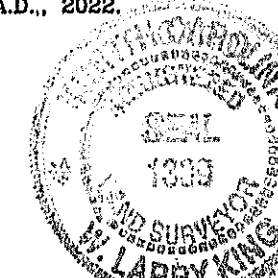


VICINITY MAP  
(NO SCALE)

I, W. LARRY KING, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN #4497/2022 BOOK 10433 PAGE 275.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT/DEED BOOK #4497/2022 PAGE 275. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 14th DAY OF January, A.D., 2022.

*W. Larry King*  
PROFESSIONAL LAND SURVEYOR  
(W. LARRY KING, F.L.S.)  
REGISTRATION NUMBER L-1399



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 PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF FAYETTEVILLE AND THAT THIS PLAN IS OUR FREE ACT AND DEED.

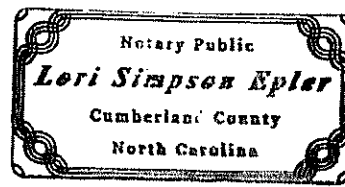
*Palmer N. Williams*  
PALMER N. WILLIAMS

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT PALMER N. 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 14th DAY OF January, 2022.

*Lori Simpson Epler*  
NOTARY PUBLIC

11/14/2024  
MY COMMISSION EXPIRES



THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS 2850 SQ. FEET. THIS INCLUDES ANY AND ALL BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES AND THAT PORTION OF THE RIGHT-OF-WAY BETWEEN THE FRONT LOT LINE AND THE REAR EDGE OF THE PARCELS BUILT-UPON AREA. HOWEVER, THIS IS NOT LIMITED TO STRUCTURES, ASPHALT, CONCRETE, GRANITE BRICK, STONE, SLATE, COQUINA, AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED OR IN-GROUND DECKING OR THE WATER SURFACE OF SWIMMING POOLS.

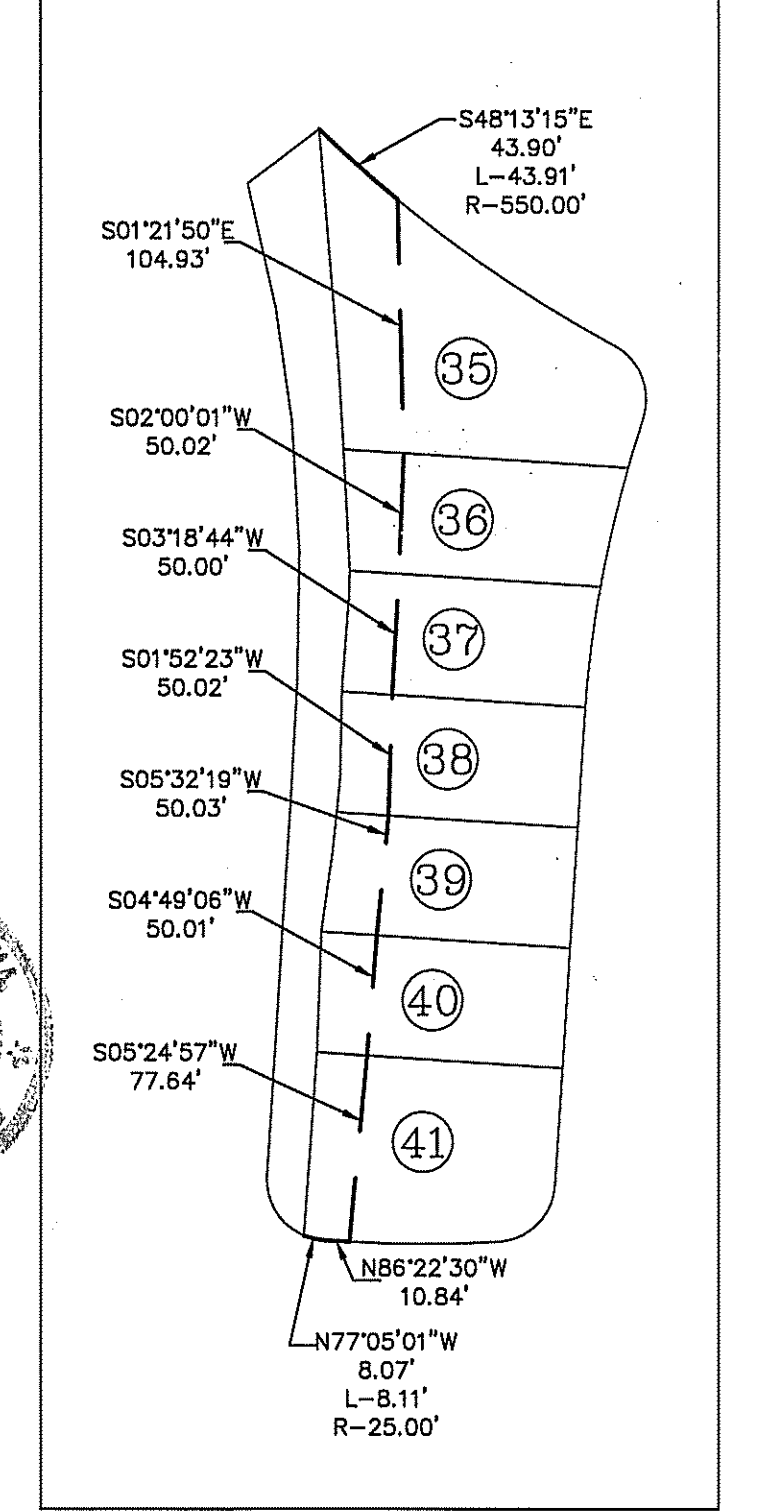
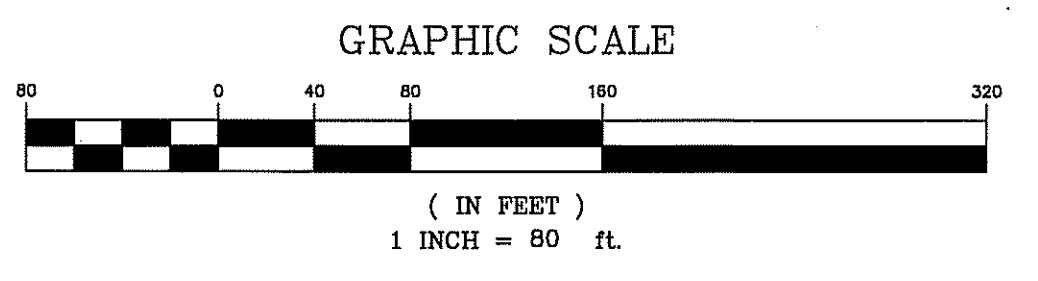
**LEGEND**

- DENOTES BREAK IN LINE
- CONCRETE MONUMENT
- △ DENOTES CONTROL CORNER
- EP EXISTING IRON PIPE
- ER EXISTING IRON REBAR
- SIR SET IRON REBAR
- EMN EXISTING MAG NAIL
- SMN SET MAG NAIL
- AG ABOVE GROUND REC RECORDED
- BG BELOW GROUND MEAS MEASURED

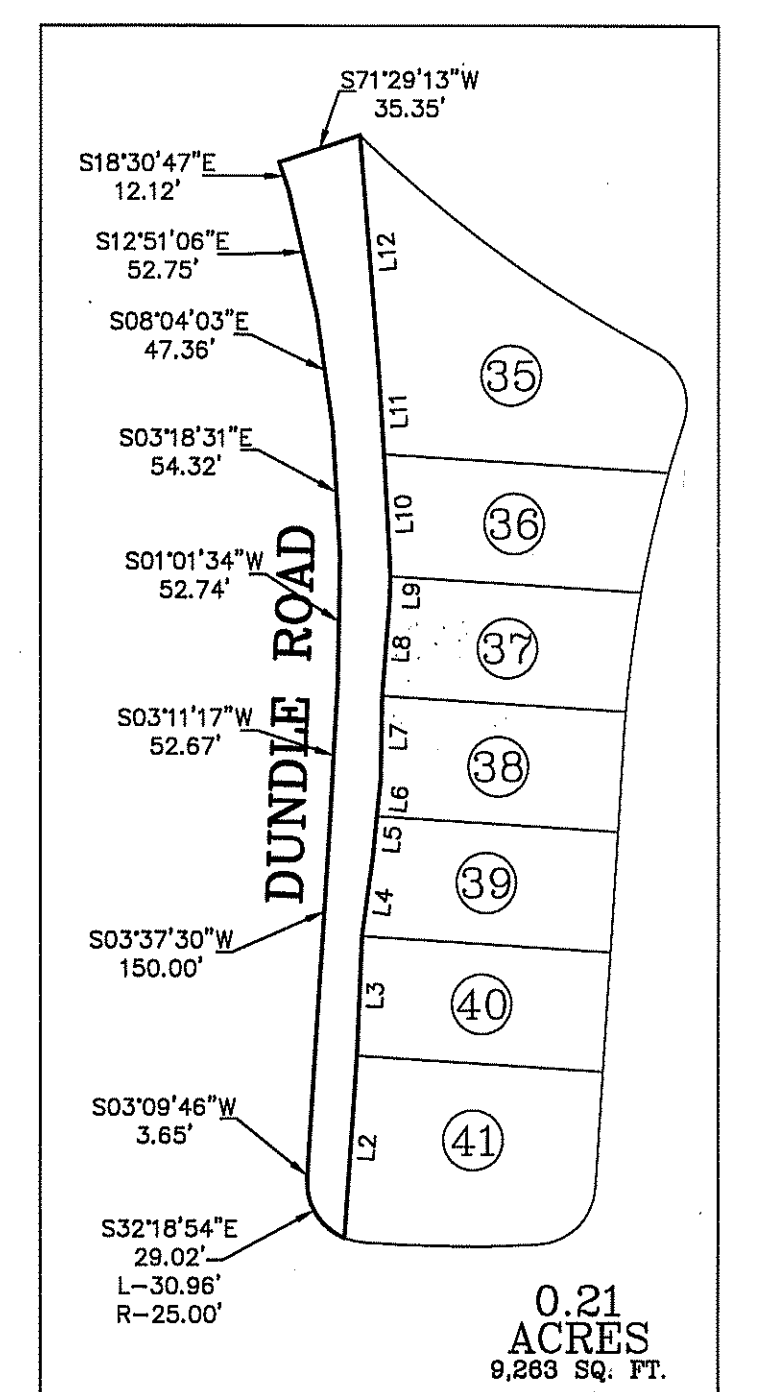
NOTE - 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS

**LINE TABLE**

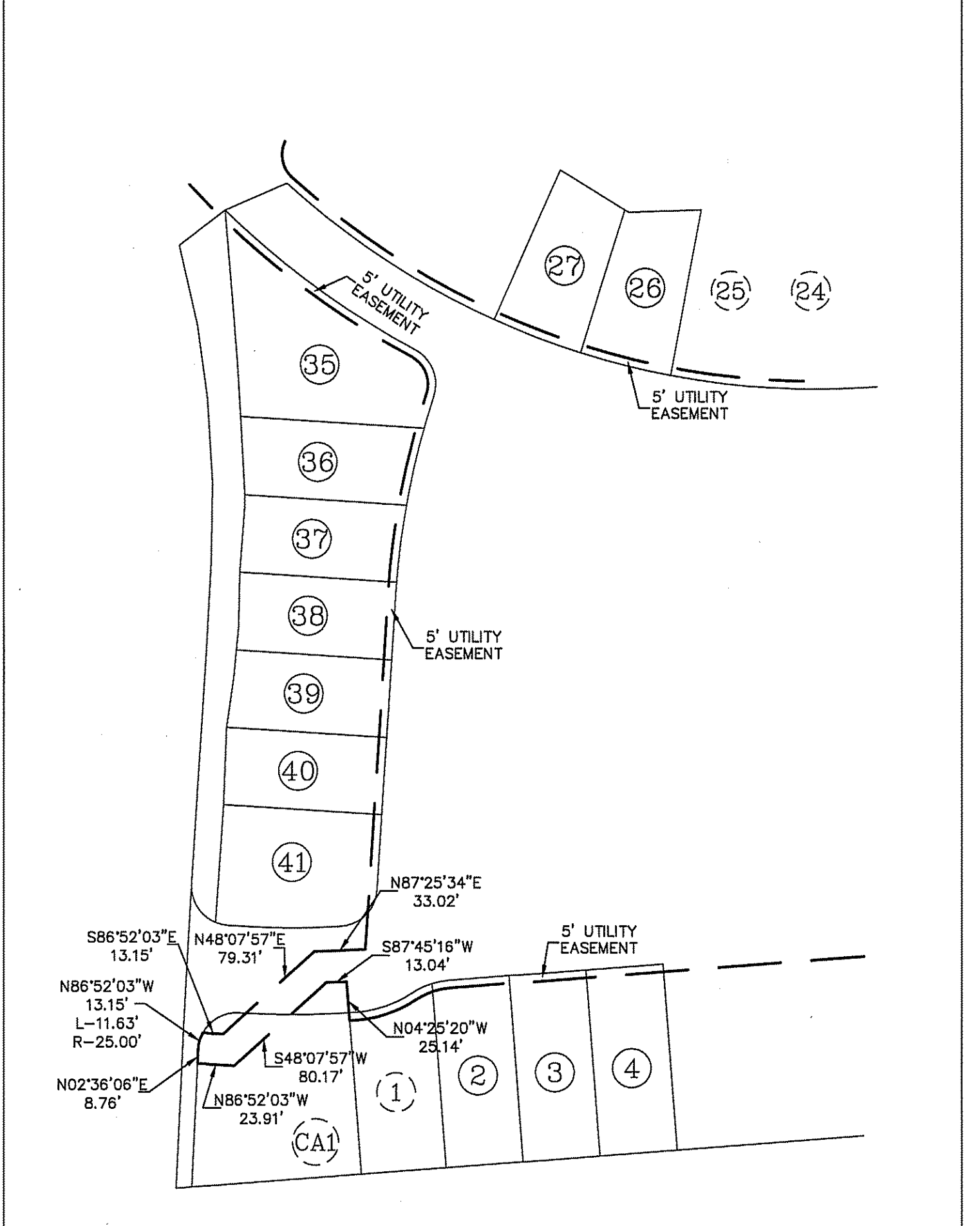
---	BOUNDARY LINE
---	ADJOINER
---	TIE LINE
---	EASEMENTS
---	CL DITCH
---	FENCE LINE
---	OLD PROPERTY LINE



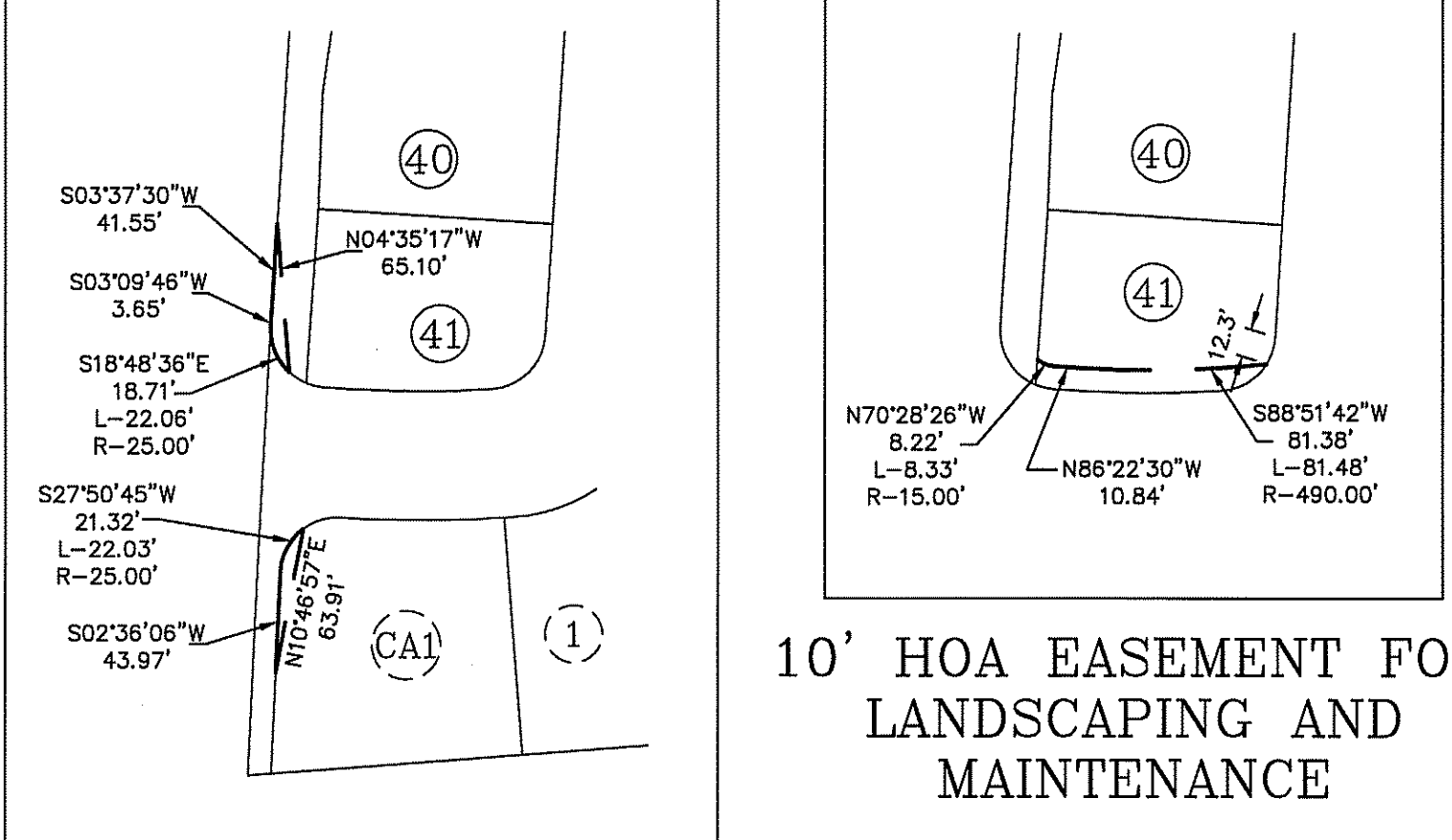
ACCESS & MAINTENANCE EASEMENT FOR BERM



HOA OWNED STRIP (OPEN SPACE/COMMON AREA)



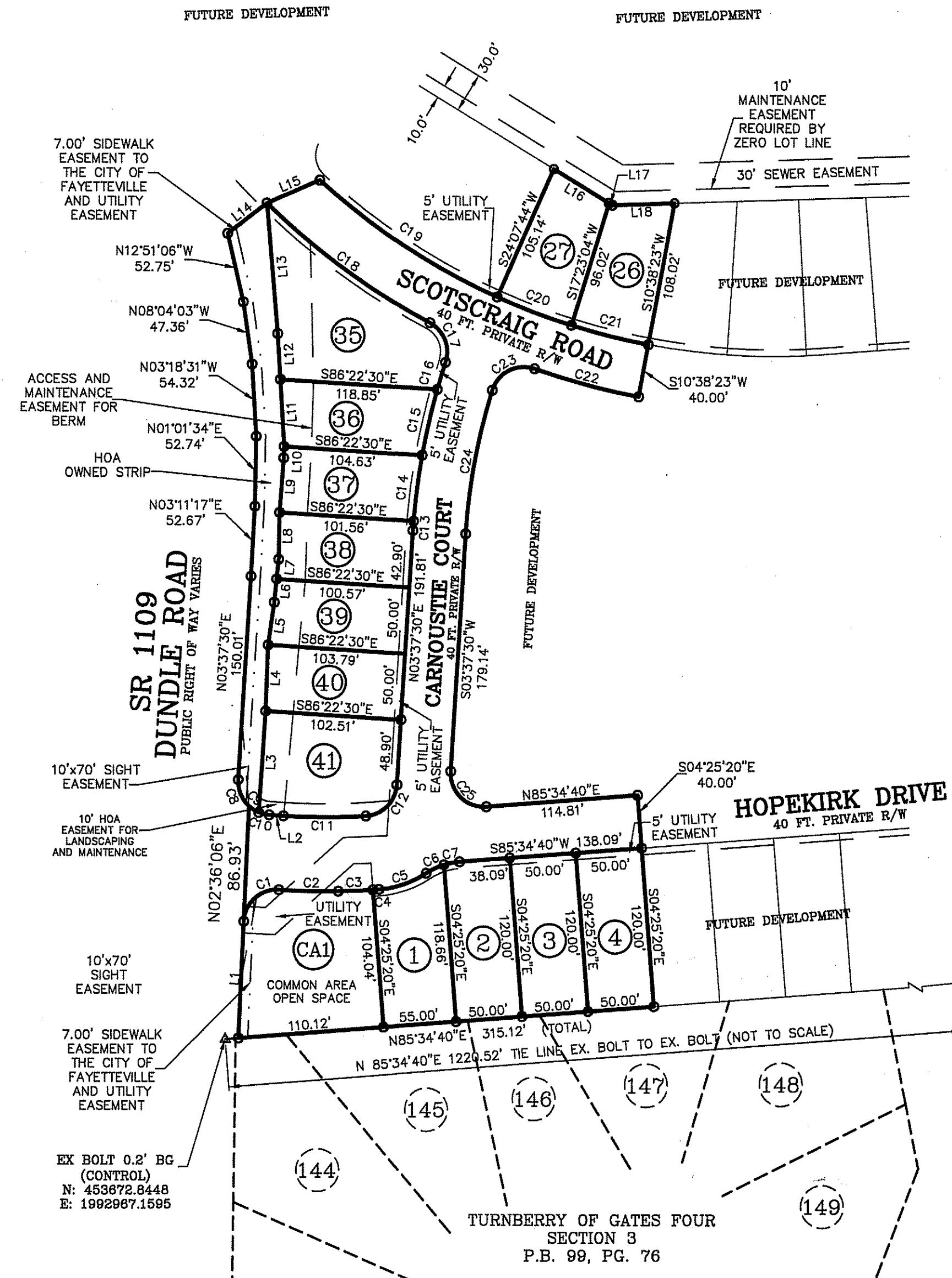
UTILITY EASEMENT



10' X 70' SIGHT EASEMENT

ON ALL LOTS ABUTTING THE PRIVATE STREETS (OPEN SPACE, COMMON AREA AND HOA PROPERTY INCLUDED), THERE IS A 5 FEET WIDE EASEMENT FOR THE PURPOSE OF ENJOYING, MAINTAINING AND/OR REPLACING SIDEWALKS ADJACENT TO ALL RIGHT OF WAY LINES

SIDEWALK MAINTENANCE EASEMENT



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.71	25.00	S48°06'29\"/>	

**LOT AREA**

LOT	SQ. FT.	ACRES
CA1	10,975	0.25
1	6,002	0.14
2	5,995	0.14
3	6,000	0.14
4	6,000	0.14
26	5,500	0.13
27	5,487	0.13
35	10,432	0.24
36	5,565	0.13
37	5,125	0.12
38	5,031	0.12
39	5,097	0.12
40	5,157	0.12
41	7,673	0.18

**LINE TABLE**

LINE	LENGTH	BEARING
L1	88.43	S02°36'06\"/>

APPROVED BY THE CITY OF FAYETTEVILLE ON THE 14th DAY OF January, 2022.

*Mark Blackwell*  
SIGNATURE DATE

TITLE



FILED Jan 07, 2022 04:18:23 pm FILED CUMBERLAND COUNTY NC INSTRUMENT # 00986 RECORDING \$21.00 EXCISE TAX (None)

**REVISIONS**

01-06-21	
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**AUTRY LAKE AT GATES FOUR SECTION ONE, PART A**

TOWNSHIP: NONE COUNTY: CUMBERLAND

STATE: NORTH CAROLINA

PROPERTY OP: CLIFFDALE CORNER LLC CASE NO.

**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

DATE: DEC 19TH, 2021 SURVEYED BY: LKJ FIELD BOOK: SCALE: 1" = 80' DRAWN BY: SJC CAD DIRECTORY: CHECKED & CLOSED BY: LARRY KING FILENAME: PL-018

**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 REID# 04854685000.
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.
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 12/21/21.
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 BUYER.
12. IF THIS PLAN 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. IF THIS PLAN 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 PLAN. 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 CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 11361 AND PAGE 0153."