

VICINITY MAP  
(NO SCALE)

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 147 PAGE 172); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK AS SHOWN; 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, LICENSE NUMBER AND SEAL, THIS 22 DAY OF NOV A.D., 2022

PROFESSIONAL LAND SURVEYOR  
(W. LARRY KING, P.L.S.)  
LICENSE NUMBER L-1339

- I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM(S) BELOW APPLY TO THIS MAP:
- (A) 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;
  - B. 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;
  - C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
  - D. 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;
  - E. 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 CUMBERLAND 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.

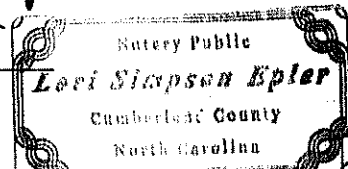
PROPERTY OWNER

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Lois Simpson Epler, A NOTARY OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT VALERIE N. WILLIAMS SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 22nd DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

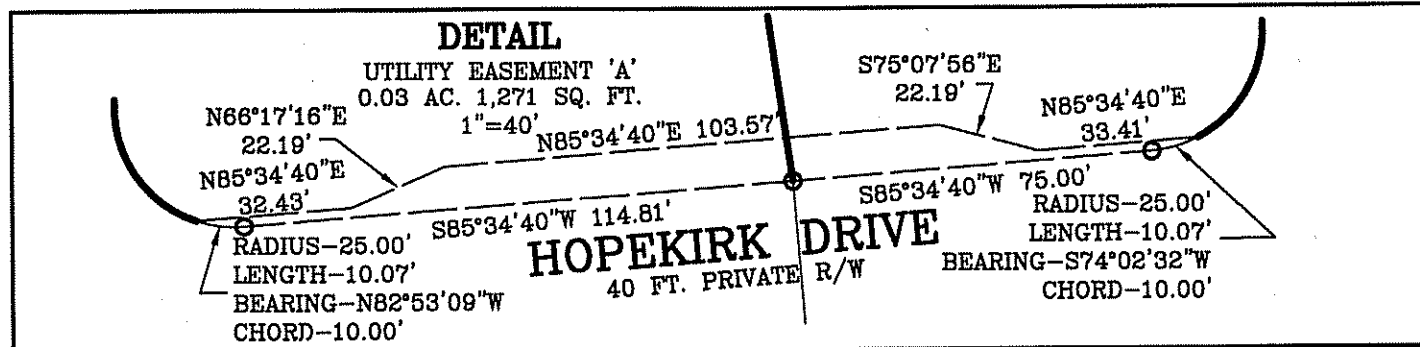
MY COMMISSION EXPIRES



STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

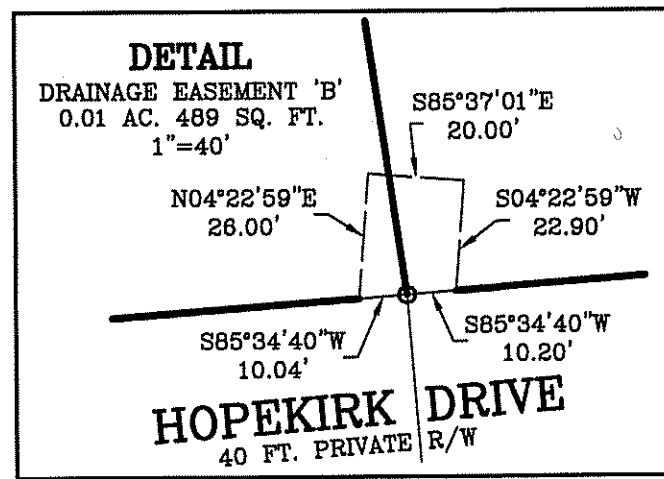
I, Mark Blackwell, Review Officer of Cumberland County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Date: 11/23/22



AREA : BY COORDINATE COMPUTATION

- BUILDING 1 LOT AREA 19,489 SF (0.45 ACRES)
- LOT 1 1,406 SF
  - LOT 2 1,343 SF
  - LOT 3 1,343 SF
  - LOT 4 1,406 SF
  - COMMON AREA 13,991 SF (0.32 ACRES)
- BUILDING 2 LOT AREA 14,943 SF (0.34 ACRES)
- LOT 1 1,406 SF
  - LOT 2 1,343 SF
  - LOT 3 1,343 SF
  - LOT 4 1,406 SF
  - COMMON AREA 9,445 SF (0.22 ACRES)



ON ALL LOTS ABUTTING THE PRIVATE STREETS (OPEN SPACE, COMMON AREA AND HOA PROPERTY INCLUDED), THERE IS A 4 FEET WIDE EASEMENT FOR THE PURPOSE OF ENJOYING, MAINTAINING AND/OR REPLACING SIDEWALKS ADJACENT TO ALL RIGHT OF WAY LINES SIDEWALK MAINTENANCE EASEMENT

NOTES:

1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. RATIO OF PRECISION > 1:10,000
4. DASHED LINES NOT SURVEYED.
5. REID: 9495345301000
6. 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.
7. 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.
8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
9. 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 11/14/2022.
10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
17. 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.
18. IF THIS PLAT IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES, SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
19. 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 GUESTS 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.

ANY GOVERNMENTAL AGENCY PERSONNEL OR EQUIPMENT THEREOF SHALL BE GRANTED PERPETUAL ACCESS OVER THE PRIVATE STREET TO ACCOMPLISH OR FULFILL ANY SERVICE OR FUNCTION FOR WHICH THE AGENCY IS RESPONSIBLE, AND THAT ANY AGENCY OR ORGANIZATION DESIGNATED BY A GOVERNMENTAL AGENCY TO PERFORM A DESIGNATED FUNCTION SHALL ALSO RETAIN ACCESS THE SAME AS ANY GOVERNMENTAL AGENCY.

ANY AGENCY EXERCISING ITS ACCESS RIGHTS SHALL HAVE THE SAME RIGHTS AND ONLY SUCH LIABILITIES AS IT WOULD HAVE ON ANY PUBLIC LANDS, RIGHT OF WAYS, OR EASEMENTS.

STREET RIGHT OF WAYS SHOWN ON THIS PLAT ARE FOR PRIVATE USE AND HAVE NOT BEEN ACCEPTED FOR MAINTENANCE BY THE FAYETTEVILLE CITY COUNCIL. IT IS CITY COUNCIL POLICY NOT TO ACCEPT STREETS THAT DO NOT MEET PUBLIC STREET STANDARDS, AND ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

LEGEND

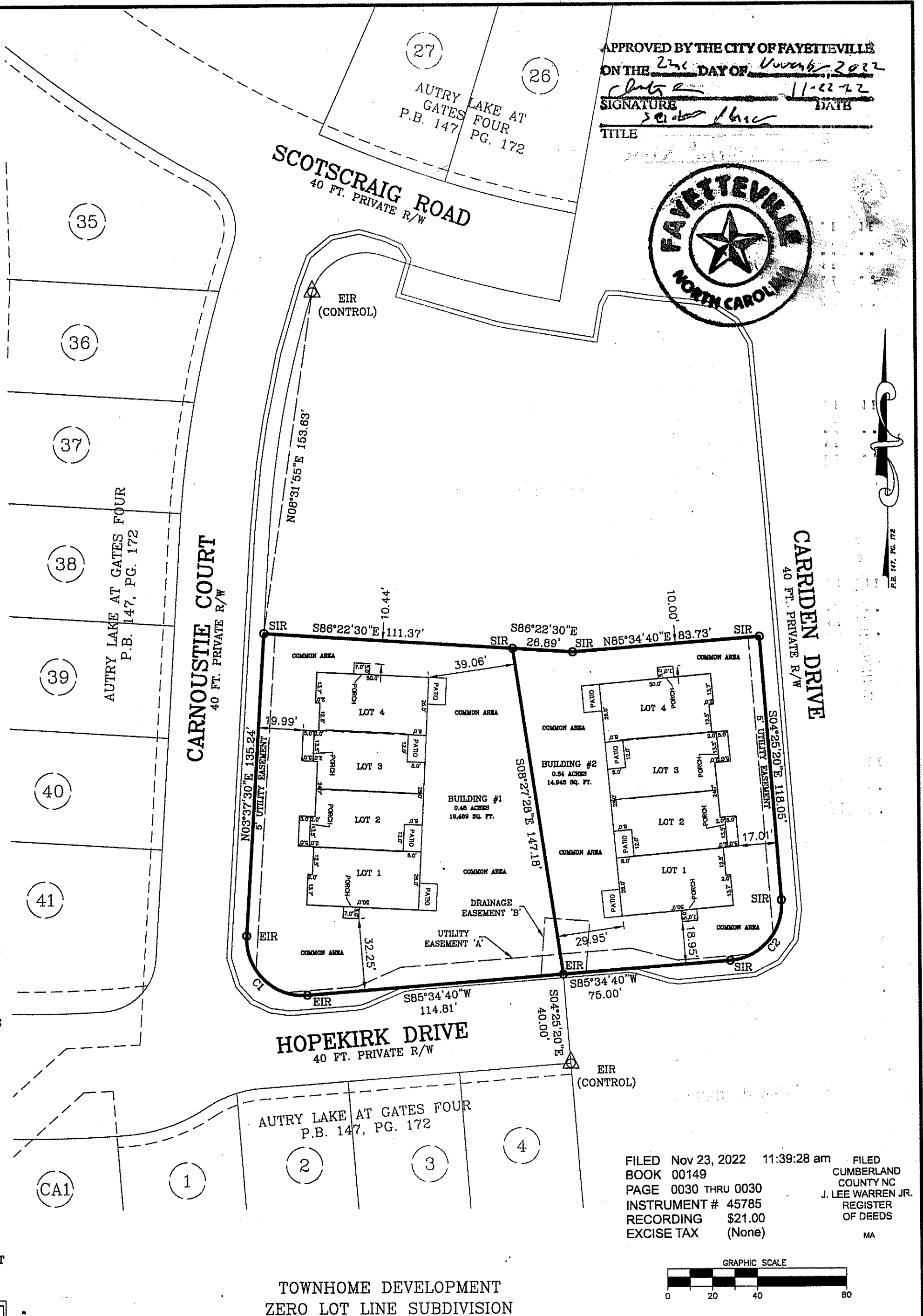
- DENOTES REBAR OR BREAK IN LINE
- CONTROL CORNER
- EIR EXISTING IRON REBAR
- SIR SET IRON REBAR
- SPK SET PK NAIL
- EPK EXISTING PK NAIL
- CP COMPUTED POINT (NOT SET)
- R/W RIGHT OF WAY
- C/L CENTERLINE
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	42.78'	25.00'	N45°23'55"W	37.75'
C2	39.27'	25.00'	S40°34'40"W	35.36'

LINE TABLE

—	BOUNDARY LINE
- - -	ADJOINER
---	TIE LINES



APPROVED BY THE CITY OF FAYETTEVILLE  
ON THE 22nd DAY OF NOVEMBER 2022  
SIGNATURE: [Signature] DATE: 11-22-22  
TITLE: [Signature]



FILED Nov 23, 2022 11:39:28 am FILED  
BOOK 00149 CUMBERLAND  
PAGE 0030 THRU 0030 COUNTY NC  
INSTRUMENT # 45785 J. LEE WARREN JR.  
RECORDING \$21.00 REGISTER  
EXCISE TAX (None) OF DEEDS  
MA



TOWNHOME DEVELOPMENT  
ZERO LOT LINE SUBDIVISION

REVISIONS	SURVEY OF AUTRY LAKE BUILDINGS 1 and 2		LARRY KING & ASSOCIATES, R.L.S., P.A. 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052	
	TOWNSHIP: ROCKFISH	COUNTY: CUMBERLAND	DATE: 11/16/2022	SURVEYED BY: LKA
	STATE: NORTH CAROLINA		SCALE: 1"=40'	DRAWN BY: TA
	PROPERTY OF: CLIFFDALE CORNER LLC		CHECKED & CLOSURE BY: LARRY KING	FIELD BOOK: FILE REF. P16-063
				DRAWING NO.