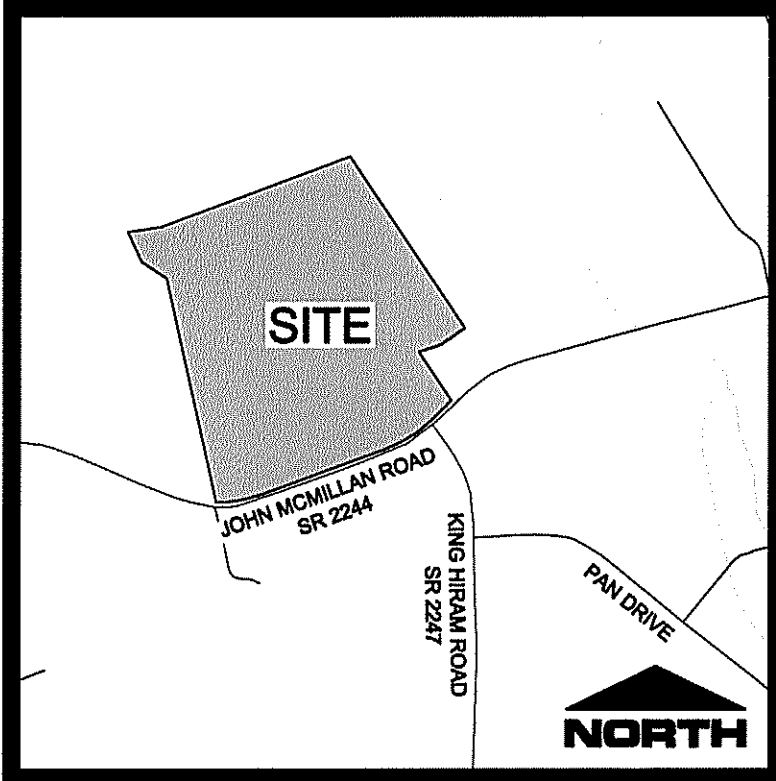




VICINITY MAP
NOT TO SCALE

TOTAL AREA: (BY COORDINATE COMPUTATION)
2,769,169 SF (63.57 AC)

GIN: 0431-38-6657

ZONING: R40

30' FRONT
15' SIDE
35' REAR

SOURCE OF TITLE
DB 1796, PG 548
DB 1796, PG 541
DB 1796, PG 532
CUMBERLAND COUNTY
REGISTER OF DEEDS

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	40.03	25.00	S88°42'11"E	35.89
C2	131.70	475.00	S34°53'20"E	131.28
C3	53.85	475.00	S23°41'54"E	53.82
C4	39.27	25.00	S24°32'57"W	35.36
C5	146.71	50.00	N14°30'30"W	99.46
C6	71.92	50.00	S40°13'39"W	65.88
C7	30.77	25.00	N34°17'06"E	28.87
C8	39.27	25.00	S65°27'03"E	35.36
C9	100.75	475.00	S14°22'27"E	100.57
C10	53.97	475.00	S05°02'34"E	53.94
C11	50.27	1025.00	S03°11'34"E	50.26
C12	122.95	1025.00	S08°02'02"E	122.87
C13	140.66	1025.00	S15°24'05"E	140.55
C14	100.08	1025.00	S22°07'48"E	100.04
C15	100.86	1025.00	S27°44'46"E	100.82
C16	102.67	1025.00	S33°26'04"E	102.62
C17	50.27	1025.00	S37°42'31"E	50.26
C18	53.97	475.00	S35°51'32"E	53.94
C19	100.75	475.00	S28°31'38"E	100.57
C20	105.71	525.00	N28°13'09"W	105.53
C21	44.30	25.00	N18°46'51"E	38.73
C22	39.27	25.00	S65°27'03"E	35.36
C23	100.75	475.00	N14°22'27"W	100.57
C24	50.82	475.00	N05°13'57"W	50.80
C25	55.61	525.00	N05°12'05"W	55.58
C26	118.24	525.00	N14°41'16"W	117.99
C27	100.15	525.00	N28°36'18"W	100.00
C28	100.15	525.00	N37°32'06"W	100.00
C29	39.27	50.00	N65°30'00"W	38.27
C30	39.27	50.00	S69°30'00"W	38.27
C31	39.27	50.00	S24°30'00"W	38.27
C32	39.27	50.00	S20°30'00"E	38.27
C33	61.55	50.00	S78°15'52"E	57.74
C34	30.77	25.00	S78°15'52"E	28.87
C35	73.69	475.00	S38°33'21"E	73.61
C36	45.23	25.00	S17°43'07"W	39.31
C37	38.92	25.00	S65°51'02"E	35.11
C38	111.19	475.00	S14°32'39"E	110.94
C39	47.01	475.00	S05°00'10"E	46.89
C40	71.54	525.00	S06°04'16"E	71.49
C41	34.70	25.00	S29°47'14"W	31.98
C42	32.07	25.00	N73°42'24"W	29.91
C43	120.25	975.00	N33°25'45"W	120.18
C44	109.39	975.00	N26°40'54"W	109.33
C45	40.59	25.00	N23°02'27"E	36.27
C46	40.59	25.00	N63°56'32"W	36.27
C47	109.39	975.00	N14°31'11"W	109.33
C48	123.27	975.00	N07°23'01"W	123.19
C49	33.59	975.00	N02°46'29"W	33.59
C50	70.39	525.00	N05°37'44"W	70.34
C51	100.61	525.00	N14°57'38"W	100.46
C52	36.75	525.00	N22°27'21"W	36.74
C53	168.33	525.00	N33°38'47"W	167.61
C54	40.91	25.00	N04°02'55"E	36.50
C55	71.02	787.19	S48°20'42"W	70.99
C56	261.97	787.19	S60°27'48"W	260.77

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

COMMON OPEN SPACE AREA
CA1 758,247 SF (17.41 AC)
CA2 106,793 SF (2.45 AC)
CA3 65,417 SF (1.50 AC)
TOTAL 930,457 SF (21.36 AC)

I, Mark Blum, REVIEW OFFICER OF
CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

DATE: Dec 18, 2023

N/F
WILLIAM MARSHALL WALTERS & WIFE,
TIFFANY S. WALTERS
DB 11068, PG 836

RICHARD HUNT, JR. & WIFE,
GLADYS G. HUNT
DB 4423, PG 477
PB 101, PG 164

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES
A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY
OR MUNICIPALITY THAT HAS AN ORDINANCE THAT
REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN
BOOK 530, PAGE 160 OR OTHER REFERENCE SOURCE).
THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN
FROM INFORMATION IN BOOK PAGE OR
OTHER REFERENCE SOURCE.
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY
IS 1:10,000; THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY
HAND AND SEAL THIS DAY OF DECEMBER, 2023.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS
SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY
UNDER MY SUPERVISION. THIS GPS SURVEY WAS
PERFORMED TO C-20 FLOOD SPECIFICATIONS WITH
VRS FIELD PROCEDURES WERE USED. THE COORDINATES
WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT
USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS
SURVEY WAS PERFORMED ON DECEMBER 14, 2021 USING
TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99989149
LOCALIZATION POINT N: 417,980,525 E: 2,034,407,939
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720043100J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
- THE WETLANDS DELINEATION WAS PROVIDED BY: SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC.
P.O. BOX 932
FAYETTEVILLE, NORTH CAROLINA 28311
PHONE 910-822-4540
DATED OCTOBER 5, 2021
- THE STREETS SHOWN ON THIS PLAT THOUGH LABELED "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE NC DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNER(S).
- THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AS THE DATE OF THIS RECORDING.
- THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH, ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.
- THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
- ALL OPEN SPACE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOA. THE CEMETERY TRACT WILL BE MAINTAINED BY THE HOA.
- 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.
- DEVELOPMENT IS SUBJECT TO PROVISIONS OF ZERO LOT LINE DEVELOPMENTS FOR BUILDING SETBACKS WHERE APPLICABLE.
- THERE IS A 10' UTILITY EASEMENT ALONG ALL NEW STREET RIGHT-OF-WAYS AS SHOWN.
- THE MAXIMUM IMPERVIOUS AREA FOR EACH LOT IS 8,969 SF.

N/F
RICHARD HUNT, JR. & WIFE,
GLADYS G. HUNT
DB 4423, PG 477
PB 92, PG 8

FILED Dec 18, 2023 04:25:21 pm
BOOK 00150
PAGE 0157 THRU 0157
INSTRUMENT # 38668
RECORDING \$21.00
EXCISE TAX (None)

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND
SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION
REGULATION JURISDICTION OF CUMBERLAND COUNTY AND
THAT THIS PLAT AND ALLOTMENT IS (BY OR OUR) FREE
ACT AND DEED.

OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA
I, Natasha A Ward, A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID, CERTIFY THAT

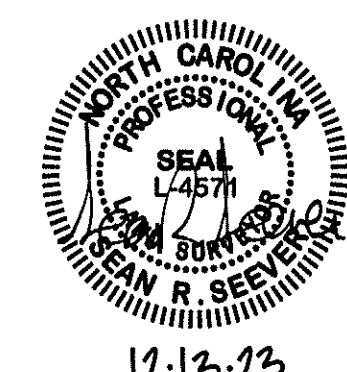
PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND
SEAL, THIS 18 DAY OF DECEMBER, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/25

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Seaver
DISTRICT ENGINEER
DATE 12-15-23

LEGEND:
△ NODOT RIGHT-OF-WAY DISK
EOM EXISTING CONCRETE MONUMENT
EP EXISTING IRON PIPE
EPK EXISTING PK NAIL
ERB EXISTING REBAR
SRB SET 1/2" REBAR
COMPUTED POINT
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY
PROPERTY LINE
OLD PROPERTY LINE
ADJACENT PROPERTY LINE
TIE LINE
RIGHT-OF-WAY
SETBACK LINE
STORM DRAINAGE
OVERHEAD UTILITY
WETLANDS
PERMANENT EASEMENT
CHAIN LINK FENCE
WOODEN FENCE
STREAM TOP OF BANK
TREE LINE
SIGN
MAILBOX
UTILITY POLE
GUY WIRE
ASPHALT
WETLANDS
SURFACE WATER

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 212, Fayetteville, NC 28304
office | 910-426-6777 fax | 910-426-5777 license number | C-2854
www.4Dsite.com



REVISIONS

PROJECT NAME

McMILLAN
MANOR
SUBDIVISION
(ZERO LOT LINE
DEVELOPMENT)

PIN 0431-38-6657
JOHN McMILLAN ROAD
GRAY'S CREEK
NEAR THE CITY OF
FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

STOUT LAND
DEVELOPMENT,
LLC

1786 Metromedical Drive
Fayetteville, North Carolina 28304
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	AL
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1838

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

NOVEMBER 8, 2023

SHEET NUMBER

1

OF

1