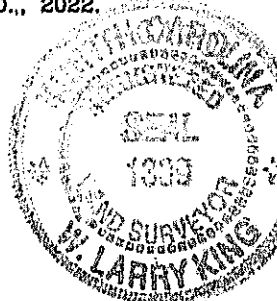


VICINITY MAP
(NO SCALE)

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN 44-97/DEED BOOK 10433 PAGE 276.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT/DEED BOOK AS PAGE 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, REGISTRATION NUMBER AND SEAL, THIS 14th DAY OF January, A.D., 2022.

W. LARRY KING
PROFESSIONAL LAND SURVEYOR
(W. LARRY KING, F.L.S.)
REGISTRATION NUMBER L-1399



I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES 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 A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 82-3.
 - D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR 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 THE SURVEYOR'S 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 THE CITY OF FAYETTEVILLE AND THAT THIS PLAT IS OUR FREE ACT AND DEED.

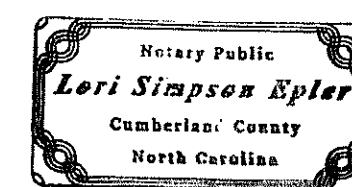
Palmer N. Williams
Palmer N. Williams

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT PALMER N. WILLIAMS, SURVEYOR, 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 6th DAY OF January, 2022.
Lori Simpson Epler
NOTARY PUBLIC

11/14/2024
MY COMMISSION EXPIRES



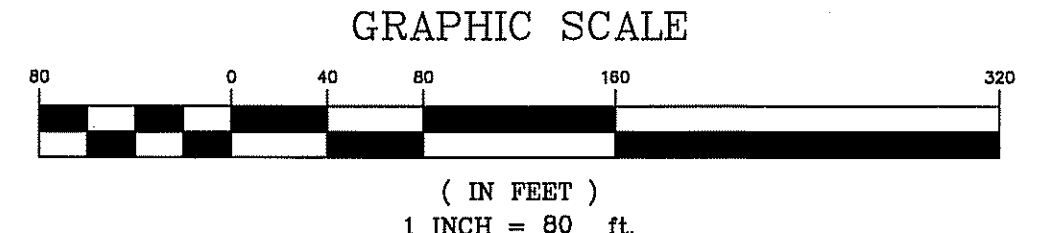
THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 260,000 SQUARE FEET. THIS MAXIMUM AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES AND THAT PORTION OF THE RIGHT-OF-WAY BETWEEN THE FRONT LOT LINE AND THE EDGE OF THE PAVED DRIVEWAY. THIS MAXIMUM BUILT-UPON AREA IS NOT LIMITED TO STRUCTURES, ASPHALT, CONCRETE, BRICK, STONE, SLATE, COQUINA, AND PARKING AREAS AND DOES NOT INCLUDE ROADS, DRIVEWAYS, DECKING OR THE WATER SURFACE OF SWIMMING POOLS.

LEGEND

○	DENOTES BREAK IN LINE
□	CONCRETE MONUMENT
△	DENOTES CONTROL CORNER
EP	EXISTING IRON PIPE
ER	EXISTING IRON REBAR
SIR	SET IRON REBAR
EMN	EXISTING MAG NAIL
SMN	SET MAG NAIL
AG	ABOVE GROUND
REC	RECORDED
BG	BELOW GROUND
MEAS	MEASURED
NOTE	1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS

LINE TABLE

—	BOUNDARY LINE
---	ADJOINER
---	TIE LINE
---	EASEMENTS
---	CL DITCH
---	FENCE LINE
---	OLD PROPERTY LINE



HOA OWNED STRIP
(OPEN SPACE/COMMON AREA)

ACCESS & MAINTENANCE
EASEMENT FOR BERM

10'X70' SIGHT EASEMENT

UTILITY EASEMENT

10' HOA EASEMENT FOR
LANDSCAPING AND
MAINTENANCE

ON ALL LOTS ABUTTING THE PRIVATE STREETS (OPEN SPACE, COMMON AREA AND HOA PROPERTY INCLUDED), THERE IS A 5 FEET WIDE EASEMENT FOR THE PURPOSE OF ENJOYING, MAINTAINING AND/OR REPLACING SIDEWALKS ADJACENT TO ALL RIGHT OF WAY LINES

SIDEWALK MAINTENANCE
EASEMENT

"THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 11361 AND PAGE 0153."

APPROVED BY THE CITY OF FAYETTEVILLE
ON THE 14th DAY OF January, 2022
Signature: [Signature]
Title: [Title]



FILED Jan 07, 2022 04:18:23 pm
BOOK 00147
PAGE 0172 THRU 0172
INSTRUMENT # 00986
RECORDING \$21.00
EXCISE TAX (None)

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
I, [Signature], Register of Deeds for Cumberland County, NC, do hereby certify that this plat is a true and correct copy of the original as recorded in my office.
Date: 1/7/22

"ZERO LOT LINE"

REVISIONS	AUTRY LAKE AT GATES FOUR SECTION ONE, PART A
01-06-21	
	TOWNSHIP: NONE COUNTY: CUMBERLAND
	STATE: NORTH CAROLINA
	PROPERTY OF: CUFFLADE CORNER LLC CASE NO.

LARRY KING & ASSOCIATES,
R.L.S., P.A.
P.O. BOX 53787
1333 MORGANTOWN ROAD SUITE 201
FAYETTEVILLE, NORTH CAROLINA 28305
TELEPHONE (910) 483-4300
FAX (910) 483-4052
WWW.LKANDA.COM
DATE: DEC 21ST, 2021 SURVEYED BY: LKJ FIELD BOOK:
SCALE: 1" = 80' DRAWN BY: SCJ CAD DIRECTORY:
CHECKED & CLOSURE BY: LARRY KING FILENAME: PL-016

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.71	25.00	S48°06'29"W	35.67
C2	44.92	556.00	S88°42'00"E	44.91
C3	26.34	556.00	N87°37'42"E	26.33
C4	4.67	556.00	N66°01'51"E	4.67
C5	37.92	74.50	N71°12'29"E	37.51
C6	15.03	53.50	S64°40'22"W	14.98
C7	12.01	53.50	S79°08'55"W	11.98
C8	22.21	25.00	S22°17'25"E	21.49
C9	8.75	25.00	S57°46'04"E	8.70
C10	8.11	25.00	S77°05'01"E	8.07
C11	62.41	500.00	S89°57'03"E	62.37
C12	36.15	25.00	N45°02'57"E	33.08
C13	7.10	500.00	S04°01'54"W	7.10
C14	50.12	500.00	S07°18'36"W	50.10
C15	50.71	500.00	S13°05'15"W	50.69
C16	21.29	500.00	S17°12'47"W	21.29
C17	35.03	25.00	N21°42'46"W	32.24
C18	152.87	550.00	S53°53'45"E	152.38
C19	180.65	510.00	S58°50'49"E	159.99
C20	80.03	510.00	S89°14'36"E	80.00
C21	80.03	510.00	S75°59'16"E	80.00
C22	81.40	550.00	S75°07'13"E	81.33
C23	40.04	25.00	S63°14'12"W	35.90
C24	110.22	460.00	S10°29'22"W	109.96
C25	42.78	25.00	S45°23'55"E	37.75

LOT	LENGTH	ACRES
CA1	10.975	0.25
1	6.002	0.14
2	5.995	0.14
3	6.000	0.14
4	6.000	0.14
26	5.500	0.13
27	5.487	0.13
35	10.432	0.24
36	5.565	0.13
37	5.125	0.12
38	5.031	0.12
39	5.097	0.12
40	5.157	0.12
41	7.673	0.18

LINE	LENGTH	BEARING
L1	88.43	S02°36'06"W
L2	10.84	S86°22'30"E
L3	76.30	N03°56'58"E
L4	50.02	N02°09'02"E
L5	32.40	N08°08'41"E
L6	17.71	N05°48'11"E
L7	14.91	N05°48'11"E
L8	35.13	N01°10'08"E
L9	41.45	N04°15'50"E
L10	8.56	N01°29'33"E
L11	50.34	N03°06'08"W
L12	34.59	N03°23'53"W
L13	98.36	N04°42'35"W
L14	37.37	N52°33'34"E
L15	43.65	N66°43'35"E
L16	49.02	S58°32'43"E
L17	2.90	S58°32'43"E
L18	47.02	N88°09'19"E

- 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. TAX KEY# 04854685000.
 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 12/21/21.
 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 SUBJCT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUYER.
 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 GOVERNS AND GOVERN THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
 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-COMFORMING 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.
 20. ANY COMMON AREA SHALL NOT BE FURTHER SUBDIVIDED, DEVELOPED OR CONVEYED BY THE OWNERS ASSOCIATION, EXCEPT WHERE APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE AND THE COUNTY ZONING ORDINANCE.