMISSION EXPIRES _____ NOTARY

USERS OF THIS PLAT ARE REQUIRED TO USE SHEETS 2 of 2 RECORDED HEREWITH.

STATE OF NORTH CAROLINA
UNION COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK (SEE NOTES) PG.(SEE NOTES); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND 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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL
THIS 29TH DAY OF DECEMBER, 2019

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661

MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCES: DEED BOOK 7234, PAGE 487.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

5' UTILITY EASEMENT FROM ROAD RIGHT OF WAY ON ALL LOTS.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710449700J, EFFECTIVE DATE OCTOBER 16, 2008.

NO STRUCTURES ARE ALLOWED WITHIN THE STORM DRAINAGE EASEMENTS.

ALL STORM DRAINAGE EASEMENTS ARE CONSIDERED AS CENTERED OVER THE PIPE AND/OR STRUCTURE.

MAINTENANCE OF THE STORM DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER AND/OR HOMEOWNER'S ASSOCIATION.

THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY TYPE STRUCTURE, PLANT TREES OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS/EGRESS.

THE PURPOSE OF THE BMP IS TO TREAT/REDUCE THE POLLUTANTS ASSOCIATED WITH STORM WATER RUNOFF IN ORDER TO MINIMIZE NEGATIVE EFFECTS TO DOWNSTREAM RECEIVING WATERS. THE EASEMENT AROUND THE BMP IS TO ALLOW STORM WATER CONVEYANCE AND SYSTEM MAINTENANCE. THE REMOVAL OF PLANTS OR DISTURBANCE OF THE BMP STRUCTURE OR OTHERWISE AFFECTING THE OVERALL FUNCTIONALITY OF THE BMP FOR REASONS OTHER THAN MAINTENANCE IS STRICTLY PROHIBITED.

THIS PROPERTY CONTAINS WATER QUALITY FEATURES THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK ___ AND PAGE ___.

A UNION COUNTY PUBLIC WORKS UTILITY RIGHT OF WAY SHALL EXIST ON ALL SANITARY SEWER LATERALS, WATER METERS, AND FIRE HYDRANTS. THE UTILITY RIGHT OF WAY IS LOCATED 5 FEET ALL SIDES FROM THE CLEAN OUT, WATER METER, OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT OF WAY.

ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT AND A 1' SIDEWALK EASEMENT ADJACENT TO THE ROAD RIGHTS OF WAY

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY, DESCRIBED HEREON, WHICH IS LOCATED IN UNION COUNTY, AND THAT I HEREBY FREELY ADOPT THIS PLAT WITH THE ESTABLISHED MINIMUM BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS BY THE APPROPRIATE PUBLIC AUTHORITY. WATER AND SANITARY SEWER EASEMENTS IF ANY SHALL BE DEDICATED TO THE UNION COUNTY PUBLIC WORKS DEPT. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE INDIAN TRAIL PLANNING AND DEVELOPMENT DIRECTOR IN THE PUBLIC INTEREST.

DATE _____ OWNER(S) _____

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC
OF _____ COUNTY, NORTH CAROLINA,

DO HEREBY CERTIFY THAT
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED
THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2020

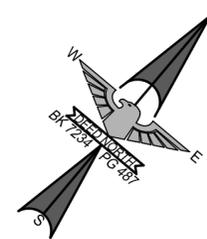
MY COMMISSION EXPIRES _____ NOTARY _____

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	22.86	41.00	N19° 45' 09"E	22.57
C2	9.27	41.00	S42° 12' 19"W	9.25
C3	26.37	155.00	N54° 51' 06"E	26.34
C4	27.29	155.00	N64° 46' 15"E	27.26
C5	29.32	155.00	N75° 14' 04"E	29.28
C6	6.87	155.00	N81° 55' 23"E	6.87
C7	29.58	143.00	N77° 16' 02"E	29.52
C8	46.07	143.00	S62° 06' 44"W	45.87
C9	15.79	24.50	S33° 13' 26"W	15.52
C10	128.21	468.42	S47° 10' 36"E	127.81
C11	50.24	454.34	S36° 06' 18"E	50.21
C12	91.47	1661.81	S62° 23' 56"E	91.46
C13	24.00	1661.81	S59° 25' 54"E	24.00
C14	24.24	468.42	S56° 30' 01"E	24.23
C15	34.29	137.00	N52° 25' 10"E	34.20
C16	27.80	137.00	N64° 48' 31"E	27.75
C17	8.64	18.00	N56° 51' 56"E	8.56
C18	11.56	18.00	N24° 43' 01"E	11.36
C19	16.02	65.00	N13° 23' 09"E	15.98
C20	15.17	65.00	N27° 08' 04"E	15.14
C21	15.08	65.00	S40° 28' 05"W	15.05
C22	16.43	65.00	N54° 21' 22"E	16.39
C23	28.03	65.00	N73° 57' 10"E	27.82
C24	6.40	65.00	N89° 07' 39"E	6.40
C25	1.20	65.00	S87° 31' 20"E	1.20
C26	27.07	65.00	S75° 03' 36"E	26.88
C27	24.26	65.00	S52° 26' 01"E	24.12
C28	2.00	18.00	S44° 29' 26"E	1.99
C29	25.31	18.00	N87° 56' 52"W	23.28
C30	38.85	30.00	N14° 40' 15"E	36.19
C31	50.89	41.00	N13° 07' 41"E	47.68
C32	11.81	41.00	N4° 28' 18"W	11.77
C33	21.99	14.00	S3° 41' 05"W	19.80
C34	77.72	121.00	S67° 05' 09"W	76.39
C35	7.93	4.00	N37° 43' 51"W	6.69
C36	7.99	31.00	N26° 26' 12"E	7.97
C37	31.45	31.00	N62° 53' 05"E	30.12
C38	25.29	31.00	S64° 41' 02"E	24.59

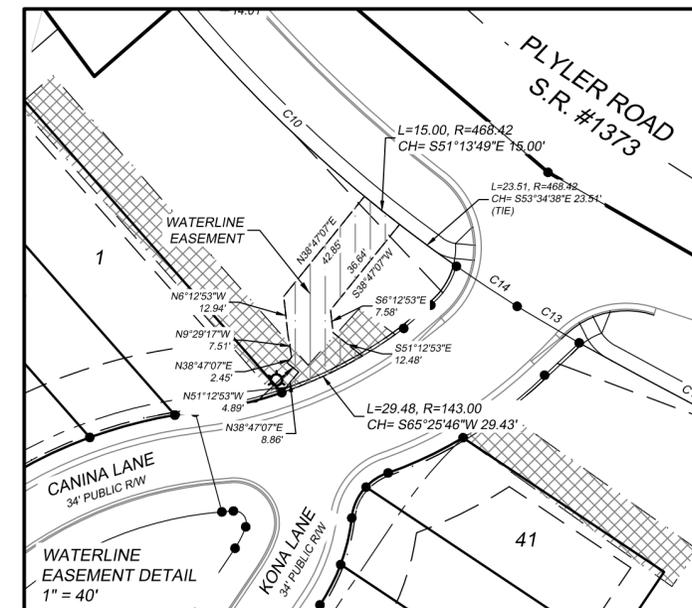
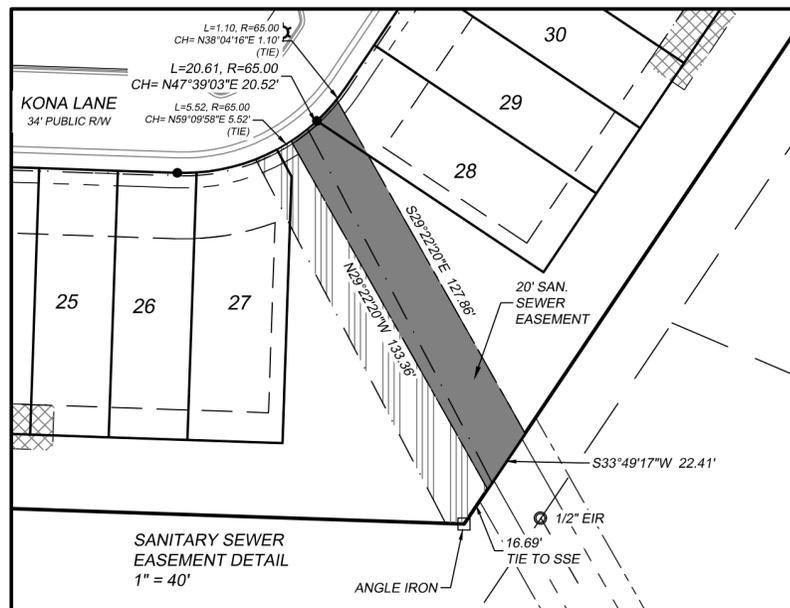
Parcel Line Table		
Line #	Length	Direction
L1	16.89	N86° 13' 13"W
L2	11.91	S49° 16' 20"W
L3	49.60	N48° 41' 04"E
L4	29.77	S48° 41' 04"W
L5	15.78	N46° 55' 17"E
L6	10.32	S28° 24' 07"E
L7	12.06	N35° 01' 20"E
L8	19.21	S41° 18' 55"E
L9	34.78	N44° 01' 26"E
L10	36.00	N48° 41' 05"E
L11	60.62	S41° 18' 55"W
L12	23.21	N41° 18' 55"W
L13	34.44	S14° 53' 33"E
L14	3.84	N85° 29' 12"E
L15	70.98	N88° 03' 09"W
L16	34.01	S3° 58' 28"W

Parcel Table		
LOT #	AREA (SQ. FT.)	ADDRESS
1	3870	108
2	2762	112
3	2494	116
4	2359	120
5	2819	124
6	2819	130
7	2331	134
8	2331	138
9	2331	142
10	2819	146
11	2819	150
12	2331	154
13	2331	158
14	2331	162
15	2819	166
16	2819	202
17	2331	206
18	2331	210
19	2334	214
20	2994	218
21	3672	387

Parcel Table		
LOT #	AREA (SQ. FT.)	ADDRESS
22	2668	383
23	2385	379
24	2331	375
25	2331	371
26	2332	367
27	2936	363
28	2827	357
29	2331	353
30	2331	349
31	2331	345
32	2331	341
33	2331	337
34	2819	333
35	2819	329
36	2331	325
37	2331	321
38	2331	317
39	2340	313
40	2493	309
41	2835	305



USERS OF THIS PLAT ARE REQUIRED TO USE SHEETS 1 of 2 RECORDED HERewith.



2013-A Van Buren Avenue
Indian Trail, NC 28079
(704) 982-4222
www.eagleonline.net

NO.	DATE	BY	REVISION
1	12/10/19	RLW	REVISED TO CHANGE ROAD NAME
2	1/7/20	RLW	REVISED PER INDIAN TRAIL REVIEW COMMENTS
3	1/9/20	RLW	REVISED PER UCPW REVIEW COMMENTS

PLYLER TOWNHOMES
INDIAN TRAIL, UNION COUNTY, NC

OWNER(S):
RHH LAND INVESTORS, LLC
2919 BREEZEWOOD AVE., SUITE 400,
FAYETTEVILLE, NC 28303

FINAL PLAT
(REVISION)
6.728 Acres Total

DESIGNED BY: n/a
DRAWN BY: TMM
CHECKED BY: RLW
DATE: 12/9/2019
JOB NUMBER: 6576
Scale: 1" = 60'

