



Rockdale Acres
REALTOR® Referral Program

REALTOR® Referral Program with
Key Builders Inc.
on Land/Home Packages at Rockdale Acres

MyKeyBuilders.com

Rockdale Acres REALTOR® Referral Program

For The Realtor® | Choose The Lot | Choose The Plan & Options | Choose The Lender

For The REALTOR®



Licensed North Carolina REALTORS® who refer their clients to Key Builders for a home build on Rockdale Acres will earn 2% referral on whole package contracts including land, base home cost, land improvements, and upgrades if the customer closes. For example, if a land/home package is \$400k, then the referring REALTOR® will earn \$8k.

The cooperating compensation form 220 must be signed by builder and REALTOR® prior to customer meetings.

No retroactive referrals qualify for compensation. If customers have contracted with the builder before September 15th, 2025, then there are no qualifying compensations for this program.

The first meeting between builder and customer must be arranged by the a licensed referring REALTOR® for he/she to be qualified to earn a commission on the referral.

For customers who use a construction loan, referral commissions will be paid at construction close. Construction closings occur before a home build begins. For customers using cash, then the builder will consider the issuance of the building permit by the county an effective “closing” for referral payment purposes to the REALTOR®.

Key Builders reserves the right to cancel this program at any time for any reason. The program will expire on December 15th 2025 unless Key Builders chooses to extend the program.

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Choose The Lot

Choose from our large beautiful lots to build on from
4 acres +/- starting at \$100k, up to 6 acres +/- for \$139,000.



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Choose The Plan

Our customers can choose from 42 plans in 3 different standard option packages and modify the plan to fit their needs or bring their own set of plans. **Custom plans are subject to builder acceptance.



Willow Farm 1



Evergreen 4



Willow Farm 1

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Choose The Lender

Our customers can choose from any lender they wish who offer “Construction to Perm” loans. We have preferred lenders who offer great programs including: AgSouth Farm Credit, First Federal Savings Bank, First Community Mortgage, OnQ Financial, and more!

Customers pay interest only payment during the build.

Lenders look for 5%-20% down payments or land equity (when a customer owns their own land that isn't encumbered by a mortgage).

Closing costs and down payments to the lender are due 30-45 days +/- after contract signing with the builder. At that time the customer has their pre-construction one time closing. Most lenders do not check on credit scores after the home build is done. Most lenders do a “modification” once the home is done being built. Some lenders will offer a rate adjustment at modification.

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Meadow View 2040ft2 +/-

3 bedroom, 2 bath



No Restrictions | Build Any Plan

Disclaimer: Picture shows some options that are upgrades and not included in standard pricing.

Willow Farm 1 2109ft² +/-

3 bedroom, 2 bath



No Restrictions | Build Any Plan

Disclaimer: Picture shows some options that are upgrades and not included in standard pricing.

Evergreen 3 1624ft² +/-

3 bedroom, 2 bath, garage is an upgrade



No Restrictions | Build Any Plan

Disclaimer: Picture shows some options that are upgrades and not included in standard pricing.

Craftsman 4 2467ft² +/-

4 bedroom, 3.5 bath, unfinished bonus 531ft² +/-



No Restrictions | Build Any Plan

Disclaimer: Picture shows some options that are upgrades and not included in standard pricing.

Oxford 1921ft² +/-

3 bedroom, 2.5 bath, garage is an upgrade



No Restrictions | Build Any Plan

Disclaimer: Picture shows some options that are upgrades and not included in standard pricing.



REVIEW OFFICER CERTIFICATE :

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN
REVIEW OFFICER OF LINCOLN COUNTY CERTIFY THAT
THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING :

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON AS BEEN FOUND TO COMPLY WITH
ARTICLE 5, SUBDIVISION STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE AND
THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY OR
FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE.

SUBDIVISION ADMINISTRATOR: _____ DATE: _____

WATER SUPPLY WATERSHED CERTIFICATE :

THE LOTS WITHIN THE ROCKDALE ACRES SUBDIVISION, TO THE BEST OF MY KNOWLEDGE,
DO NOT WITHIN THE REGULATED AREA OF ANY WATER BODY AS DESIGNATED BY THE NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP
OF LINCOLN COUNTY.

SUBDIVISION ADMINISTRATOR: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION :

LINE 50 HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE SIMPLE TITLE
TO THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE
PLAT OF SUBDIVISION WITH MY/OUR FREE CONSENT AND ESTABLISH MINIMUM LOT
SIZE AND BUILDING SETBACK LINES AS NOTED.

OWNER: _____ DATE: _____

NORTH CAROLINA: _____ COUNTY: _____

A NOTARY PUBLIC OF THE COUNTY AND STATE AFFORSAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE
LOCATION OF THE FOREGOING INSTRUMENT, AFFIRMED MY HAND AND
OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LEGEND :

● EXISTING CORNER, TYPE NOTED

● I.P.F. - IRON PIPE FOUND

● I.R.F. - IRON ROD FOUND

● C. - CORNER SET, TYPE NOTED

● P.P. - PROPERTY LINE

● R/W - RIGHT OF WAY

● P.P. - POWER POLE

● S - SETBACK LINE

● E - EASEMENT

● C.M.P. - CORRUGATED METAL PIPE

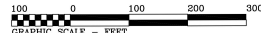
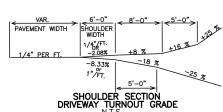
● R.C.P. - REINFORCED CONCRETE PIPE

● W - WATER VALVE

● W.M. - WATER METER

● W.F. - BARBED WIRE FENCE

● U.S. - U.S. ROAD



FLOOD CERTIFICATE :
BASED UPON REVIEW OF FLOOD INSURANCE RATE MAPS,
PANEL 2654, MAP NUMBER 17020404040 AND PANEL 2654,
MAP NUMBER 17020404040, MAPS RECORDED 12/20/2006,
THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED
WITHIN ZONE A, UNLESS OTHERWISE NOTED TO BE OTHERWISE
THE 0.2% ANNUAL CHANCE FLOOD PLANE.

Course	Bearing	Distance
L1	S 11°15'41" W	77.72'
L2	S 1°19'41" W	43.33'
L3	S 27°51'41" W	44.26'
L4	S 33°11'55" W	41.00'
L5	S 33°25'22" W	52.18'
L6	S 36°43'53" W	84.62'

NOTE :
A 50' STREAMSIDE BUFFER MUST BE
PROVIDED ALONG BOTH SIDES OF ALL
PERMANENT AND INTERMITTENT STREAMS,
AS MEASURED FROM THE TOP OF BANK
THE FIRST 30' WITHIN THE STREAMSIDE
BUFFER, MEASURED FROM TOP OF BANK
BANKWARD, MAY NOT BE DISTURBED,
BUT MUST BE IMMEDIATELY
REVEGETATED. NO STRUCTURES ARE
PERMITTED WITHIN ANY PORTION OF THE
50' STREAMSIDE BUFFER.

21 NCAC 56.1607 GPS SURVEY
I, W. BRADLEY FREEMAN, P.L.S. L-3119, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND UNDER MY
SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY : CLASS A
(2) POSITIONAL ACCURACY (95%) : HORIZONTAL 0.10'
(3) TYPE OF GPS FIELD PROCEDURE : POSIT. RTK NETWORK
(4) DATE OF GPS FIELD PROCEDURE : AUGUST 8, 2025
(5) DATUM/EPOCH : NAD 83 2011
(6) PUBLISHED/FIELD CONTROL : MODES RTN
(7) GRID MODEL : GEOID2018AL020
(8) COMBINED GRID FACTOR : 0.9999355
(9) UNITS : U.S. SURVEY FEET

CERTIFICATE OF SURVEY AND ACCURACY :
I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT
WAS PREPARED FROM AN ACTUAL FIELD SURVEY INFORMED UNDER MY DIRECTION
AND SUPERVISION, THAT THE AMOUNT OF PRECISION OR POSITIONAL ACCURACY IS CLASS A,
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLUTTED FROM INFORMATION
SHOWN HEREON, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
AMENDED, WITNESSED BY MY SIGNATURE, LICENSE NUMBER, AND SEAL
THIS 20TH DAY OF AUGUST, 2025.

W. Bradley Freeman


PROFESSIONAL LAND SURVEYOR

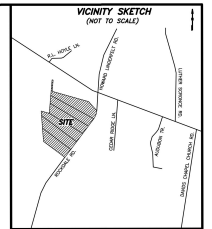
L-3119

LICENSE NUMBER



NOTES :

- NUMBER OF LOTS = 6
- TOTAL ACRES BEING DIVIDED = 29.774 ACRES
- PROPOSED USE OF NEW LOTS = SINGLE FAMILY RESIDENTIAL
- LOTS TO BE SERVED BY INDIVIDUAL WELL & SEPTIC TANK SYSTEM.
- 10' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE OF ALL
SIDE LOT LINES AND 10' ALONG REAR LOT LINE UNLESS
OTHERWISE NOTED.
- ZONING : R-R
- MINIMUM ZONING SETBACK LINES :
FRONT = 30' FROM FRONT R/W
SIDE = 10'
REAR = 40'
- ACREAGES COMPUTED BY COORDINATE METHOD.
- PROPERTY MAY BE SUBJECT TO UNRECORDED OR UNRECORDED
RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
- THIS PROPERTY IS WITHIN A VOLUNTARY AGRICULTURAL DISTRICT.
- ADJOINING PROPERTIES ZONED : R-R
- IN APPROVING THIS PLAT LINCOLN COUNTY DOES NOT GUARANTEE
THE SUSTAINABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC
TANK SYSTEM.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF
A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND.
- CERTIFIED BY : 
W. BRADLEY FREEMAN
P.L.S. L-3119
FAC# = 0.9999355



"FINAL DRAWING - FOR REVIEW PURPOSES ONLY"
NOT FOR SALES, CONVEYANCE, OR RECORDATION
SUBJECT TO APPROVAL BY COUNTY PLANNING DEPT.

MINOR SUBDIVISION OF ROCKDALE ACRES	
NORTH BROOK TOWNSHIP LINCOLN COUNTY, N.C.	
REF. DEED BK. 3434 PG. 95 REF. DEED BK. 3065 PG. 914	PLAT BK. 29 PG. 2 Filing 2665-03-1147
OWNER : KEY BUILDERS, INC.	
FREEMAN SURVEYING W. BRADLEY FREEMAN, P.L.S. L-3119 1418 PLEASANT GROVE CHURCH ROAD CROUSE, N.C. 28033 (704) 732-3404	
SCALE : 1" = 100'	SURVEY BY : WBF, JHT
CHECKED BY : WBF, DMF	DATE OF PLAT PREPARATION : AUG. 20, 2025
DRAWN BY : WBF, DMF	DATE OF SURVEY : AUGUST 8, 2025
FD. BK. LANDSTAR	JOB NO. 2565



Approximate Lot Lines and Topo







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Contact Key Builders

Office : 704-735-0040

facebook.com/KeyBuilderNC

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