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Chairman

GLENN B. ADAMS
Vice Chairman

JEANNETTE M. COUNCIL
KENNETH S. EDGE
CHARLES E. EVANS
JIMMY KEEFE
LARRY L. LANCASTER



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

BOARD OF COMMISSIONERS

CANDICE WHITE
Clerk to the Board

KELLIE BEAM
Deputy Clerk

MEMORANDUM

TO: Facilities Committee Members (Chairman Adams, Edge, Evans and Keefe)

FROM: Kellie Beam, Deputy Clerk to the Board **KB**

DATE: May 23, 2016

SUBJECT: Facilities Committee Meeting – June 2, 2016

There will be a regular meeting of the Facilities Committee on Thursday, June 2, 2016 at 8:30 AM in Room 564 of the Cumberland County Courthouse.

AGENDA

1. Approval of Minutes – May 5, 2016 Facilities Committee Regular Meeting **(Pg. 2)**
2. Consideration of Approval of Detention Center Hot Water Heater Replacement Project Bid Award **(Pg. 8)**
3. Consideration of Approval of Bid Award for NORCRESS Sewer System Cleaning **(Pg. 11)**
4. Consideration of Approval of Request of CRA Timber Management LLC to Relocate Access Parcel to McKinnon Farm Road **(Pg. 14)**
5. Other Items of Business **(NO MATERIALS)**

cc: Board of Commissioners
County Administration
County Legal
County Department Head(s)
Sunshine List

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
May 5, 2016 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Jimmy Keefe
Commissioner Kenneth Edge
Commissioner Charles Evans (arrived at 8:31 a.m.)

COMMISSIONERS PRESENT:
Commissioner Larry Lancaster

OTHERS PRESENT: Amy Cannon, County Manager
James Lawson, Deputy County Manager
Tracy Jackson, Assistant County Manager
Melissa Cardinali, Assistant County Manager
Sally Shutt, Governmental Affairs Officer
Rick Moorefield, County Attorney
Vicki Evans, Finance Director
Randy Beeman, Emergency Services Director
Brian Pearce, Emergency Medical Services (EMS)
Gary Loflin, Mission Critical Partners
Philip Penny, Mission Critical Partners
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order.

1. APPROVAL OF MINUTES – APRIL 7, 2016 FACILITIES COMMITTEE

MOTION: Commissioner Edge moved to approve the minutes as presented.
SECOND: Commissioner Keefe
VOTE: UNANIMOUS (3-0)

2. PRESENTATION BY MISSION CRITICAL PARTNERS ON A JOINT 911
CENTER WITH THE CITY OF FAYETTEVILLE

BACKGROUND:

On February 15, 2015, the Finance Committee approved funding for a Joint 911 Center Feasibility Study. This study was completed, and the results were presented to the Fayetteville-Cumberland Liaison Committee at its February 25, 2016 meeting. At that

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time, representatives from Mission Critical Partners and the Schrader Group provided an overview of the study's findings and recommendations.

On April 7, 2016, the Facilities Committee agreed to have Mission Critical Partners appear at a future meeting and provide a presentation regarding the Joint 911 Center Study. A brief overview of the study will be presented at the May 5, 2016, Facilities Committee meeting along with information about the potential consolidation of City-County 911 Services.

RECOMMENDATION/PROPOSED ACTION

No action is being requested at this time. This is for information purposes only.

Tracy Jackson, Assistant County Manager, reviewed the background information and recommendation recorded above. Mr. Jackson introduced Gary Loflin and Philip Penny from Mission Critical Partners.

Mr. Loflin reviewed the work accomplished by Mission Critical Partners Joint 911 Needs Assessment and Feasibility Study. Mr. Loflin stated the study analyzed the organizational structure, staffing and compensation practices of the two existing 911 centers (Cumberland County and the City of Fayetteville). Mr. Loflin further stated the study identified cooperative efforts that are currently in place and assessed the need for a joint 911 facility. Mr. Loflin stated the study provided recommendations for governance of a jointly operated center. Mr. Loflin stated the study suggested methods for cost-sharing and funding. Mr. Loflin stated the study described important programming and planning elements moving forward.

Mr. Loflin stated the study found the following reasons to have a joint 911 facility:

- The current facility is showing its age
- No room to expand current operations
- Current center does not promote optimum efficiency
- New technology requirements create challenges

Mr. Loflin stated there are similar principles with consolidation or co-location because:

- Both models (consolidation and co-location) improve operational efficiencies
- Technology and staffing resources are shared in both models
- Principles of the governance can be applied to either model
- Cost-sharing recommendation can be applied in either model

Mr. Loflin stated the study found two possible site locations for a joint 911 center:

Site Analysis #1 – Cedar Creek Business Park

- Available utilities now or in the future
- Good access
- Directly adjacent to Cedar Creek Road

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- Don't know your future neighbors (vulnerability)
- Generally good buildable site

Site Analysis #2 – Fields Road

- Available utilities
- Possible permitting required for sewer
- All access is back to Cedar Creek Road only
- Good site for sharing with other agencies
- Generally good buildable site

Mr. Loflin stated the study recommended the following next steps:

- Establish Executive Committee
- Confirm site location
- Develop funding model
- Apply for NC-911 Board Grant

Mr. Loflin stated a 911 call today is processed the same way it was in 1968 when the first 911 call was made. Mr. Loflin further stated there are upcoming mandated technology requirements that Cumberland County needs to be ready for and will need to invest in the new technology. Mr. Loflin stated by consolidating 911 services resources would be shared so new technology would only have to be purchased one time and Cumberland County and the City of Fayetteville would share that cost.

Mr. Loflin stated an Executive Committee made up of City and County staff, Legal staff and 911 staff needs to be established to determine the site location and funding model. Mr. Loflin further stated he recommends the Executive Committee consider applying for the NC-911 Board grant. Mr. Loflin stated the NC-911 Board strongly encourages consolidation or co-location which has a significant impact on how the grant funds are distributed. Mr. Loflin further stated the criteria for grant funding is based on regionalization, consolidation or end of life equipment. Mr. Loflin stated based on size, Cumberland County and the City of Fayetteville merging together would be a significant project. Questions and discussion followed.

Commissioner Edge stated he feels the Board of Commissioners should move forward with appointing an Executive Committee and work towards consolidation with the City of Fayetteville because he feels it is the most effective and efficient way to go. Commissioner Adams stated he feels the Board of Commissioners should move forward with consolidation to avoid duplicating costs.

Ms. Cannon stated as this project moves forward some consideration should be given to reaching out to Fort Bragg because they have expressed possible interest in the project. Commissioner Adams stated he would also like to consider reaching out to Hoke County because of the hospital there and the fact that they utilize some of our ambulance services. Commissioner Keefe stated he agreed and feels we need to look at the possibility of a larger regional facility. Commissioner Keefe asked the County Manager to work towards establishing an Executive Committee to move forward with a

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consolidated 911 plan. Commissioner Edge stated he requested this item be put back on the City-County Liaison agenda to be discussed further.

The consensus of the Facilities Committee was to move forward with establishing an Executive Committee with the hope to consolidate 911 services. No action taken.

3. CONSIDERATION OF APPROVAL OF RENOVATION AND LEASE AGREEMENTS WITH CAPE FEAR VALLEY HEALTH SYSTEM

A. E. NEWTON SMITH BUILDING

BACKGROUND

Cape Fear Valley Health System is interested in leasing vacant space at the E. Newton Smith Building. Cape Fear Valley Health System is requesting to renovate and lease the 4th floor of the E. Newton Smith Building which totals 18,911 square feet. The estimated cost of the renovation totals \$1,015,567 and includes wall demolition and construction, paint, flooring, electrical, HVAC and communications/IT wiring.

Below is a summary of the terms proposed by the Cape Fear Valley Health System:

Lease Term:	5 years - beginning July 1, 2016
Annual Lease Rate:	\$5 per square foot or \$94,555 (Includes consideration of renovation costs)
Janitorial:	Lessee shall provide
Utilities:	Pro-rata share reimbursement from Lessee

The annual lease rate of \$5 per square foot plus the estimated value of the renovation for the lease term exceed the value of the square footage at our best rate of \$12 per square foot.

RECOMMENDATION/PROPOSED ACTION

Consider approval of the Lease Agreement and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

B. EXECUTIVE PLACE

BACKGROUND:

Cape Fear Valley Health System is interested in leasing vacant space at Executive Place for Behavioral Health Services provided to the community. Cape Fear Valley Health System is requesting to lease office space on the 4th floor of Executive Place which totals 7,826 square feet and to make minor renovations in this area. The estimated cost of the renovation is \$41,476.25.

Below is a summary of the terms proposed by the Cape Fear Valley Health System for the 4th floor:

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Lease Term: 5 years - beginning July 1, 2016
Annual Lease Rate: \$5 per square foot or \$39,130
(Includes consideration of renovation costs)
Janitorial: Lessee shall provide
Utilities: Pro-rata share reimbursement from Lessee

As you may recall, our walk-in Mental Health Clinic was transferred to the Cape Fear Valley Health System a few years ago as a result of mental health reform. Initially, the clinic was on the Cape Fear Valley Health System's campus until a major weather event caused flooding of the building which housed these services. The Cape Fear Valley Health System approached the County regarding use of vacant space at Executive Place on a temporary basis. The Cape Fear Valley Health System is now looking for an opportunity to house the entire community mental health program at one location and to provide an opportunity for expansion of services. Therefore, the lease agreement includes the third floor which captures the space currently occupied. The Cape Fear Valley Health System has asked to lease this 8,704 square feet at \$8 per square foot. This reduced lease rate has been requested since the Cape Fear Valley Health System provides community mental health services to many citizens without full reimbursement.

Below are the proposed lease terms for this space:

Lease Term: 5 years/beginning July 1, 2016
Annual Lease Rate: \$8 per square foot or \$69,632
Janitorial: Lessee shall provide
Utilities: Pro-rata share reimbursement from Lessee

RECOMMENDATION/PROPOSED ACTION:

Consider approval of the Lease Agreement and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

Amy Cannon, County Manager, reviewed the background information and recommendation as recorded above. Ms. Cannon stated the County Attorney prepared lease agreements and renovation agreements based on a request from Cape Fear Valley Health System to lease space from the County.

MOTION: Commissioner Keefe moved to recommend to the full board approval of the E. Newton Smith Building and Executive Place Lease Agreements and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

SECOND: Commissioner Edge

DISCUSSION:

Commissioner Evans stated there has been an ongoing issue about lack of space for County departments in the courthouse and he would like to see if this space is suitable for those County departments. Ms. Cannon stated at this time funding is not set aside to renovate or purchase a building for a

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County Administration building. Ms. Cannon further stated last year during the Capital Improvement Plan budget process she mentioned a County Administration building needs to be planned in on the debt service side during the next 7-15 years. Ms. Cannon stated she feels this is a win-win situation for Cumberland County and the Cape Fear Valley Health System because the County does not have any immediate plans to use the space in the next five years and Cape Fear Valley Health System plans to renovate and pay for the space which will generate revenue for Cumberland County. Commissioner Adams stated in the past few months the County has been working with the District Court System and the District Attorney's office to try to meet needs with the limited space we do have.

VOTE: PASSED (3-1) (Commissioners Adams, Edge and Keefe voted in favor; Commissioner Evans voted in opposition.)

4. OTHER ITEMS OF BUSINESS

MEETING ADJOURNED AT 9:14 AM.



CUMBERLAND
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NORTH CAROLINA


ENGINEERING & INFRASTRUCTURE DEPARTMENT

Engineering Division · Facilities Management Division · Landscaping & Grounds Division · Public Utilities Division

**MEMO FOR THE AGENDA OF THE
JUNE 2, 2016 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS

FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR

THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER 

DATE: MAY 24, 2016

SUBJECT: APPROVAL OF BID AWARD TO HAIRE PLUMBING & MECHANICAL FOR DETENTION CENTER WATER HEATER REPLACEMENT PROJECT

Requested by: JEFFERY P. BROWN, PE, E & I DIRECTOR

Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR

Estimate of Committee Time Needed: 5 MINUTES

BACKGROUND:

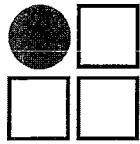
Informal bids were received on May 20, 2016 for the replacement of two water heaters located in the Detention Center. These units supply hot water to the kitchen and laundry rooms and have reached the end of their useful life. The kitchen and laundry rooms are two critical areas that require hot water to keep the Detention Center fully functioning.

Attached is the certified bid tabulation from Stanford White. The lowest base bid was submitted by Haire Plumbing & Mechanical in the amount of \$132,459. This project was identified in the Capital Improvement Plan and funded as part of the current fiscal year budget.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration at their June 20, 2016 meeting.

1. Award a contract to Haire Plumbing & Mechanical in the amount of \$132,459 for the replacement of water heaters at the Detention Center.
2. Establish a contingency in the amount of \$13,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.



**Stanford
White**

PO Box 19944 | Raleigh, NC 27619 | tel 919.832.8118 | fax 919.832.8120 | stanfordwhite.com

May 24, 2016

VIA EMAIL

jbrown@co.cumberland.nc.us

Mr. Jeffery P. Brown, PE
Engineering and Infrastructure Director
Engineering and Infrastructure Department
Cumberland County
130 Gillespie Street
Fayetteville, NC 28302

Re: Cumberland County Detention Center Water Heater Replacement
Cumberland County
SW #: 0367-07-00-16

Dear Mr. Brown:

On May 20, 2016 we assisted you with opening bids for the above reference project. Attached herein is a certified bid tabulation for your use.

The apparent low bid for the project is prepared by Haire Plumbing and Mechanical, Inc. for \$132,459. This bid amount falls within the funds that are appropriated for the project.

If you choose to proceed, please request that Cumberland County formally accept the low bid and issue a Notice of Award for this project. We will await such direction before proceeding.

Sincerely,

STANFORD WHITE, Inc.

Kevin R. Allen, PE
Mechanical Engineer

Enclosure



BID TABULATION

PO Box 19944 | Raleigh, NC 27619 | tel 919.832.8118 | fax 919.832.8120 | stanfordwhite.com

PROJECT: Detention Center Water Heater Replacement PROJECT NO.: 0367-07-00-16
 OWNER: Cumberland County BIDS DUE: 2:00 PM Friday, May 20, 2016
 PRIME: Mechanical

Bidders	License NO.	Bid Security	Base Bid	Addendum #1 (Yes or No)
Haire Plumbing & Mechanical Inc.	4230	Y	\$132,459	Yes
Smith's Refrigeration Inc.	14759	Y	\$160,400	Yes
Ivey Mechanical Co. LLC.	10838	Y	\$199,990	Yes

I CERTIFY THAT THIS IS A TRUE AND ACCURATE TABULATION OF BIDS RECEIVED.

BY: Kevin R. Allen, Mechanical Engineer



5-24-2016


**CUMBERLAND**
★ **COUNTY** ★
NORTH CAROLINA**ENGINEERING & INFRASTRUCTURE DEPARTMENT**

Engineering Division · Facilities Management Division · Landscaping & Grounds Division · Public Utilities Division

**MEMO FOR THE AGENDA OF THE
JUNE 2, 2016 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS

FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR

THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER 

DATE: MAY 24, 2016

SUBJECT: APPROVAL OF BID AWARD TO HYDROSTRUCTURES
FOR CLEANING AND CCTV INSPECTION OF
NORCRESS SANITARY SEWER LINES

Requested by: JEFFERY P. BROWN, PE, E & I DIRECTOR

Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR

Estimate of Committee Time Needed: 5 MINUTES

BACKGROUND:

Informal bids were received on May 10, 2016 for cleaning and CCTV inspection of sanitary sewer lines within the NORCRESS Water and Sewer District. The State requires that sanitary sewer lines be inspected periodically to ensure that there are no pipe defects that would allow inflow or infiltration of stormwater or groundwater into the sanitary sewer system. This type of detailed inspection is not covered in the operation and maintenance agreement that the County has with PWC.

The County received bids from two separate companies: Hydrostructures of Pittsboro and Porter Scientific, Inc. of Pembroke. The County received bid pricing based on the total length of pipe for the various sized pipe within the NORCRESS system. Hydrostructures submitted the most competitive pricing. Prices submitted by each company have been attached. Funding was budgeted in the current fiscal year for this project. It is recommended that a contract be awarded to Hyrdostuctures in the amount not to exceed \$200,000. NORCRESS Advisory Board is aware that the County bid this project.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve awarding a contract to Hydrostructures in the amount not to exceed \$200,000 for the cleaning and CCTV inspections of sewer lines in the NORCRESS district and place it on the agenda of the June 20, 2016 NORCRESS Water and Sewer District meeting for approval.

Hydrostructures

BID PROPOSAL CLEANING OF SANITARY SEWER PIPE

Pipe Size	Linear Footage	Cost per Linear Foot (Light Cleaning)		Cost per Linear Foot (Heavy Cleaning)	
		Accessible	Inaccessible	Accessible	Inaccessible
3"	4,083	\$ 6.00*	\$ 7.00*	\$ N/B	\$ N/B
6"	28,476	\$ 1.70	\$ 1.80	\$ 2.00	\$ 2.40
8"	74,194	\$ 1.50	\$ 1.80	\$ 2.00	\$ 2.40
10"	43,430	\$ 1.75	\$ 2.00	\$ 2.20	\$ 2.60
12"	27,153	\$ 1.80	\$ 2.30	\$ 2.30	\$ 2.90
15"	6,402	\$ 2.5	\$ 3.00	\$ 3.30	\$ 3.60
16"	164	\$ 2.50	\$ 3.00	\$ 3.30	\$ 3.60

NOTES:

Light Cleaning: Up to three (3) passes w/Jetter

Heaving Cleaning: More than three (3) passes and/or use of root cutter

3" size considered with use of push camera accessible by cleanout or with a lateral launch camera from Main.

* Standard CCTV equipment will not fit in a 3" pipe

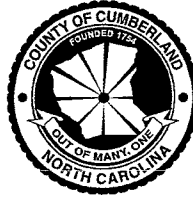
* Cleaning only as necessary for CCTV inspecting

Porter Scientific

**BID PROPOSAL
CLEANING OF SANITARY SEWER PIPE**

Pipe Size	Linear Footage	Cost per Linear Foot (Light Cleaning)		Cost per Linear Foot (Heavy Cleaning)	
		Accessible	Inaccessible	Accessible	Inaccessible
3"	4,083	\$ 2.25	\$ 2.48	\$ 2.63	\$ 2.89
6"	28,476	\$ 2.25	\$ 2.48	\$ 2.63	\$ 2.89
8"	74,194	\$ 2.25	\$ 2.48	\$ 2.63	\$ 2.89
10"	43,430	\$ 2.36	\$ 2.60	\$ 2.76	\$ 3.04
12"	27,153	\$ 2.36	\$ 2.60	\$ 2.76	\$ 3.04
15"	6,402	\$ 2.48	\$ 2.72	\$ 2.89	\$ 3.18
16"	164	\$ 2.48	\$ 2.72	\$ 2.89	\$ 3.18

RICKEY L. MOOREFIELD
County Attorney



PHYLLIS P. JONES
Assistant County Attorney

ROBERT A. HASTY, JR.
Assistant County Attorney

OFFICE OF THE COUNTY ATTORNEY

5th Floor, New Courthouse • P.O. Box 1829 • Suite 551 • Fayetteville, North Carolina 28302-1829
(910) 678-7762

MEMO

TO: Asst. Co. Manager Tracy Jackson
FROM: Co. Atty. *R. Moorefield*
DATE: May 25, 2016
SUBJECT: Request of CRA Timber Management LLC to Relocate Access Parcel to McKinnon Farm Road for June 2, 2016, Facilities Committee

Attachment: Revised Preliminary Plat of Access to McKinnon Farm Road
Requested by: CRA Timber Management LLC

BACKGROUND:

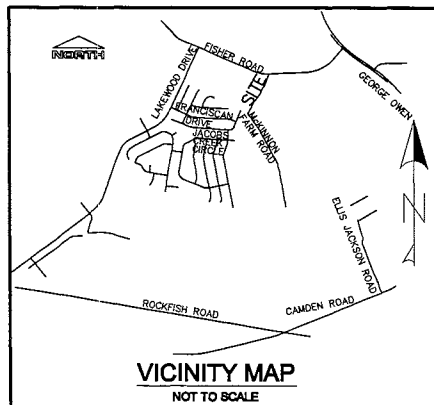
The County owns the parcel with PIN 0405-34-9740. It consists of 5.25 acres and is located off of Fisher Road. The Department of Social Services operates a group home on the property. The access to Fisher Road was formerly by a dirt driveway located within a public right-of-way 60' in width.

At its November 2, 2015, the Board of Commissioners approved the request of CRA Timber Management LLC for the county to relinquish its rights to the 60' public easement in exchange for an access parcel 60' in width to connect the county's parcel to a new paved street serving Georgetown Estates. The county's existing driveway does not align with the access parcel that CRA deeded to the county. CRA has asked the county to accept another 60' access parcel located adjacent to the southern boundary of the existing access parcel and deed the existing access parcel back to CRA. A plat showing the location of the new access parcel in relation to the driveway is attached.

If the access parcel is not moved, the county will need to grade a new connection for the existing driveway to avoid driving on a landscaped area that now belongs to the Georgetown Estates Homeowners Association. Since McKinnon Farm Road is now within the street system of the Town of Hope Mills, it may be necessary to obtain a driveway permit from the Town to relocate the access parcel.

RECOMMENDATION/PROPOSED ACTION:

The county attorney advises that if this is permitted by the Town of Hope Mills, relocating the access parcel to align with the existing driveway will be less costly than grading a new driveway. The county attorney recommends approval of the request of CRA for this reason, provided the Town of Hope Mills will permit the new driveway connection.



I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 137, PAGE 80), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK 137, PAGE 80, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS _____ DAY OF _____, A.D., 2016.

SURVEYOR
(W. LARRY KING, P.L.S.)
REGISTRATION NUMBER L-1339

PRELIMINARY PLAT
Not for Construction, Recordation
Conveyance or Sale

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM(S) BELOW APPLY TO THIS MAP.

- 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;
- THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
- THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HOPKINS COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

PROPERTY OWNER
STATE OF NORTH CAROLINA
COUNTY OF _____

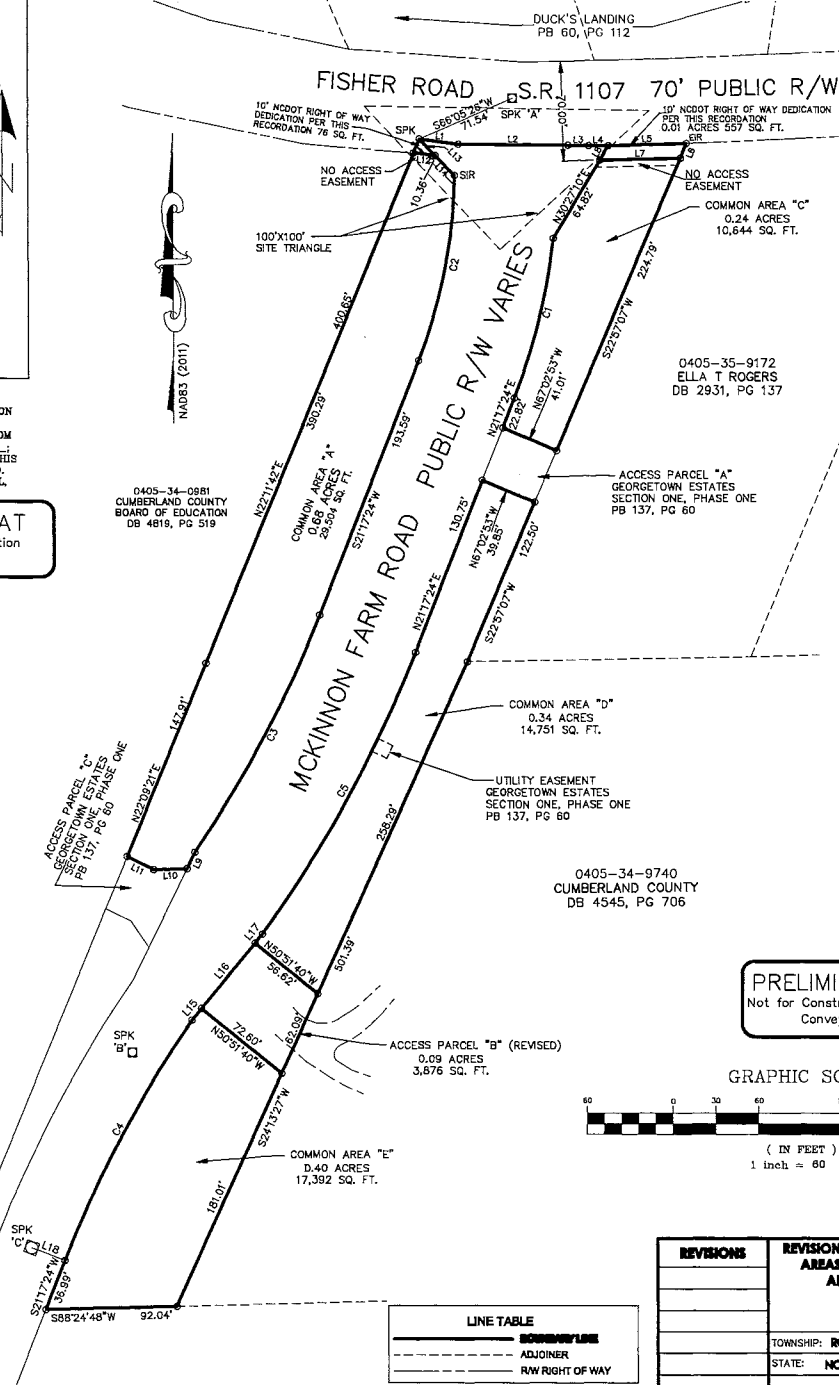
I, _____, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGING THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGEND

- DENOTES REBAR OR BREAK IN LINE
- EXISTING CONCRETE MONUMENT
- CONTROL CORNER
- ⊕ EXISTING IRON REBAR
- ⊕ SET IRON ROD
- SPK SET PK NAIL
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



PRELIMINARY PLAT
Not for Construction, Recordation
Conveyance or Sale

GRAPHIC SCALE



LINE TABLE

LINE	BEARING	LENGTH
1	S82°56'44"E	27.58'
2	S89°29'54"E	77.13'
3	S88°49'57"E	14.43'
4	N89°27'51"E	13.71'
5	N88°31'53"E	54.84'
6	S22°57'07"W	10.98'
7	N88°31'53"E	56.53'
8	N30°27'10"E	11.78'
9	S25°42'04"W	12.96'
10	S87°41'02"W	23.42'
11	S62°50'07"E	20.69'
12	S82°58'44"E	15.13'
13	S44°08'30"E	15.95'
14	N44°08'30"W	19.41'
15	S39°08'20"W	10.45'
16	S39°08'20"W	60.00'
17	S39°08'20"W	8.27'
18	S68°42'37"E	25.00'

NOTES:

- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
- AREAS COMPUTED BY COORDINATE METHOD.
- RATIO OF PRECISION > 1:10,000
- DASHED LINES NOT SURVEYED.
- TAX PIN - 0405-35-6094, 0405-35-8291, 0405-34-7882
- ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 06/18/2016.
- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
- BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
- IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND SPECIFICS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE FOR THE JURISDICTION THAT OVERSEES AND GOVERNS THIS SUBJECT PROPERTY.
- UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON.
- IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREON CERTIFIES TO THE LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH MAY AFFECT THE USE OF THIS TRACT.
- NON-COMFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
- UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S., N.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2,000 FEET OF THIS SUBJECT PROPERTY.
- IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES AND EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
- IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. THEIR CURBS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE STRUCTURES. THE STREETS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

LINE	BEARING	LENGTH
L1	S82°56'44"E	27.58'
L2	S89°29'54"E	77.13'
L3	S88°49'57"E	14.43'
L4	N89°27'51"E	13.71'
L5	N88°31'53"E	54.84'
L6	S22°57'07"W	10.98'
L7	N88°31'53"E	56.53'
L8	N30°27'10"E	11.78'
L9	S25°42'04"W	12.96'
L10	S87°41'02"W	23.42'
L11	S62°50'07"E	20.69'
L12	S82°58'44"E	15.13'
L13	S44°08'30"E	15.95'
L14	N44°08'30"W	19.41'
L15	S39°08'20"W	10.45'
L16	S39°08'20"W	60.00'
L17	S39°08'20"W	8.27'
L18	S68°42'37"E	25.00'

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	448.72	116.11	N1°35'23"E	115.79
C2	376.72	134.34	N11°04'26"E	133.63
C3	841.66	190.11	N27°45'39"E	189.71
C4	856.66	193.50	S27°45'39"W	193.09
C5	913.66	227.94	N28°26'24"E	227.35

CONTROL CORNERS

SPK NAIL "A"	S21°44'17"W	72.75'	SPK NAIL "B"
SPK NAIL "B"	S27°11'45"W	156.05'	SPK NAIL "C"

ZERO LOT LINE

REVISIONS	REVISION AND RECOMBINATION OF COMMON AREAS, SITE TRIANGLES, ACCESS PARCELS AND RIGHT OF WAY DEDICATION		ENGINEERING - SURVEYING - DESIGNING - DRAFTING Larry King & Associates, R.L.S., P.A. P.O. Box 33787 1333 Morganton Road, Suite 201 Fayetteville, North Carolina 28305 P. (910) 483-4300 F. (910) 483-4032 www.LKandA.com
	TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND STATE: NORTH CAROLINA PROPERTY OF: Georgetown Estates Owners Association, Inc.		
	DATE: 05/18/2016 SURVEYED BY: LEA FIELD BOOK: GEORGETOWN ESTATES SCALE: 1"=60' DRAWN BY: MJB FILE REF: P12106 CHECKED & CLOSURE BY: LARRY KING DRAWING NO. GEORGETOWN ESTATES		