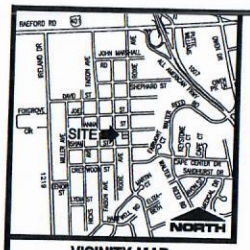


VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

REVIEW OFFICER

DATE: 11-14-22

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF FAYETTEVILLE AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

I, C. Scott Brown, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Nicholas S. Harrell PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 14th DAY OF November, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-06-25

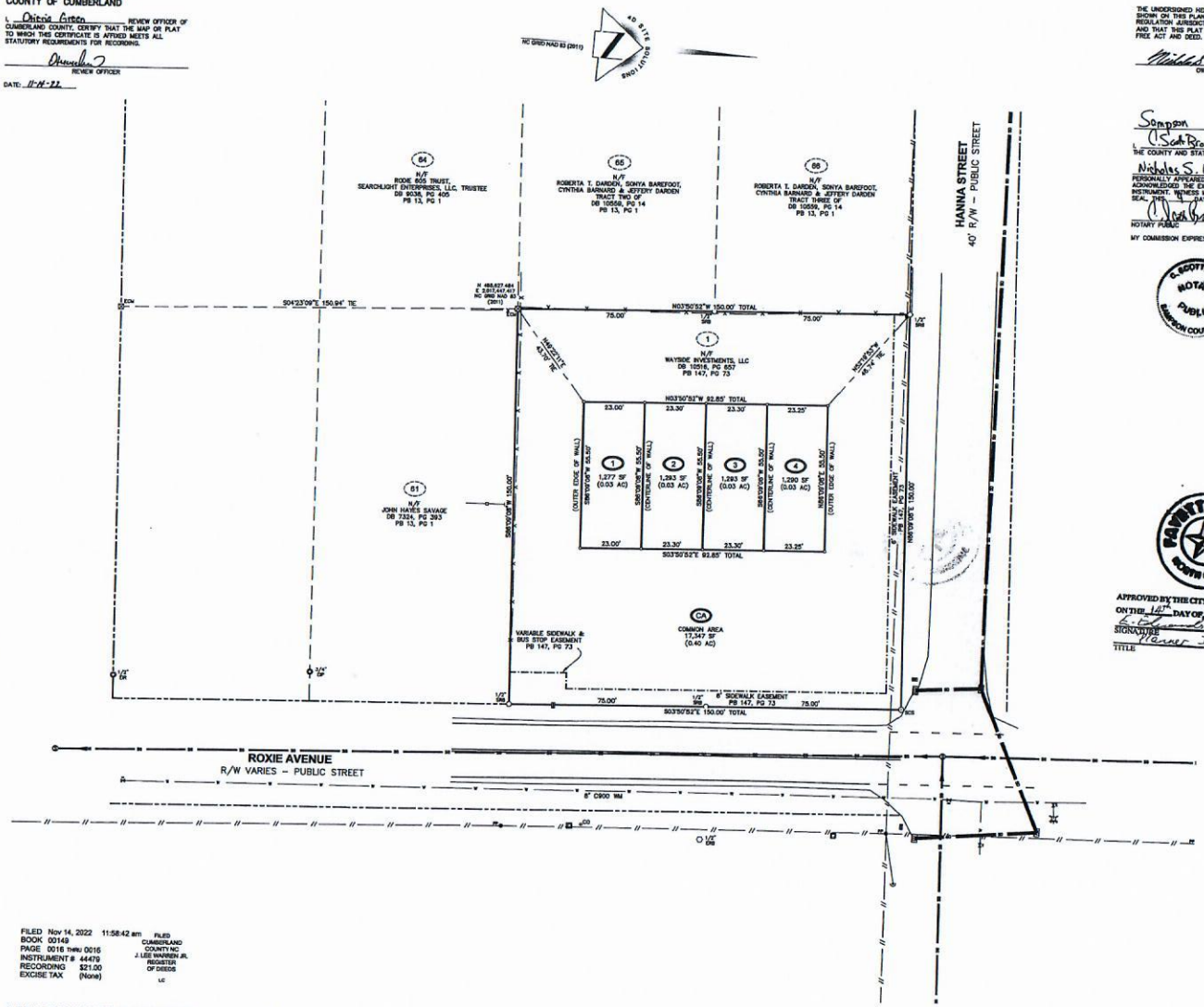
C. SCOTT BROWN NOTARY PUBLIC SAMPSON COUNTY, NC

FAYETTEVILLE NORTH CAROLINA

APPROVED BY THE CITY OF FAYETTEVILLE ON THE 14TH DAY OF November 2022

SIGNATURE — DATE 11/14/22

TITLE Planner I



LEGEND:
- ECM–EXISTING CONCRETE MONUMENT
- EIP–EXISTING IRON PIPE
- EIR–EXISTING IRON ROD
- ERB–EXISTING REBAR
- SCS–SET COTTON SPINDLE
- SRB–SET REBAR
- CONPUTED POINT
- N/T – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- SANITARY SEWER LINE
- STORM DRAINAGE
- WATER LINE
- OVERHEAD UTILITY
- FENCE LINE
- EASEMENT LINE
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- DROP INLET
- SANITARY SEWER MANHOLE
- CLEANOUT
- ASPHALT

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99997951
   LOCALIZATION POINT N: 488,762.092 E: 2,017,629.421
   CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. 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 HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720416600J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.

TOTAL AREA: (BY COORDINATE COMPUTATION)
23,500 SF (0.52 AC)

PIN: 0416-78-5616 & 0416-78-5714

ZONING: SF-6
25' FRONT
10' SIDE
30', 15' WITH CORNER SETBACK, REAR

SOURCE OF TITLE
DB 10516, PG 657
CUMBERLAND COUNTY
REGISTER OF DEEDS

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 9038PG PAGE 405REDON) OR OTHER REFERENCE SOURCE ; THAT 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 22 DAY OF SEPTEMBER, 2022.

PROFESSIONAL LAND SURVEYOR – L-4571

FILED Nov 14, 2022 11:58:42 am
BOOK 00149
PAGE 0016 THRU 0016
INSTRUMENT # 44479
RECORDING $21.00
EXCISE TAX (None)

FILED CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS
LE

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 FGCC SPECIFICATIONS RTK GPS 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 FEBRUARY 7, 2020 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L-4571

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER

09-22-22

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

4Dsite solutions
civil engineering | land surveying
408 Chicago Drive, Suite 115 Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number: C-2264
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 SURVEYOR SEAN R. SEEVER

09-22-22

REVISIONS

PROJECT NAME

SUBDIVISION SURVEY OF THE WAYSIDE INVESTMENTS, LLC PARCELS

PIN 0416-78-5616 &
0416-78-5714
ROXIE AVENUE
SEVENTY FIRST TOWNSHIP
CITY OF FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

CLIENT

WAYSIDE INVESTMENTS, LLC

103 Midway Drive
Raeford, North Carolina 28376
Phone: (910) 293-2945
Fax: (910) 875-1196

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1621

DRAWING SCALE

HORIZONTAL: 1"=20'

DATE SURVEYED

FEBRUARY 10, 2022

SHEET NUMBER

1 OF 1