

02-17-22

REVISIONS

PROJECT NAME

MURRAY FARMS SUBDIVISION

PIN: 10007064101
PHILLIPS ROAD
MINGO TOWNSHIP
NEAR PLAIN VIEW
SAMPSON COUNTY
NORTH CAROLINA

CLIENT

STOUT LAND DEVELOPMENT, LLC

1788 Metropolitan Drive
Fayetteville, North Carolina 28404
Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	MKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1728

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

FEBRUARY 2, 2022

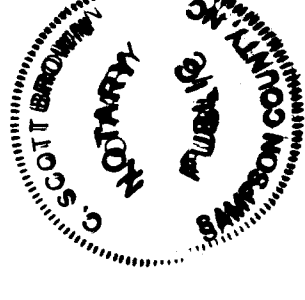
SHEET NUMBER

1

OF

Sampson COUNTY, NORTH CAROLINA
I, Sean R. Seaver, a Notary Public of the County and State aforesaid, do hereby certify that Rea Stout personally appeared before me this day and acknowledged the execution of the foregoing instrument, in view of the fact that she is duly qualified and competent to execute the same.

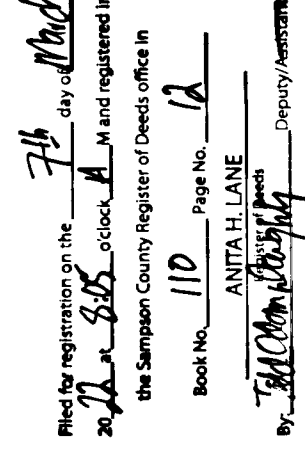
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 6, 2025



JOHN WASSHALL TYLER
DB 1771, PG 685

CERTIFICATE OF OWNERSHIP & REDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY AND STATE OF NORTH CAROLINA. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY AND STATE OF NORTH CAROLINA. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY AND STATE OF NORTH CAROLINA.

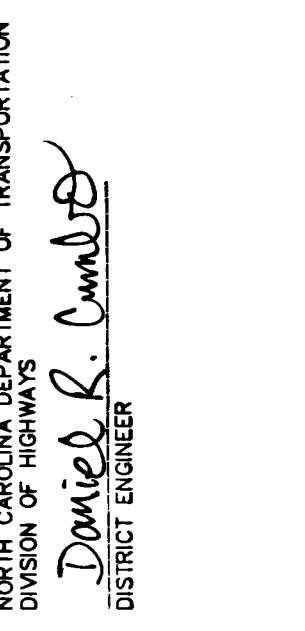
DATE: 3/17/22



VERONICA J. BEASLEY, TRUSTEE
N/F
PARCEL TWO OF
TRACT TWO OF
DB 2017, PG 327

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON
I, AUSTIN SKINKLEY, REVIEW OFFICER OF SAMPSON COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 3/17/22



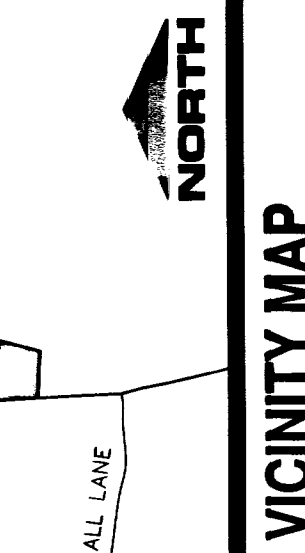
VERONICA J. BEASLEY, TRUSTEE
N/F
PARCEL ONE OF
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NOTICE OF DISCLOSURE STATEMENT
ALL STREETS DEPICTED IN THIS SUBDIVISION HAVE BEEN DEDICATED TO PUBLIC USE, BUT THESE STREETS HAVE NOT BEEN ACCEPTED INTO THE NCDOT ROAD MAINTENANCE THROUGH A PROCESS IN ORDER FOR THE STREETS TO BE DEPICTED IN THIS SUBDIVISION TO BE INCLUDED IN THE CONSTRUCTION OF THE STREETS SHOWN IN THIS SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR THE NCDOT ROAD MAINTENANCE SYSTEM. ALL NCDOT STREETS DEPICTED IN THIS SUBDIVISION CAN BE ADDED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS.

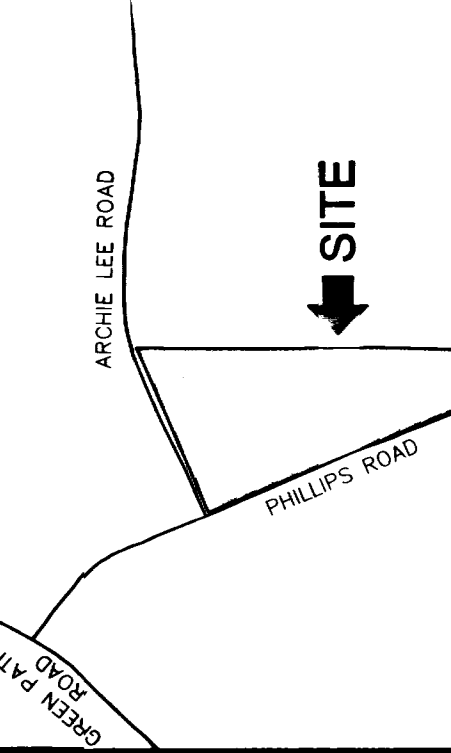
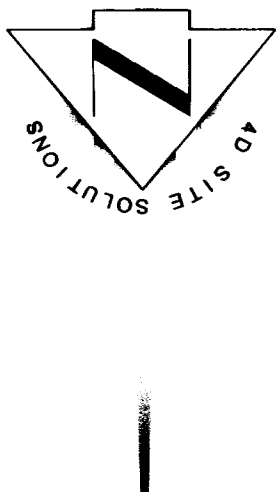
Daniel R. Cumber
DISTRICT ENGINEER

NOTES:
1. UNLESS OTHERWISE NOTED, HORIZONTAL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. COMBINED SURFACE AREA: 1,487,102 SF (34.14 AC)
3. CONTROL ESTABLISHED BY NORTH CAROLINA GEODETIC SURVEY
4. VERTICAL REFERENCE TO THE NORTH CAROLINA GEODETIC SURVEY
5. WHERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
6. INFORMATION REFERENCED ON THE FACE OF THIS MAP, BUT NOT LIMITED TO ANY COMPREHENSIVE MAP, SUCH AS EASEMENTS, CETERAS, AND FLOOD AREAS.
7. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED MAPS AND RECORDS WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY COMPREHENSIVE MAP OR RECORDS WHICH COULD AFFECT THIS PROPERTY.
8. HOMEOWNER EASEMENTS LOCATED IN THE COMMON AREA WILL BE MAINTAINED BY THE HOA.
9. HOA: THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE MAINTENANCE OF THE COMMON AREA.
10. THE PROPERTY IS LOCATED WITHIN THE PLAIN VIEW FIRE DISTRICT.
11. NO DIRECT ACCESS IS ALLOWED TO PHILLIPS ROAD OR ARCHIE LEE ROAD. ALL LOTS WILL BE ACCESS INTERNALLY THROUGH THE COMMON AREA.
12. ALL ROADS SHALL BE PUBLIC AND BUILT TO NCDOT STANDARDS.
13. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT-OF-WAY.
14. ONLY NCDOT APPROVED MATERIALS ARE TO BE USED WITHIN THE RIGHT-OF-WAY.

- LEGEND:
- EP - EXISTING CONCRETE DRIVE
 - EP - EXISTING IRON PIPE
 - EP - EXISTING METAL PIPE
 - EP - EXISTING WATER PIPE
 - EP - EXISTING REBAR
 - EP - EXISTING REBAR
 - CP - COMPUTED POINT
 - R/W - RIGHT OF WAY
 - OMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - PP - PROPERTY LINE
 - PP - ADJACENT PROPERTY LINE
 - PP - RIGHT-OF-WAY
 - PP - STRIP DRAINAGE
 - PP - WATER LINE
 - PP - OVERHEAD UTILITY
 - PP - UNSUITABLE SOILS
 - PP - UTILITY POLE
 - PP - GUY WIRE
 - PP - TELEPHONE PEDESTAL
 - PP - WATER BLOW OFF
 - PP - WATER VALVE
 - PP - ASPHALT
 - PP - UNSUITABLE SOILS



VICINITY MAP
NOT TO SCALE



VERONICA J. BEASLEY, TRUSTEE
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AREA: BY COORDINATE COMPUTATION
1,487,102 SF (34.14 AC)

ENCL: 10007064101

ZONING: RA (RESIDENTIAL AGRICULTURAL)

35' FRONT

10' SIDE

20' SIDE ABUTTING STREET

25' REAR

SOURCE OF TITLE
DB 1753, PG 976
SAMPSON COUNTY
REGISTERED RECORDS

VERONICA J. BEASLEY, TRUSTEE
N/F
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VERONICA J. BEASLEY, TRUSTEE
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