

VICINITY MAP  
NOT TO SCALE

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 1022, PAGE 659); 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 21 DAY OF JUNE, A.D., 2021.



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.

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: LEE K. HINES JR. PE  
DISTRICT ENGINEER

DATE: June 2, 2021

WILLIAM E. PREWITT et al  
DB 8438, PG 394

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.

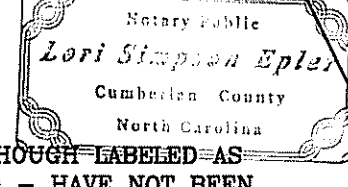
John A. Williams  
PROPERTY OWNER

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT John A. Williams 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 26 DAY OF May, 2021.

Lori Simpson Epler  
NOTARY PUBLIC

11/14/2024  
MY COMMISSION EXPIRES



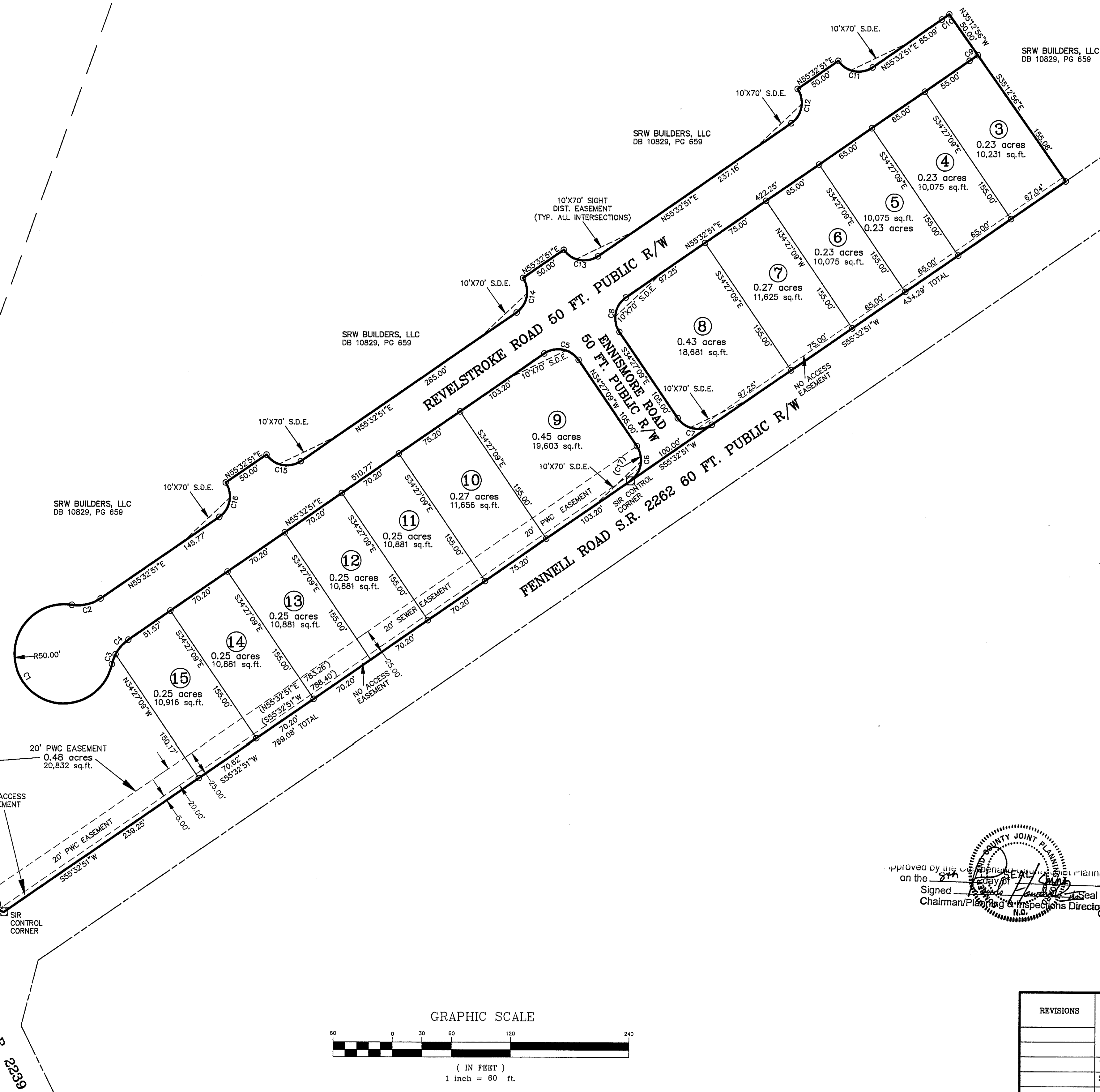
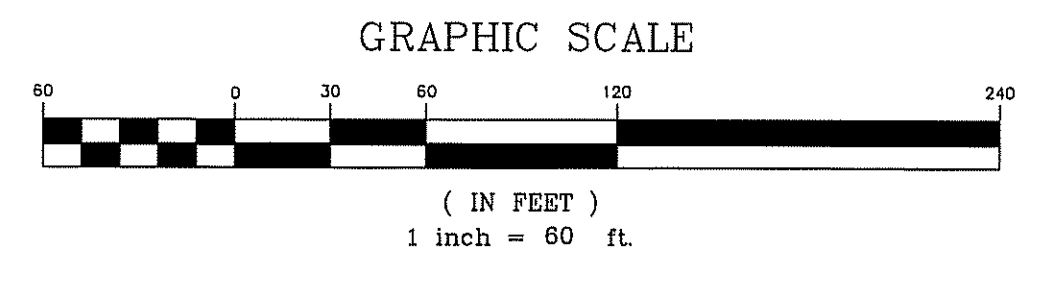
THE STREETS SHOWN ON THIS PLAT THOUGH LABELED AS "PUBLIC" - UNLESS OTHERWISE NOTED - HAVE NOT BEEN ACCEPTED BY THE NC DEPARTMENT OF TRANSPORTATION AS OF THE DATE OF THIS RECORDING. UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED AND FORMALLY ADDED TO THE STATE SYSTEM, MAINTENANCE AND LIABILITY OF THE STREETS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ANY FUTURE LOT OWNERS(S).

LEGEND

- DENOTES REBAR OR BREAK IN LINE
- CONTROL CORNER
- SIR EXISTING IRON REBAR
- SIR SET IRON REBAR
- EPK EXISTING PK NAIL
- SPK SET PK NAIL
- S.D.E. SIGHT DISTANCE EASEMENT
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

---	BOUNDARY LINE
---	ADJOINER
---	EASEMENTS
( )	EASEMENT CALLS



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 - 0432-78-0870
6. ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS 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.
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 03/19/2021.
10. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
11. 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.
12. IF THIS PLAT IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS 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 ARE 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. 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.
19. 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.
20. 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.

THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.

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 OWNERS(S).

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.

LINE TABLE

LINE	BEARING	LENGTH
(L1)	N75°20'33"W	8.57'
(L2)	N19°44'08"E	25.69'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	50.00	233.46	S34°27'15"E	72.22
C2	40.00	30.55	N77°25'42"E	29.81
C3	40.00	10.70	S19°27'00"W	10.66
C4	40.00	19.86	S41°19'56"W	19.66
C5	25.00	39.27	N79°27'09"W	35.36
C6	25.00	39.27	N10°32'51"E	35.36
C7	25.00	39.27	S79°27'09"E	35.36
C8	25.00	39.27	S10°32'51"W	35.36
C9	748.86	9.97	N55°09'58"E	9.97
C10	698.86	9.31	N55°09'58"E	9.31
C11	25.00	39.27	S79°27'09"E	35.36
C12	25.00	39.27	N10°32'51"E	35.36
C13	25.00	39.27	S79°27'09"E	35.36
C14	25.00	39.27	N10°32'51"E	35.36
C15	25.00	39.27	S79°27'09"E	35.36
C16	25.00	39.27	N10°32'51"E	35.36
(C17)	25.00	23.18	N07°53'15"W	22.36

Approved by the PLANNING BOARD of CUMBERLAND COUNTY, N.C., on the 27th day of May, 2021.

Signed: [Signature]  
Chairman/Planning & Inspections Director

FILED Jun 08, 2021 03:24:28 pm FILED  
BOOK 01146 CUMBERLAND  
PAGE 0179 THRU 0179 COUNTY NC  
INSTRUMENT # 26637 J. LEE WARREN JR.  
RECORDING \$21.00 REGISTER  
EXCISE TAX (None) OF DEEDS

REVISIONS

**CYPRESS POINTE**  
LOTS 3 - 15

TOWNSHIP: GRAYS CREEK COUNTY: CUMBERLAND

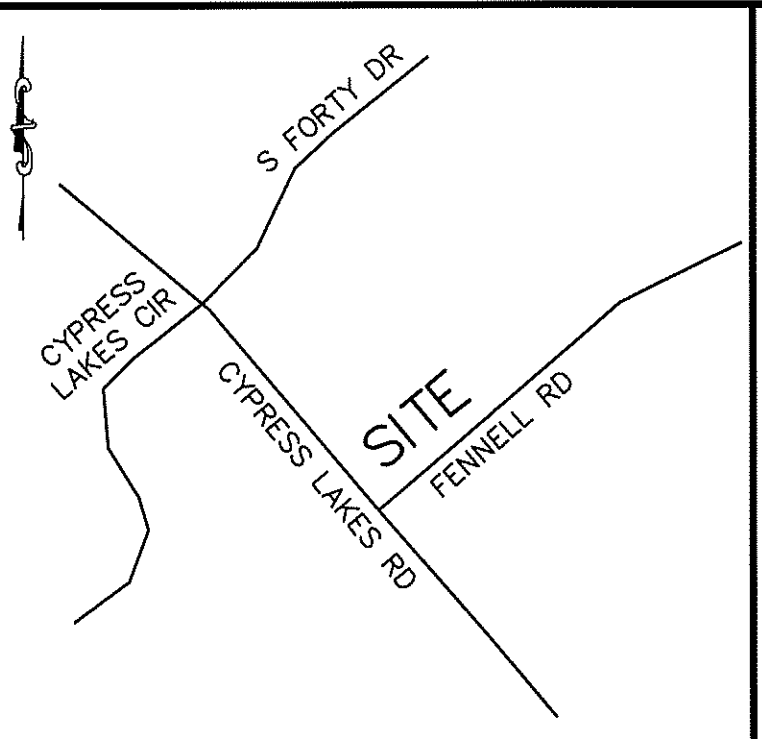
STATE: NORTH CAROLINA

PROPERTY OF: SRW BUILDERS, LLC

**LARRY KING & ASSOCIATES, R.L.S. P.A.**  
1333 MORGANTON ROAD, SUITE 201  
FAYETTEVILLE, N. C. 28305  
TELEPHONE: (910) 483-4300  
FAX: (910) 483-4052

DATE: 08/18/21 SURVEYED BY: LKA FIELD BOOK: JTR  
SCALE: 1"=60' DRAWN BY: TA FILE REF: P19-028  
CHECKED & CLEARING BY: LARRY KING DRAWING NO: PH 1 LOT8





VICINITY MAP  
NOT TO SCALE

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 10829, PAGE 659.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT/DEED BOOK AS PAGE SIKOR; 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 14<sup>th</sup> DAY OF July, A.D. 2021.

*W. Larry King*  
PROFESSIONAL LAND SURVEYOR  
(W. LARRY KING, P.L.S.)  
LICENSE 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.
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NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAY  
APPROVED FOR RECORDATION

BY *Lee R. Hines, Jr. P.E.*  
DATE 07-22-2021

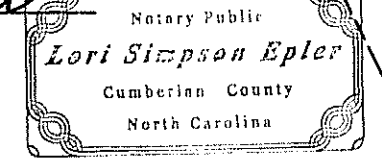
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

*William E. Pre Witt*  
PROPERTY OWNER

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, APPEARED, CERTIFY THAT *William E. Pre Witt* 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 12<sup>th</sup> DAY OF July, 2021.

*Lori Simpson Epler*  
NOTARY PUBLIC



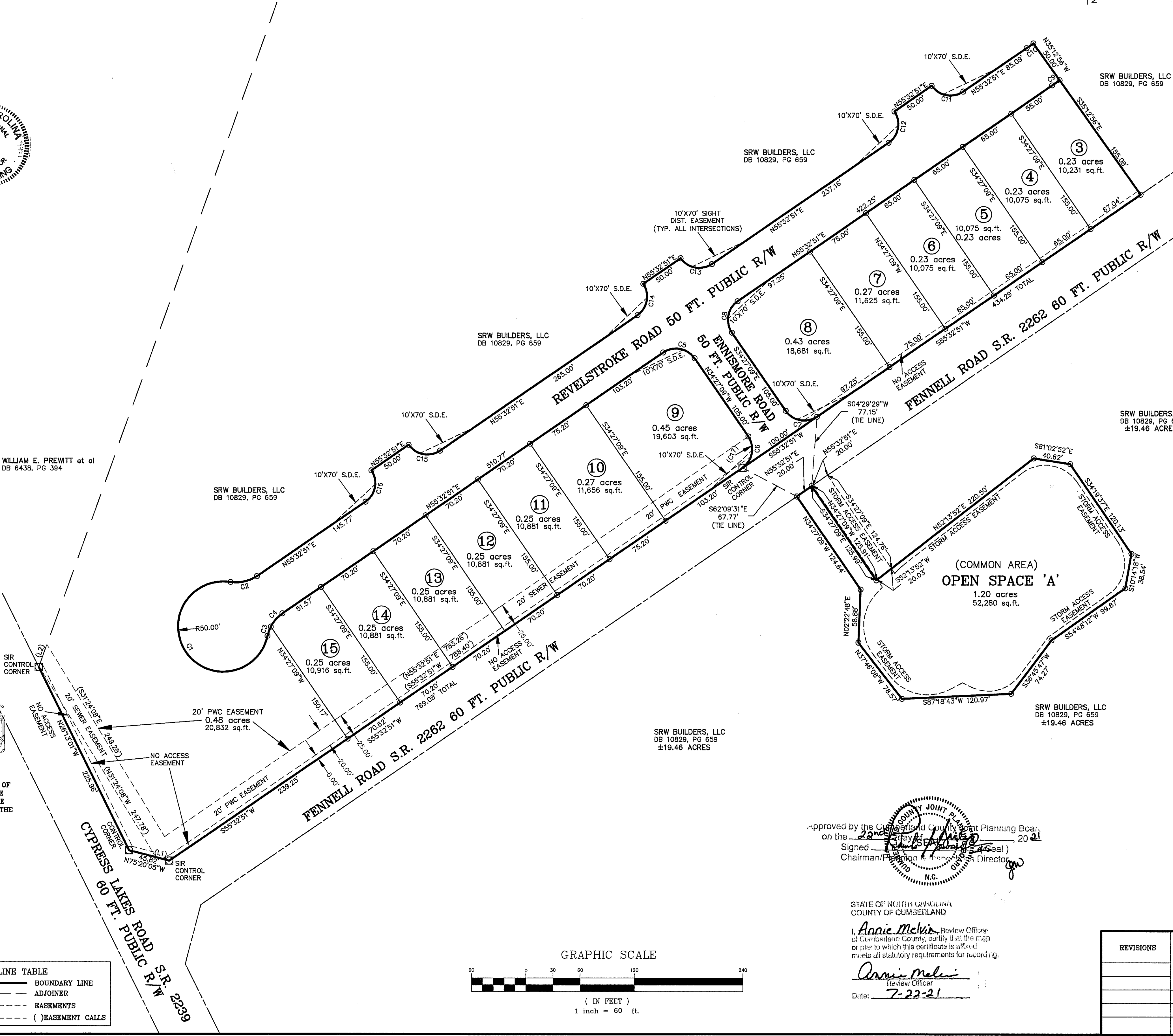
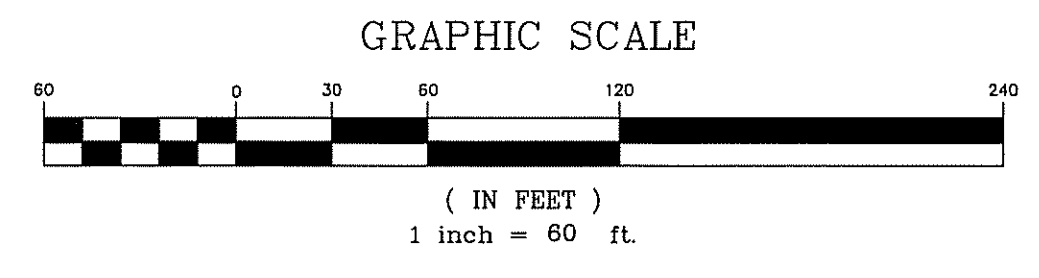
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**LEGEND**

- DENOTES REBAR OR BREAK IN LINE
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- EXISTING IRON REBAR
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- EPK EXISTING PK NAIL
- SPK SET PK NAIL
- S.D.E. SIGHT DISTANCE EASEMENT
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**LINE TABLE**

—	BOUNDARY LINE
- - -	ADJOINER
- - - - -	EASEMENTS
( )	EASEMENT CALLS



- 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 - 3492-78-0870
  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.
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  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.
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  18. 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.
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**LINE TABLE**

LINE	BEARING	LENGTH
(L1)	N78°20'33"W	8.57'
(L2)	N19°44'08"E	25.69'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD
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C16	25.00	39.27	N10°32'51"E	35.36
(C17)	25.00	23.18	N07°53'15"W	22.36

Approved by the Cumberland County Joint Planning Board on the 20<sup>th</sup> day of July, 2021.  
Signed *Annice Melvin* (Seal)  
Chairman/Planning Board Director

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

*Annice Melvin*  
Review Officer  
Date: 7-22-21

FILED Jul 22, 2021 03:59:06 pm FILED  
BOOK 00147 CUMBERLAND COUNTY NC  
PAGE 0029 THRU 0029 J. LEE WARREN JR.  
INSTRUMENT # 33967 REGISTER OF DEEDS  
RECORDING \$21.00  
EXCISE TAX (None)

DECLARATIONS AND COVENANTS RECORDED IN BOOK 11193 PAGE 211

**ZERO LOT LINE**

REVISIONS

**CYPRESS POINTE  
LOTS 3 - 15  
AND OPEN SPACE 'A'**

TOWNSHIP: GRAYS CREEK COUNTY: CUMBERLAND

STATE: NORTH CAROLINA

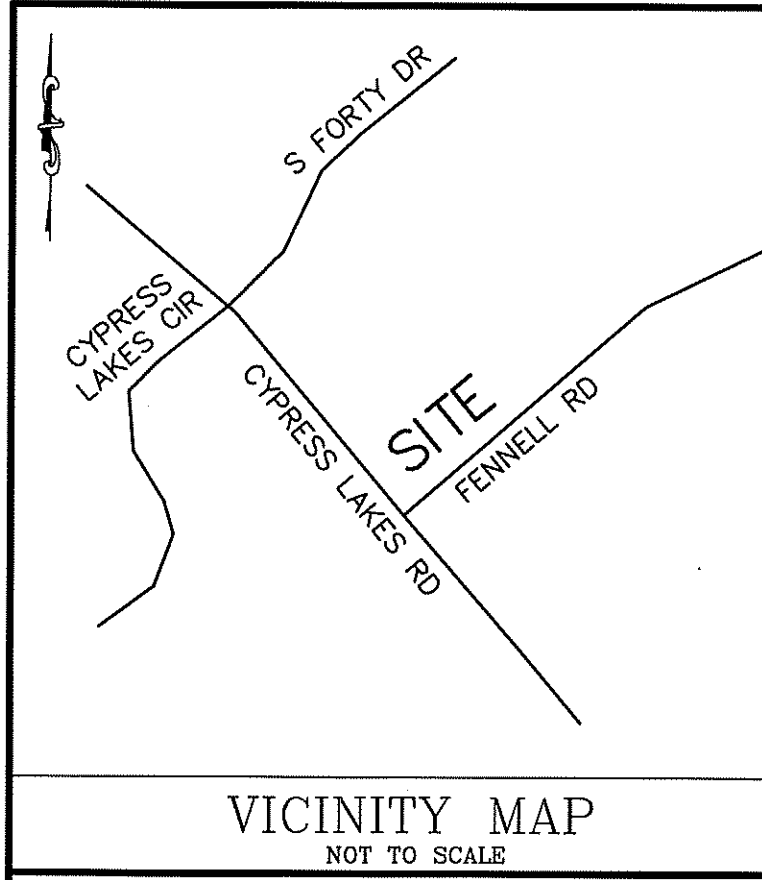
PROPERTY OF: SRW BUILDERS, LLC

**LARRY KING & ASSOCIATES, R.L.S., P.A.**  
P.O. BOX 63787  
1333 MORGANTON ROAD, SUITE 201  
FAYETTEVILLE, N.C. 28305  
TELEPHONE: (910) 483-4500  
FAX: (910) 483-4052

NO FIRM LICENSE  
DATE: 06/25/21  
SCALE: 1"=60'  
CHECKED & CLOSED BY: LARRY KING

DRAWN BY: TA  
FIELD BOOK: JTR  
FILE REF: P19-028  
DRAWING NO: PH 1 LOTS





- 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 0432-78-0870
  - 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; 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 03/19/2021.
  - 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 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, THESE 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 THE 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-COVENANT 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.

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	10.70'	40.00'	S12°26'52"W	10.67'
C2	63.83'	50.00'	N48°21'30"E	59.59'
C3	50.00'	50.00'	S66°25'17"E	47.94'
C4	50.00'	50.00'	S09°07'38"E	47.94'
C5	50.00'	50.00'	S48°10'13"W	47.94'
C6	19.63'	50.00'	S89°03'49"W	19.50'
C7	39.55'	40.00'	N77°25'42"E	29.81'
C8	39.27'	25.00'	N10°32'51"E	35.36'
C9	23.06'	28.00'	N58°03'03"W	22.42'
C10	50.89'	50.00'	S52°29'29"E	48.72'
C11	45.61'	50.00'	S02°48'02"W	44.05'
C12	44.98'	50.00'	S54°42'26"W	43.48'
C13	44.98'	50.00'	N73°44'38"E	43.48'
C14	52.89'	50.00'	N17°39'42"W	50.84'
C15	23.06'	28.00'	S10°11'17"E	22.42'
C16	39.27'	25.00'	S79°22'09"E	35.36'
C17	39.27'	25.00'	N10°32'51"E	35.36'
C18	80.49'	457.57'	N38°28'30"W	80.36'
C19	13.99'	457.57'	N45°24'28"W	13.99'
C20	24.38'	30.00'	N69°34'01"E	23.72'
C21	14.43'	50.00'	S94°35'01"E	14.38'
C22	53.88'	50.00'	S37°42'42"E	51.42'
C23	40.18'	50.00'	S08°11'46"E	38.11'
C24	40.18'	50.00'	S54°14'42"W	39.12'
C25	40.10'	50.00'	N79°45'07"W	39.03'
C26	49.80'	50.00'	N28°14'47"W	47.76'
C27	24.38'	30.00'	S22°59'59"E	23.72'
C28	47.04'	507.57'	N43°39'39"W	47.04'
C29	57.75'	507.57'	N37°42'42"E	57.72'
C30	39.27'	25.00'	S79°22'09"E	35.36'
C31	39.27'	25.00'	N10°32'51"E	35.36'
C32	100.19'	698.86'	N38°33'34"W	100.10'
C33	24.73'	748.86'	N41°43'13"W	24.72'
C34	82.83'	748.86'	N37°38'49"W	82.59'
C35	39.27'	25.00'	S79°22'09"E	35.36'

LINE	BEARING	LENGTH
L1	S34°27'09"E	25.00'
L2	S34°27'09"E	25.00'
L3	S34°27'09"E	25.00'
L4	S34°27'09"E	25.00'
L5	S34°27'09"E	25.00'
L6	N55°32'51"E	25.00'
L7	S55°32'51"W	25.00'
L8	S43°43'00"W	25.00'
L9	N43°43'00"E	25.00'

**WILLIAM E PREWITT, JAMES R PREWITT, & THOMAS R PREWITT PB**  
56, PG 16  
DB 6438, PG 394

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. 62-8.

(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.

*Lori Simpson Epler*  
PROPERTY OWNER

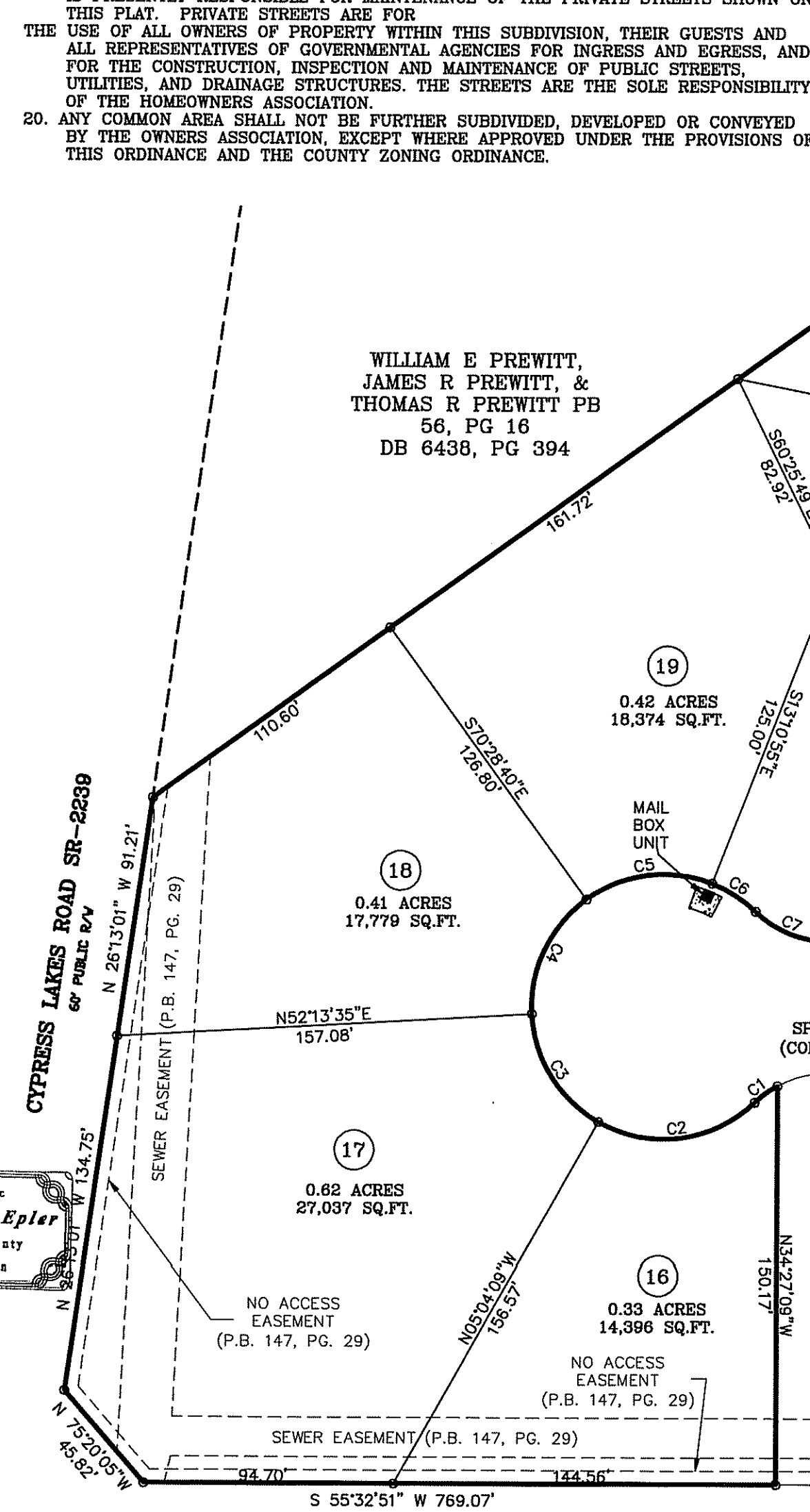
STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT *Lori 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 1st DAY OF DECEMBER, 2021.

*Lori Simpson Epler*  
NOTARY PUBLIC

11/14/2024  
MY COMMISSION EXPIRES

THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.



FENNEL ROAD  
60 FT. PUBLIC R/W

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: *[Signature]*  
DATE: 12-01-2021

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.

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

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, *Annelle Melton*, Register of Deeds of Cumberland County, certify that the map or plat to which this certificate is attached meets all statutory requirements for recording.

*Annelle Melton*  
Register of Deeds

Date: 12/1/21

APPROVED BY THE CUMBERLAND COUNTY PLANNING BOARD

Signed: *[Signature]*  
Chairman, Planning Director

DECLARATIONS AND COVENANTS  
RECORDED IN BOOK 11193, PAGE 211

LEGEND

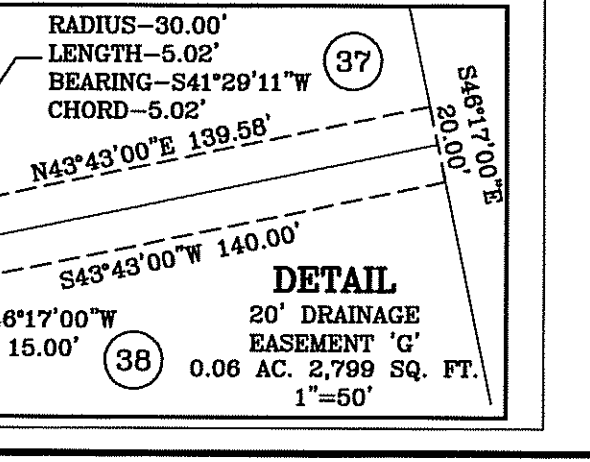
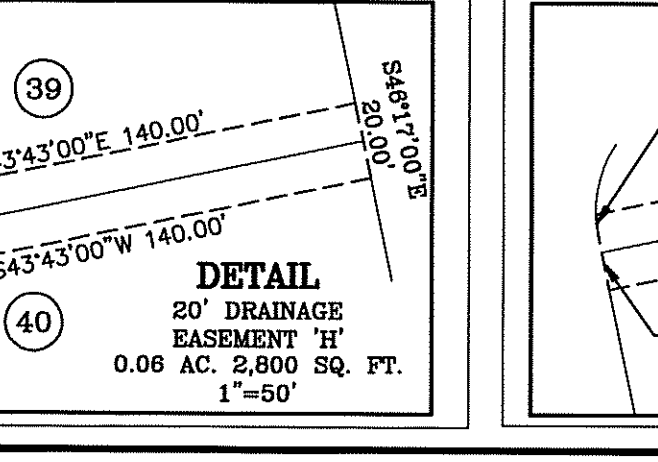
- DENOTES REBAR OR BREAK IN LINE
- CONTROL CORNER
- EXISTING IRON REBAR
- SET IRON REBAR
- EXISTING SPK NAIL
- SET SPK NAIL
- S.D.E. SIGHT DISTANCE EASEMENT
- NOTE - IRON REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

- BOUNDARY LINE
- - - ADJOINER
- - - EASEMENTS
- ( ) EASEMENT CALLS

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 OWNERS(S).

THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 4,000 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 POOL DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.



CONTROLS

SPK NAIL "A"	N59°32'51"E	245.77'	SPK NAIL "B"
SPK NAIL "B"	N69°32'51"E	365.00'	SPK NAIL "C"
SPK NAIL "C"	N60°16'09"E	237.16'	SPK NAIL "D"
SPK NAIL "D"	N59°32'51"E	185.09'	SPK NAIL "E"
SPK NAIL "E"	N54°46'21"W	143.98'	SPK NAIL "F"
SPK NAIL "F"	N68°08'33"W	90.14'	SPK NAIL "G"
SPK NAIL "G"	N40°22'05"W	99.47'	SPK NAIL "H"
SPK NAIL "H"	N46°17'00"W	181.45'	SPK NAIL "I"

FILED Dec 02, 2021 11:09:08 am  
BOOK 0147  
PAGE 0145 THRU 0145  
INSTRUMENT # 55823  
RECORDING \$21.00  
EXCISE TAX (None)

REVISIONS

CUMBERLAND COUNTY NC  
REGISTER OF DEEDS

PROPERTY OF: SRW BUILDERS, LLC

LARRY KING & ASSOCIATES,  
P.A.  
1333 MORGANTOWN ROAD, SUITE 201  
FAYETTEVILLE, N. C. 28305  
TELEPHONE: (910) 483-4300  
FAX: (910) 483-4052

DATE: 11/22/21  
SCALE: 1"=50'  
CHECKED & CLOSURE BY: LARRY KING

SURVEYED BY: LKA  
FIELD BOOK: JTR  
FILE REF: P19-028  
DRAWING NO: PHASE ONE