

VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McEayden
Review Officer
Date: 2-21-17

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN DEED BOOK 9159, PAGE 739, DEED BOOK 9002, PAGE 327 AND PLAT BOOK 133, PAGE 130); 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 20th DAY OF Jan

W. Larry King
SURVEYOR
(W. LARRY KING, P.L.S.)
REGISTRATION 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.

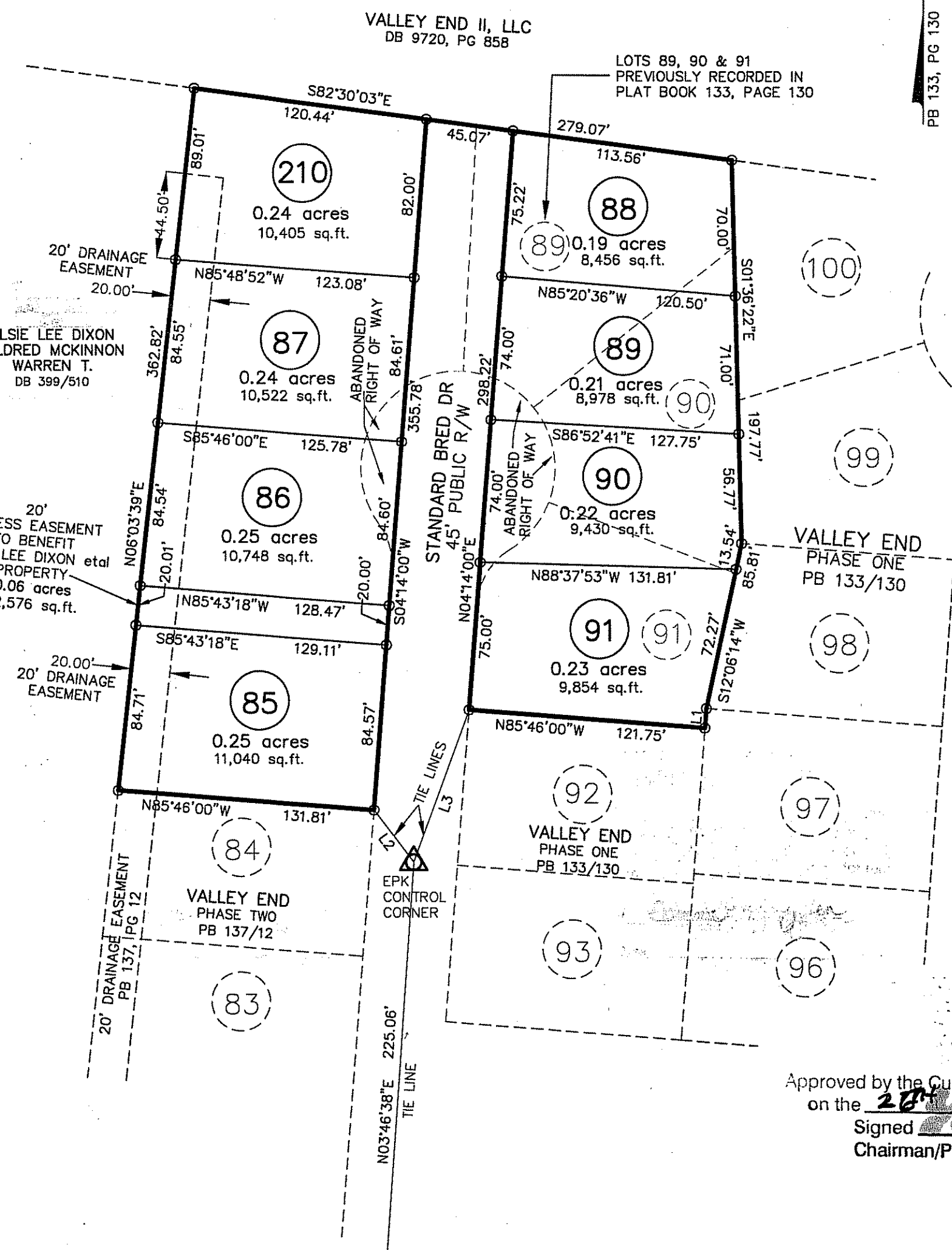
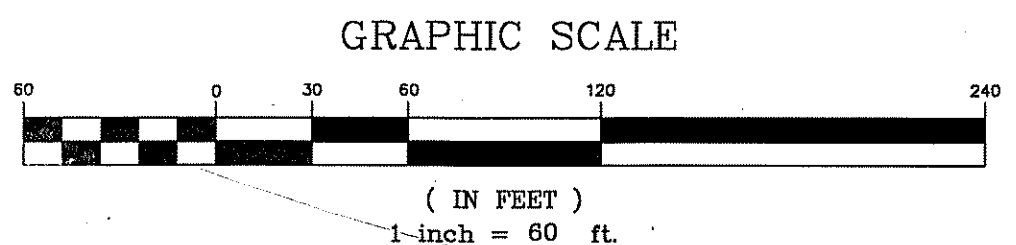
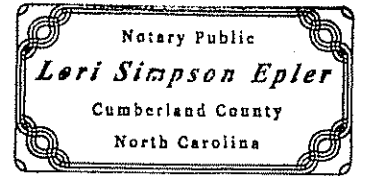
Loel Simpson Epler
PROPERTY OWNER

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Loel Simpson Epler, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, Loel Simpson Epler 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 25th DAY OF January, 2017.

Loel Simpson Epler
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-14-19



- NOTES:
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - RATIO OF PRECISION > 1:10,000
 - DASHED LINES NOT SURVEYED.
 - TAX PIN - 0404-14-3279, 0404-14-4220, 0404-14-3099, 0404-13-7965
 - 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.
 - 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. OTHER IMPROVEMENTS EXIST ON THIS LOT BUT WERE NOT PERTINENT TO THIS SURVEY
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 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 01/17/2017.
 - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
 - WHILE BUILDING SETBACKS ARE SHOWN ON THIS PLAT, THE ORDINANCE ALLOWS FOR ALTERNATIVE CONFIGURATIONS. THE BUILDING INSPECTOR WILL MAKE FINAL DETERMINATIONS AS TO INDIVIDUAL REQUESTS.
 - 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.
 - 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.
 - IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREBY CERTIFIES TO THE LOCATION OF THOSE AREAS, AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON.
 - 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.
 - NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
 - 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.
 - THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "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)
 - HIGH DENSITY RESIDENTIAL SUBDIVISION DEED RESTRICTIONS AND PROTECTIVE COVENANTS ARE RECORDED IN DEED BOOK 9318, PAGE 420 CUMBERLAND COUNTY REGISTRY
 - THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 3500 SQUARE FEET. THIS ALLOTTED 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 PAVEMENT. BUILT-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS

LINE	BEARING	LENGTH
L1	S04°14'00"W	10.00'
L2	N37°41'07"W	33.68'
L3	N19°55'43"E	83.16'

LINE TABLE	
---	BOUNDARY LINE
- - - -	ADJOINER
---	EASEMENT
---	LOT LINES

FILED Mar 15, 2017 11:07:06 am
BOOK 00139
PAGE 0032 THRU 0032
INSTRUMENT # 08177
RECORDING \$21.00
EXCISE TAX (None)

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

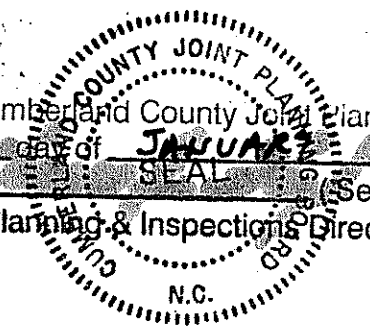
LEGEND	
○	DENOTES REBAR OR BREAK IN LINE
△	CONTROL CORNER
EIR	EXISTING IRON REBAR
EPK	EXISTING PK NAIL
NOTE - 1/2" IRON REBAR SET FLUSH WITH THE GROUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.	

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Donna McEayden
Review Officer
Date: 3-14-17

Approved by the Cumberland County Joint Planning Board
on the 28th day of JANUARY, 2017
Signed *[Signature]* (Seal)
Chairman/Planning & Inspections Director



COVENANTS AND DECLARATIONS IN RECORDED IN DB 9318 PAGE 433

ZERO LOT LINE

REVISIONS	LOTS 85, 86, 87, 88, 210 AND REVISION OF LOTS 89, 90 & 91
	VALLEY END PHASE ONE
	TOWNSHIP: ROCKFISH COUNTY: CUMBERLAND
	STATE: NORTH CAROLINA
	PROPERTY OF: JSJ BUILDERS, INC., VALLEY END II, LLC ST. JAMES SQUARE, INC.

LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052		
NC FIRM LICENSE C-0887	DATE: 01/17/2017	SURVEYED BY: JTR
	SCALE: 1"=60'	DRAWN BY: ROGERS
CHECKED & CLOSURE BY: LARRY KING		FIELD BOOK: FILE REF. P14-017
		DRAWING NO. VALLEY II