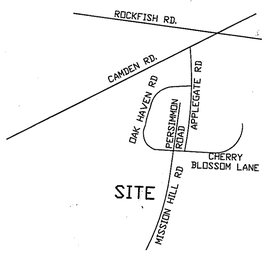
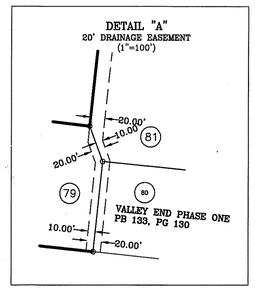


VICINITY MAP
NOT TO SCALE



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 PIN – 0404-03-0368
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. OTHER IMPROVEMENTS EXIST ON THIS LOT BUT WERE NOT PERTINENT TO THIS SURVEY
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 11/18/2015.
10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
11. 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.
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. 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)
19. HIGH DENSITY RESIDENTIAL SUBDIVISION DEED RESTRICTIONS AND PROTECTIVE COVENANTS ARE RECORDED IN DEED BOOK 9318, PAGE 420 CUMBERLAND COUNTY REGISTRY
20. THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 3250 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

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 9999, PAGE 383); 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 16TH DAY OF DEC, A.D., 2015.

W. Larry King
SURVEYOR
(W. LARRY KING, P.L.S.)
REGISTRATION NUMBER L-1339

NORTH CAROLINA REGISTERED SEAL 1339 LAND SURVEYOR W. LARRY KING

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

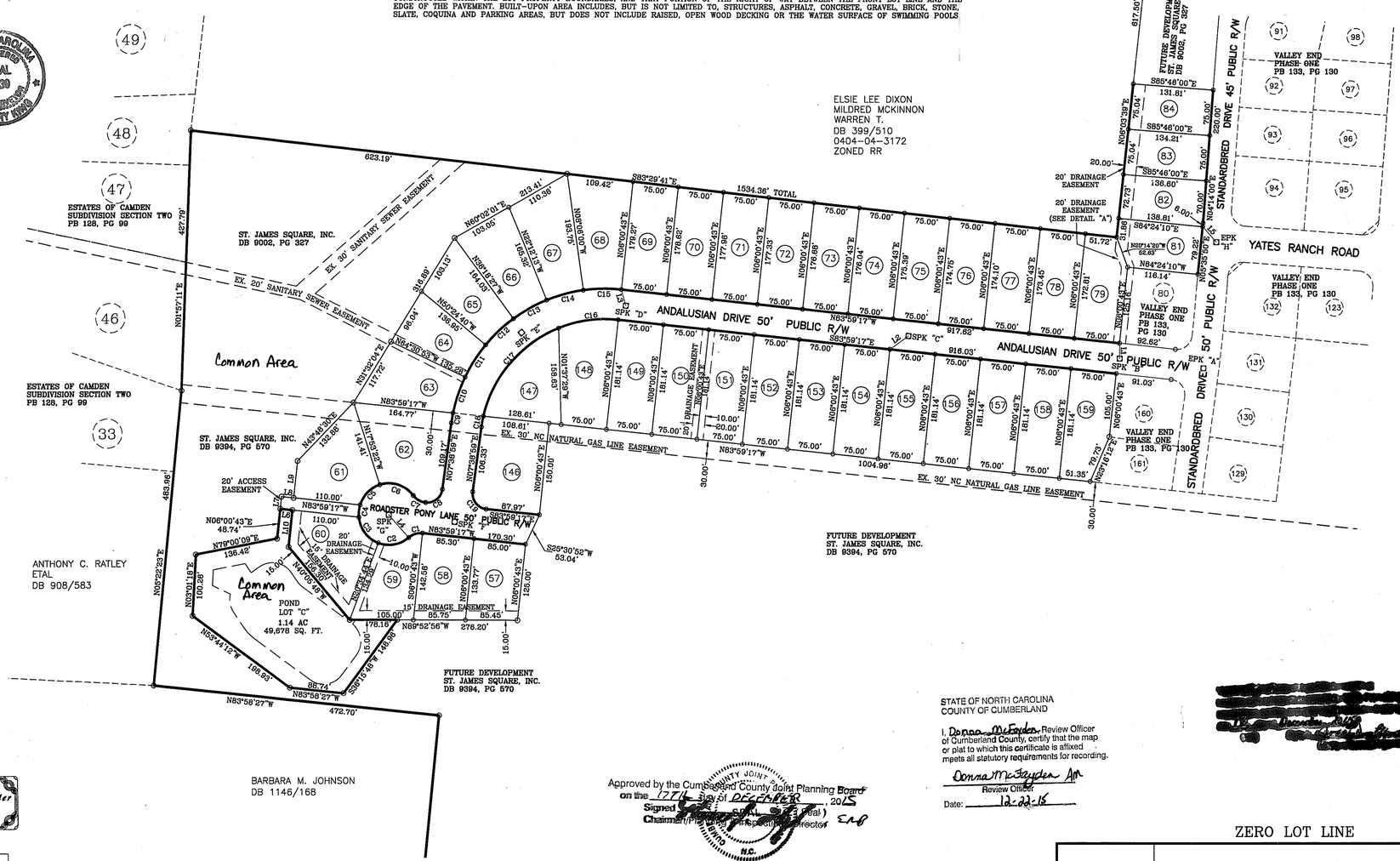
I, LORI SIMPSON EPLER A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, JAY JOHNSON SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL.

THIS 17TH DAY OF DECEMBER, 2015.

Lori Simpson Epler
NOTARY PUBLIC

11-14-19
MY COMMISSION EXPIRES

Notary Public
Lori Simpson Epler
Cumberland County
North Carolina


PB 133, PG 130
617.50' TOTAL
362.83'
FUTURE DEVELOPMENT ST. JAMES SQUARE, INC. DB 9002, PG 327
S85°46'00"E
131.81'
S85°46'00"E
134.21'
S85°46'00"E
136.60'
S84°24'10"E
138.61'
N84°24'10"W
116.14'
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT (SEE DETAIL "A")
STANDARDBRED DRIVE 45' PUBLIC R/W
YATES RANCH ROAD
VALLEY END PHASE ONE PB 133, PG 130
VALLEY END PHASE ONE PB 133, PG 130
92.63'
EPK "H"
EPK "A"
50' PUBLIC R/W
STANDARDBRED DRIVE
ELSIE LEE DIXON
MILDRED MCKINNON
WARREN T.
DB 399/510
0404-04-3172
ZONED RR
623.19'
S83°29'41"E
1534.36' TOTAL
ST. JAMES SQUARE, INC. DB 9002, PG 327
EX. 30' SANITARY SEWER EASEMENT
EX. 20' SANITARY SEWER EASEMENT
ESTATES OF CAMDEN SUBDIVISION SECTION TWO PB 128, PG 99
ESTATES OF CAMDEN SUBDIVISION SECTION TWO PB 128, PG 99
Common Area
ANDALUSIAN DRIVE 50' PUBLIC R/W
N83°59'17"W
917.62'
S83°59'17"E
916.03'
SPK "D"
SPK "C"
SPK "B"
EX. 30' NC NATURAL GAS LINE EASEMENT
N83°59'17"W
1004.98'
EX. 30' NC NATURAL GAS LINE EASEMENT
ST. JAMES SQUARE, INC. DB 9394, PG 570
20' ACCESS EASEMENT
ROADSTER PONY LANE 50' PUBLIC R/W
SPK "G"
N83°59'17"W
164.77'
N83°59'17"W
170.30'
S85°30'52"W
53.04'
20' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
Common Area
POND
LOT "C"
1.14 AC
49,678 SQ. FT.
N89°52'56"W
276.20'
N83°58'27"W
472.70'
ANTHONY C. RATLEY ETAL DB 908/583
BARBARA M. JOHNSON DB 1146/168
FUTURE DEVELOPMENT ST. JAMES SQUARE, INC. DB 9394, PG 570
FUTURE DEVELOPMENT ST. JAMES SQUARE, INC. DB 9394, PG 570
482.96'
N01°57'11"E
N05°22'23"E
N83°58'27"W
S86°15'48"W
148.98'
N53°44'12"W
198.93'
N33°01'18"E
100.28'
N79°00'09"E
136.42'
N06°00'43"E
46.74'
N83°59'17"W
110.00'
N83°59'17"W
110.00'
N83°49'30"W
132.88'
N71°39'04"E
117.72'
N71°25'25"W
141.47'
N07°39'59"E
106.33'
N06°00'43"E
150.00'
N06°00'43"E
87.97'
S83°59'17"W
85.00'
S06°00'43"E
142.58'
N06°00'43"E
133.77'
N06°00'43"E
126.00'
105.00'
85.75'
85.45'
78.16'
85.74'
N83°58'27"W
N83°59'17"W
1151.69'
N06°00'43"E
N06°00'43"E
N06°00'43"E