

LEGEND

- ack - existing ak nail found
- ak - existing iron stake found
- ack - existing concrete marker found
- ak - existing railroad spike found
- ak - existing iron pipe found
- ak - set iron pipe
- ak - set iron pipe
- ak - set iron rod
- ak - existing iron rod found
- ak - calculated point (no stake set)
- ak - right of way line plotted
- ak - surveyed line
- ak - line plotted (not surveyed)
- ak - easement line plotted
- ak - ditch line plotted

NOTE: NEW SURVEYING SET AT ALL CORNERS UNLESS OTHERWISE NOTED

GRAPHIC SCALE

1 inch = 200 ft

FILED Jun 25, 2018 04:12:45 pm
 BOOK 89140
 PAGE 0117
 INSTRUMENT # 201809
 RECORDING \$21.00
 EXCISE TAX (None)

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CLATSOP COUNTY AND THAT THIS PLAN AND ALIGNMENT IS BY DEED, MAP AND DEED.

Shirley M. Giddens
 CLATSOP COUNTY CLERK

STATE OF North Carolina
 COUNTY OF Cumberland
 I, Shirley M. Giddens, CLERK OF THE COUNTY AND DEPUTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.

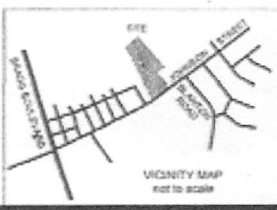
WITNESSED BY ME AND A COUNTY CLERK OR DEPUTY CLERK OF THE COUNTY ON THIS 13th DAY OF December, 2017.

BY Shirley M. Giddens
 CLERK OF THE COUNTY

APPROVED BY THE CITY OF FAYETTEVILLE ON THE 16 DAY OF Jan. 2018

Monique P. Bryant
 Mayor
 City of Fayetteville

FILED
 Dec. Advocate 1-16-2018



STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

I, Arnie Melton, CLERK OF THE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAN TO WHICH THIS CLERK'S SIGNATURE AND SEAL MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Arnie Melton
 CLERK OF THE COUNTY

1-25-18

NORTH CAROLINA
 CLATSOP COUNTY

I, John D. Powell, Jr., P.L.S. 1379, CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION ACT AND THE SURVEYING ACT OF 1978, AND THAT THE SURVEYING INSTRUMENTS AND EQUIPMENT USED WERE CALIBRATED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT.

THIS PLAN IS A SURVEY THAT IS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

John D. Powell, Jr.
 P.L.S. 1379

POWERS SURVEYING

Power Surveying
 Five Lakes, P-1339
 John D. Powell, Jr., P.L.S. 1379
 750 South Foothills Avenue
 Lenoir, North Carolina 28758
 (336) 752-0550

SURVEY FOR
Flipping Capital III, LLC

A REALTY INVESTMENT
 Seventy-First Township
 Cumberland County North Carolina
 August 29, 2017 Scale 1" = 100'
 Title Reference: Deed Book 10942, Page 562
 PIN 0419-50-7830 & 0419-50-7965
 Revised 12/13/17 - Lots 1 and 2 adjusted

EXHIBIT A



PLATTING CAPITAL LIMITED
 STATE OF
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 BY THE DAY AND ADDRESS OF THE EXECUTION OF THE
 WITNESSED BY ME AND OFFICIAL STAMPS OF THE
 MY COMMISSION EXPIRES

LEGEND
 Well found
 Water found
 Mud marks found
 Mud spots found
 Well found
 Water found
 Mud marks found
 Mud spots found
 Well found
 Water found
 Mud marks found
 Mud spots found



EXHIBIT B

SURVEY FOR



WADE R. FOWLER, JR., COMMISSIONER
EVELYN O. SHAW, COMMISSIONER
RONNA ROWE GARRETT, COMMISSIONER
DONALD L. PORTER, COMMISSIONER
MARION J NOLAND, INTERIM CEO/GENERAL MANAGER

FAYETTEVILLE PUBLIC WORKS COMMISSION
955 OLD WILMINGTON RD
P.O. BOX 1089
FAYETTEVILLE, NORTH CAROLINA 28302-1089
TELEPHONE (910) 483-1401
WWW.FAYPWC.COM

January 6, 2023

Julie Kacin
Flipping Capital III LLC
1580 Farnsworth Avenue
Malabar, FL 32950

Subject: Availability Statement for Development, 2229 Grand Prix Drive, PIN 0419-50-6946

Dear Ms. Kacin:

This Statement of Availability is issued in response to your information submitted on the above referenced project. Statements made in this letter are contingent upon the information provided and subject to any final zoning and/or planning review.

Proposed Development: Availability Statement for Development, 2229 Grand Prix Drive, PIN 0419-50-6946

Water Availability: There is an existing 12-inch water main located in Johnson St.

Water Capacity Analysis: The PWC water system is available to serve this proposed 55 lot single-family development and currently has sufficient capacity to serve this development based on the projected domestic water demand of 22,000 gallons per day as provided on December 9, 2022. It shall be the responsibility of the developer, through their design engineer, to determine if the existing or proposed fire hydrants meet the applicable requirements of the NC Fire Prevention Code as enforced by the Fire Marshal having jurisdiction over this project.

Wastewater Availability: There is an existing 8-inch gravity sewer main in a portion of Grand Prix Drive and along the eastern property boundary.

Wastewater Capacity Analysis: The PWC sanitary sewer collection system and Rockfish Water Reclamation Facility currently have sufficient treatment capacity to accommodate the projected flow of 20,000 gallons per day based on the calculations provided on December 9, 2022, for this project.

BUILDING COMMUNITY CONNECTIONS SINCE 1905

AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER

EXHIBIT C

P 91

Julie Kacin

January 6, 2023

Page 2


These existing water and wastewater utilities are owned and maintained by PWC. Water and sewer main extensions may be required to serve the proposed development. Water and sewer mains shall be extended in accordance with PWC's policies and procedures. Please note that PWC has not completed a detailed analysis of the accessibility of the existing utilities. It is the responsibility of the developer's engineer to verify:

- All locations and access (including easements) to the existing utilities,
- if the existing system has sufficient depth to serve the development with gravity sewer main extensions.

The Public Works Commission (PWC) has delegated permitting authority from the State and will issue water and/or sewer permits for any main extensions which may be required for this project. Utility plans, applications and fees shall be submitted to the Public Works Commission for review and approval prior to extension of water and sanitary sewer utilities. These submissions and approvals from PWC are required whether development includes main extensions or if it is for service taps only. Upon completion of construction, the required record drawings and Engineer's certifications must be submitted and approved by this office prior to the connection of services.

This Availability Statement will remain in effect for one year, during which time construction shall be started. Construction shall be completed in three years or reapplication for availability will be required. This Availability Statement applies only to the development identified in the Availability Statement request. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer or engineer. Changes to the proposed development may require re-evaluation of availability and should be brought to Water Resources Engineering's attention as soon as possible. Please contact Samuel Powers, (910) 223-4370 if you have any questions regarding the water/wastewater services.

Very truly yours,
PUBLIC WORKS COMMISSION



Janelle Rockett
Marketing Manager

cc: John Allen
Tiffany Brisson
Sam Powers

EXHIBIT D

Pg 2

Michael Perry

From: Chester Green II <ChesterGreen@FayettevilleNC.gov>
Sent: Thursday, July 28, 2022 2:06 PM
To: Michael Perry
Cc: Julie Kacin; Raymond@grantmurrayre.com; 'nicholas pender'; Briel.S@outlook.com
Subject: Re: [EXTERNAL]FW: Fw[2]: [EXTERNAL]Re: [EXTERNAL]2229 GRAND PRIX DR (0419-50-6946)

As per traffic email below 40 feet will work for private street.



**Chester Green II,
Senior Planner**

Development Services
433 Hay Street | Fayetteville, NC 28301-5537
Office: 910-433-1497
Email: chestergreen@fayettevillenc.gov
Web: <http://www.FayettevilleNC.gov>



**Chester Green II,
Senior Planner**

Development Services
433 Hay Street | Fayetteville, NC 28301-5537
Office: 910-433-1497
Email: chestergreen@fayettevillenc.gov
Web: <http://www.FayettevilleNC.gov>

From: Brian McGill <BrianMcGill@FayettevilleNC.Gov>
Sent: Friday, June 3, 2022 11:15 AM
To: Garv Futch <gary@grantmurrayre.com>; Chester Green II <ChesterGreen@FayettevilleNC.gov>
Cc: William Prutzman <WilliamPrutzman@FayettevilleNC.gov>; Matthew Noonon <MatthewNoonon@FayettevilleNC.gov>; Byron Reeves <ByronReeves@FayettevilleNC.gov>
Subject: RE: [EXTERNAL]Re: [EXTERNAL]2229 GRAND PRIX DR (0419-50-6946)

Hi,

Based purely on traffic, 38 feet is needed just for the impervious area of the roadway, curb, and standard sidewalk. To be City standard, street lights are needed too so if 40 feet of right-of-way is provided, 1 foot would be left behind the sidewalk on both sides to accommodate lighting. All of this is not considering any drainage needs. I've copied Byron for any additional information that he can provide regarding drainage.

Thank you,

EXHIBIT D