

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 9928 PAGE 434); 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, LICENSE NUMBER AND SEAL, THIS 21st DAY OF FEBRUARY, A.D., 2020.

W. Larry King
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-1939



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.

STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

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

Anne Melvin
 Review Officer
 Date: 2-17-2020

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION 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.

Daniel Koch
 PROPERTY OWNER

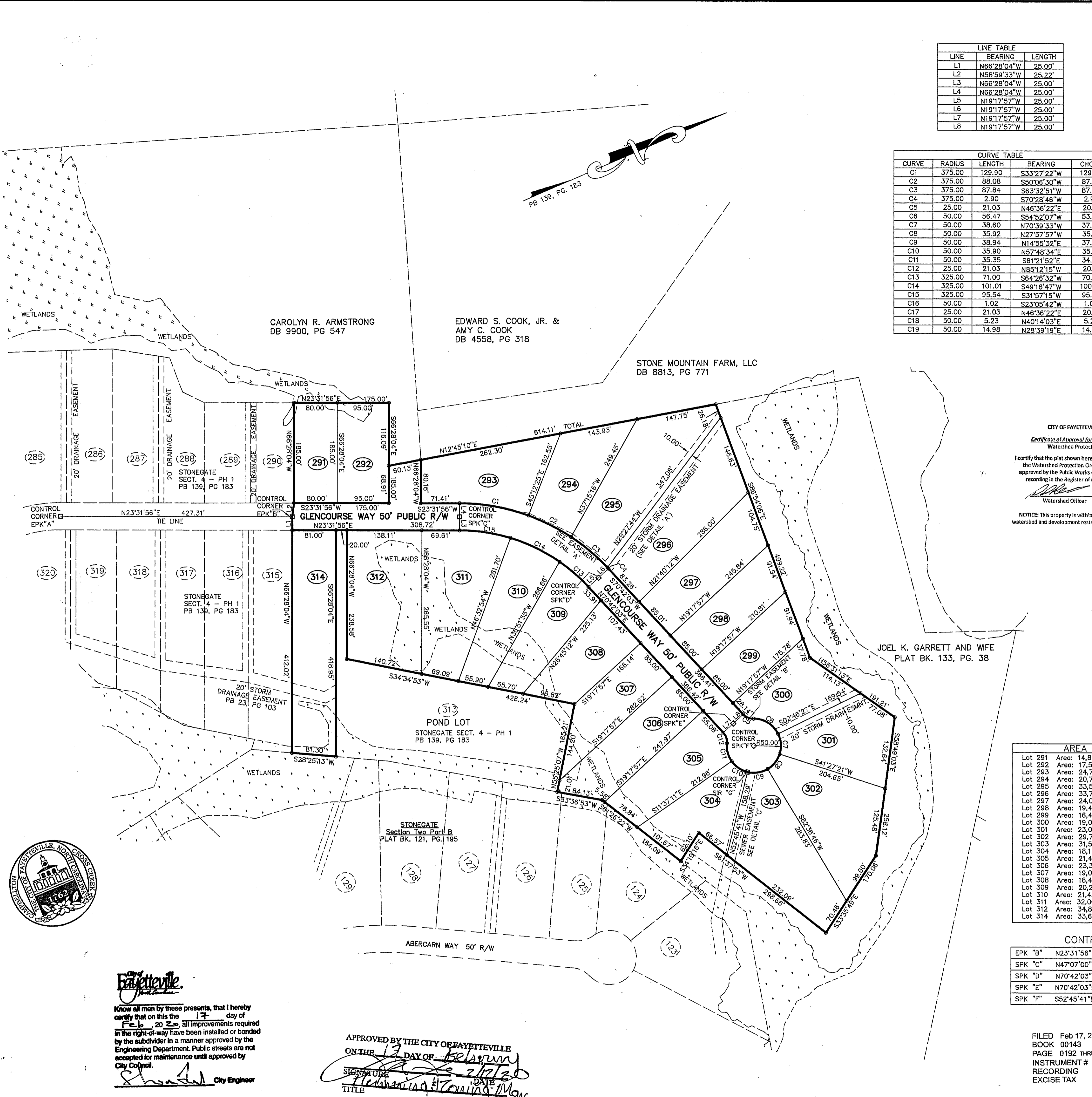
STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT *Daniel Koch* SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL OR SEAL THIS 21st DAY OF JANUARY, 2020.

Lori Simpson Epler
 NOTARY PUBLIC

11/14/2024
 MY COMMISSION EXPIRES

Lori Simpson Epler
 Notary Public
 Cumberland County
 North Carolina



LINE	BEARING	LENGTH
L1	N66°28'04"W	25.00'
L2	N58°59'33"W	25.22'
L3	N66°28'04"W	25.00'
L4	N66°28'04"W	25.00'
L5	N19°17'57"W	25.00'
L6	N19°17'57"W	25.00'
L7	N19°17'57"W	25.00'
L8	N19°17'57"W	25.00'

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	375.00	129.90	S33°27'22"W	129.25
C2	375.00	88.08	S30°06'30"W	87.87
C3	375.00	87.84	S6°32'51"W	87.64
C4	375.00	2.90	S70°28'46"W	2.90
C5	25.00	21.03	N46°36'22"E	20.41
C6	50.00	56.47	S54°52'07"W	53.52
C7	50.00	38.60	N70°39'33"W	37.65
C8	50.00	35.92	N27°57'57"W	35.15
C9	50.00	38.94	N14°55'32"E	37.97
C10	50.00	35.90	N57°48'34"E	35.14
C11	50.00	35.35	S81°21'52"E	34.62
C12	25.00	21.03	N85°12'15"W	20.41
C13	325.00	71.00	S64°26'32"W	70.86
C14	325.00	101.01	S49°16'47"W	100.60
C15	325.00	95.54	S31°57'15"W	95.20
C16	50.00	1.00	S23°05'42"W	1.02
C17	25.00	21.03	N46°36'22"E	20.41
C18	50.00	5.23	N40°14'03"E	5.23
C19	50.00	14.98	N28°39'19"E	14.92

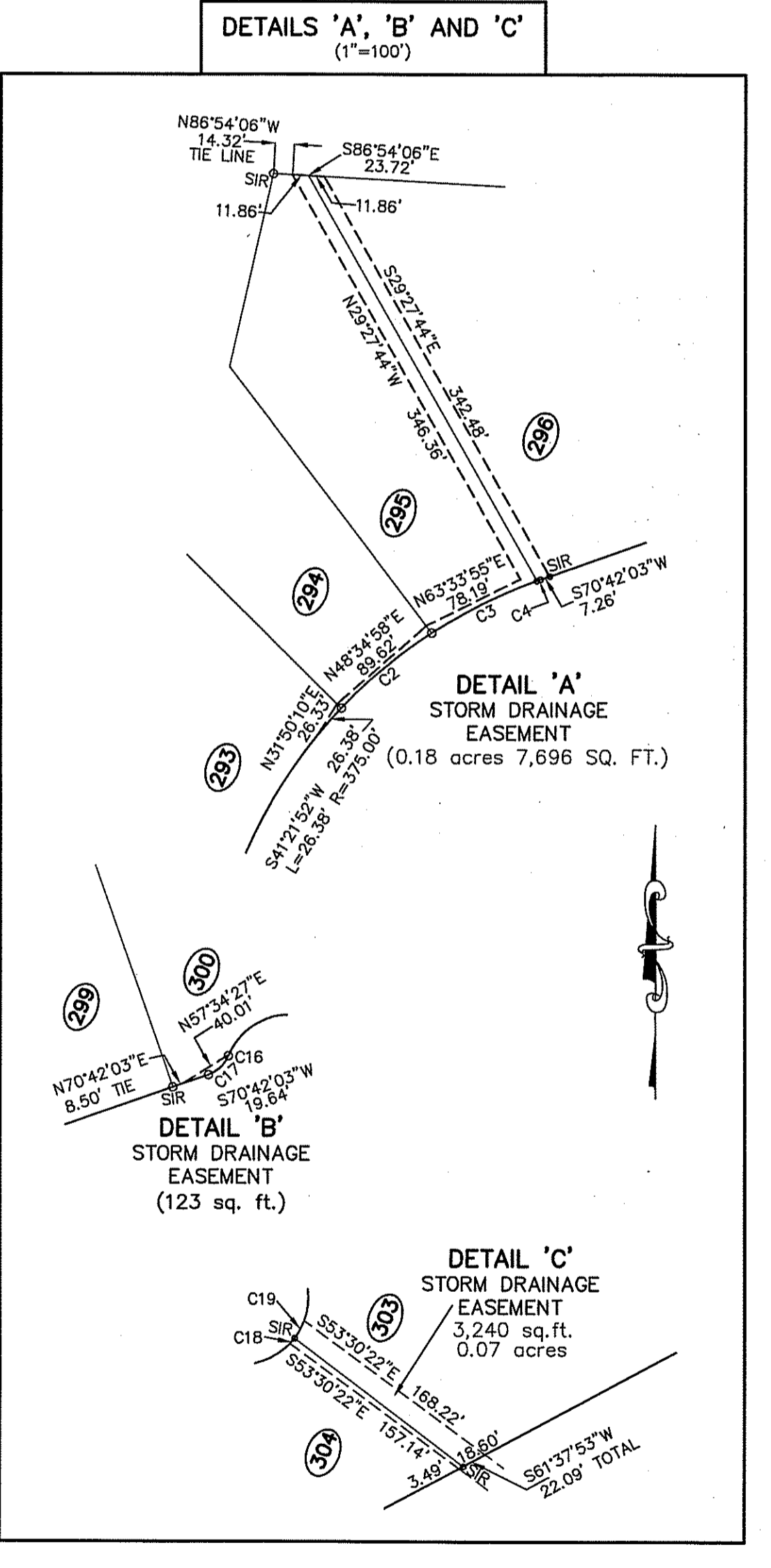
NOTES:

- 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 - 0531-44-9112
- 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.
- 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 01/21/2020.
- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
- BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
- 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.
- WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY. THESE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS. THE SURVEYOR'S CERTIFICATION HEREOIN 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.
- 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.
- 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.

CITY OF FAYETTEVILLE
 Certificate of Approval for Recording
 Watershed Protection
 I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved by the Public Works Commission for recording in the Register of Deeds office.

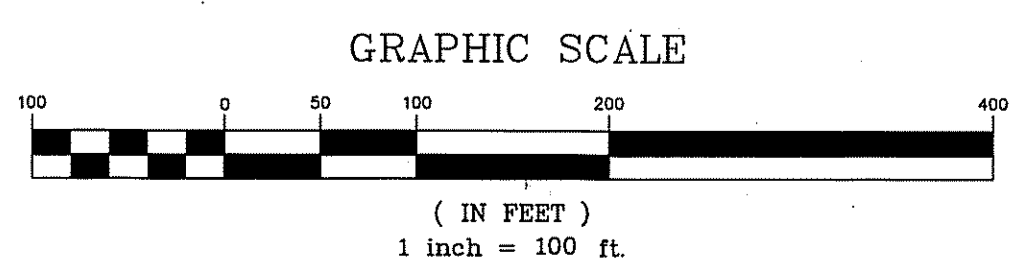
[Signature] 02/17/2020
 Watershed Officer Date

NOTICE: This property is within a water supply watershed and development restrictions may apply.



LOT	AREA	SQ. FT.	ACRES
Lot 291	Area:	14,800 sq. ft.	0.34 acres
Lot 292	Area:	17,575 sq. ft.	0.40 acres
Lot 293	Area:	24,758 sq. ft.	0.57 acres
Lot 294	Area:	20,714 sq. ft.	0.48 acres
Lot 295	Area:	33,551 sq. ft.	0.77 acres
Lot 296	Area:	33,758 sq. ft.	0.77 acres
Lot 297	Area:	24,051 sq. ft.	0.55 acres
Lot 298	Area:	19,408 sq. ft.	0.45 acres
Lot 299	Area:	16,430 sq. ft.	0.38 acres
Lot 300	Area:	19,078 sq. ft.	0.44 acres
Lot 301	Area:	23,074 sq. ft.	0.53 acres
Lot 302	Area:	29,738 sq. ft.	0.68 acres
Lot 303	Area:	31,592 sq. ft.	0.73 acres
Lot 304	Area:	18,195 sq. ft.	0.42 acres
Lot 305	Area:	21,417 sq. ft.	0.49 acres
Lot 306	Area:	23,377 sq. ft.	0.54 acres
Lot 307	Area:	19,073 sq. ft.	0.44 acres
Lot 308	Area:	18,488 sq. ft.	0.42 acres
Lot 309	Area:	20,287 sq. ft.	0.47 acres
Lot 310	Area:	21,425 sq. ft.	0.49 acres
Lot 311	Area:	32,069 sq. ft.	0.74 acres
Lot 312	Area:	34,814 sq. ft.	0.80 acres
Lot 314	Area:	33,655 sq. ft.	0.77 acres

CONTROL	BEARING	LENGTH	SPK	CONTROL
EPK "B"	N23°31'56"E	308.72'	SPK "C"	
SPK "C"	N47°07'00"E	280.07'	SPK "D"	
SPK "D"	N70°42'03"E	366.42'	SPK "E"	
SPK "E"	N70°42'03"E	55.90'	SPK "F"	
SPK "F"	S52°45'41"E	50.00'	SIR "G"	



LEGEND

- DENOTES REBAR OR BREAK IN LINE
- CONTROL CORNER
- EIR EXISTING IRON REBAR
- SIR SET IRON REBAR
- RPK EXISTING PK NAIL
- SPK SET PK NAIL
- SIR SET IRON REBAR
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE	BOUNDARY LINE
---	BOUNDARY LINE
---	ADJOINER
---	EASEMENT
---	WETLANDS

THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 4000 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.

REVISIONS

STONEGATE SECTION FOUR - PHASE TWO

TOWNSHIP: CARVERS CREEK COUNTY: CUMBERLAND

STATE: NORTH CAROLINA

PROPERTY OF: BILL CLARK HOMES OF FAYETTEVILLE, LLC

LARRY KING & ASSOCIATES, R.L.S., P.A.

1333 MORGANTOWN ROAD, SUITE 201
 FAYETTEVILLE, N. C. 28305
 TELEPHONE: (910) 483-4300
 FAX: (910) 483-4052

DATE: 11/21/2019 SURVEYED BY: LKA FIELD BOOK:
 SCALE: 1"=100' DRAWN BY: MLB FILE REF: P14-111
 CHECKED & CLOSURE BY: LARRY KING DRAWING NO: SECTION 4 - PHASE 2

APPROVED BY THE CITY OF FAYETTEVILLE ON THE 13th DAY OF FEBRUARY 2020

[Signature]
 City Engineer

Know all men by these presents, that I hereby certify that on this the 17th day of Feb. 2020, all improvements required in the right-of-way have been installed or bonded by the subdivider in a manner approved by the Engineering Department. Public streets are not accepted for maintenance until approved by City Council.

[Signature]
 City Engineer

FILED Feb 17, 2020 03:45:10 pm FILED CUMBERLAND COUNTY NC
 BOOK 00143
 PAGE 0192 thru 0192
 INSTRUMENT # 05644
 RECORDING \$21.00
 EXCISE TAX (None)

DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF STORMWATER MANAGEMENT FACILITY, TRANSFER OF MAINTENANCE RESPONSIBILITIES RECORDED IN DEED BOOK 10142, PAGE 0017