

VICINITY MAP  
(NO SCALE)

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 140 PAGE 128); 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 21 DAY OF JULY, A.D., 2021.

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

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES 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 A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY ONE OF THE FOLLOWING:
  - 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
  - 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
  - 3. THAT THE SURVEY IS A CONTROL SURVEY.
  - 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 82-3.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR 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 THE SURVEYOR'S 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,  
**BENJAMIN STOUT**

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 21st DAY OF JULY, 2021.

*Lori Simpson Epler*  
NOTARY PUBLIC

11/14/2024  
MY COMMISSION EXPIRES

Notary Public  
**Lori Simpson Epler**  
Cumberland County  
North Carolina

LINE TABLE	
	BOUNDARY LINE
	ADJACENT
	TIE LINE
	EASEMENTS
	CL. DITCH
	FENCE LINE
	OLD PROPERTY LINE

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *Lee P. Higgs* T.E.B.  
DISTRICT ENGINEER

DATE July 30, 2021

ONLY NORTH CAROLINA DEPARTMENT  
OF TRANSPORTATION APPROVED  
STRUCTURES ARE TO BE  
CONSTRUCTED ON PUBLIC  
RIGHT OF WAY.

TERESA WOOD &  
KENNETH L WOOD  
REID# 0444124550000  
P.B. 101, PG. 148  
D.B. 8955, PG. 536

ANY PARCELS OR EXCLUDED AREAS  
ARE TO BE SERVED INTERNALLY WITH  
NO ACCESS ONTO DEPARTMENTAL  
RIGHT OF WAY

CHARLOTTE ANN GRAY  
REID# 0444114384000  
P.B. 143, PG. 96  
D.B. 6067, PG. 550

CHARLOTTE ANN GRAY  
REID# 0444113030000  
P.B. 75, PG. 84  
D.B. 3651, PG. 429

CHARLOTTE A GRAY  
& ALFRED W GRAY  
REID# 0444100269000  
P.B. 75, PG. 84  
D.B. 3729, PG. 445

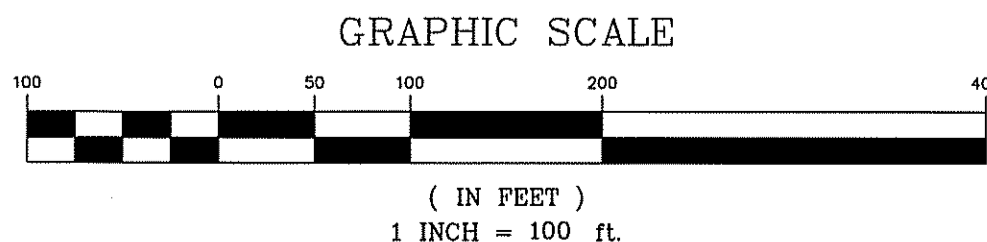
WILLIAM H THIGPEN  
REID# 0444109253000  
P.B. 63, PG. 91  
D.B. 6743, PG. 249

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

*Annie Melvin* M.B.  
Review Officer  
Date: July 30, 2021

LEGEND	
	DENOTES BREAK IN LINE
	CONCRETE MONUMENT
	DENOTES CONTROL CORNER
	POWER POLE
	EIP EXISTING IRON PIPE
	EIR EXISTING IRON REBAR
	SIR SET IRON REBAR
	EMN EXISTING MAG NAIL
	SMN SET MAG NAIL
	AG ABOVE GROUND
	BG BELOW GROUND
	REC RECORDED
	MEAS MEASURED
NOTE - 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS	



ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

- 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 (OLD - 0444-21-3853-) NEW 0444213653000.
  - 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 7/1/21.
  - 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, AND 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 REGARD 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 HEREON 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.
  - 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.
  - 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 AT THE DATE OF THIS RECORDING.
  - PROPERTY SHOWN ON THIS PLAN/PLAT IS WITHIN THE CUMBERLAND COUNTY AIRPORT OVERLAY DISTRICT AND ALL OR A PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO OR EXCEEDING 65 DNL.
  - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
  - 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).

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	36.32'	25.00'	S02°00'42"W	33.21'
C2	21.03'	25.00'	S67°43'54"W	20.41'
C3	62.63'	50.00'	S55°56'34"W	58.61'
C4	57.96'	50.00'	S13°09'08"E	54.77'
C5	57.96'	50.00'	S79°34'26"E	54.77'
C6	62.63'	50.00'	N31°19'52"E	58.61'
C7	21.03'	25.00'	N19°32'32"E	20.41'
C8	42.28'	25.00'	S87°55'00"E	37.42'

- NOTES:
- LOTS NOT TO EXCEED 4,500 SQUARE FEET OF BUILT UPON AREA
  - LOT 7 IS LIMITED TO 0 SQUARE FEET OF BUILT UPON AREA
- FILED Jul 30, 2021 11:21:32 am FILED  
BOOK 00147 CUMBERLAND  
PAGE 0039 THRU 0039 COUNTY NC  
INSTRUMENT # 35278 J. LEE WARREN JR.  
RECORDING \$21.00 REGISTER  
EXCISE TAX (None) OF DEEDS
- SEE DECLARATIONS AND COVENANTS RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

Approved by the *Stout Land Development, LLC* Joint Planning Board  
on the 30th day of July, 2021  
Signed *Stout Land Development, LLC*  
Chairman, Planning & Inspections Director

REVISIONS	FOUR SIERRA RANCH PHASE TWO AND EASEMENTS ON PHASE ONE		 LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD SUITE 201 FAYETTEVILLE, NORTH CAROLINA 28305 TELEPHONE (910) 483-4300 FAX (910) 483-4052 WWW.LKANDA.COM	
TOWNSHIP: ROCKFISH	COUNTY: CUMBERLAND	DATE: JULY 1ST, 2021		SURVEYED BY: LTC
STATE: NORTH CAROLINA	SCALE: 1" = 100'	DRAWN BY: SCJ	CAD DIRECTORY:	
PROPERTY OF: STOUT LAND DEVELOPMENT, LLC	CASE NO.	CHECKED & CLOSURE BY: LARRY KING	FILENAME:	