



REVISIONS

PROJECT NAME

FAITHWILL FARMS SUBDIVISION PHASE TWO

PIN 0498-02-4275
 WADE STEDMAN ROAD
 EASTOVER TOWNSHIP
 STEDMAN
 CUMBERLAND COUNTY
 NORTH CAROLINA

CLIENT

STOUT LAND DEVELOPMENT, LLC

1786 Metromedical Drive
 Fayetteville, North Carolina 28304
 Phone: (910) 779-0019

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1691

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE SURVEYED

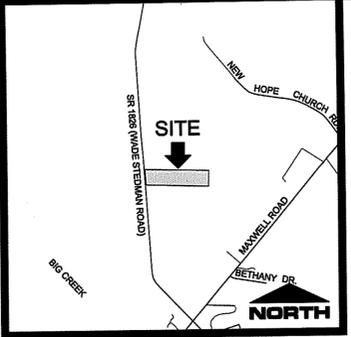
MAY 9, 2022

SHEET NUMBER

1

OF

1



VICINITY MAP NOT TO SCALE

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - TIE LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - OVERHEAD UTILITY
 - FENCE LINE
 - TREE LINE
 - UTILITY POLE
 - GUY WIRE
 - WATER VALVE
 - FIRE HYDRANT
 - HARDWOOD TREE
 - ASPHALT
 - BUILDINGS

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987730
 LOCALIZATION POINT N: 482,533,399 E: 2,089,546,237
 CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - POINTS NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCE INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 3720048800J OF THE FLOOD INSURANCE RATE, DATED JANUARY 5, 2007.
 - THERE IS A 5' MAINTENANCE EASEMENT ALONG EACH SIDE OF ALL COMMON INTERNAL LOT LINES.
 - 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.
 - 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 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).
 - 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 PROPERTY OWNERS SHALL MAINTAIN THE CURRENT DRAINAGE PATTERN FOR THE PROPERTY.
 - STRUCTURES ARE NOT ALLOWED WITHIN ANY DRAINAGE EASEMENT, GRADING WITHIN ANY DRAINAGE EASEMENT THAT WILL ADVERSELY IMPACT THE DRAINAGE EASEMENT IS PROHIBITED.
 - A MAXIMUM OF ONE HOME SHALL BE BUILT PER LOT WITH A MINIMUM LOT AREA OF 40,000 SF.
 - ALL COMMON AREA SHALL BE CONVEYED BY THE DEVELOPER TO THE OWNER'S ASSOCIATION FOR MAINTENANCE AND RESPONSIBILITY.
 - THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR EACH LOT IS 10,086 SF.
 - THE NEW LOTS OF THIS DEVELOPMENT ARE SUBJECT TO THE 100 DOCUMENTS AND COVENANTS RECORDED IN DEED BOOK 11516, PAGE 358.

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.

G. Stitt
 OWNER'S SIGNATURE

Sampson COUNTY, NORTH CAROLINA

Scott Brown
 A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Ben Stout
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 6 DAY OF July, 2022.

Scott Brown
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-06-25



STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

Mark Blackwell
 REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Mark Blackwell
 REVIEW OFFICER
 DATE: 7/6/22

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	41.68	25.00	S44°04'28"W	37.02
C2	21.03	25.00	N64°03'47"W	20.41
C3	51.95	50.00	N69°44'04"W	49.65
C4	54.83	50.00	N49°11'50"E	51.95
C5	55.26	50.00	N13°45'56"W	52.49
C6	79.34	50.00	S89°06'47"W	71.28
C7	21.03	25.00	N67°44'50"E	20.41
C8	36.85	25.00	S45°55'31"E	33.61

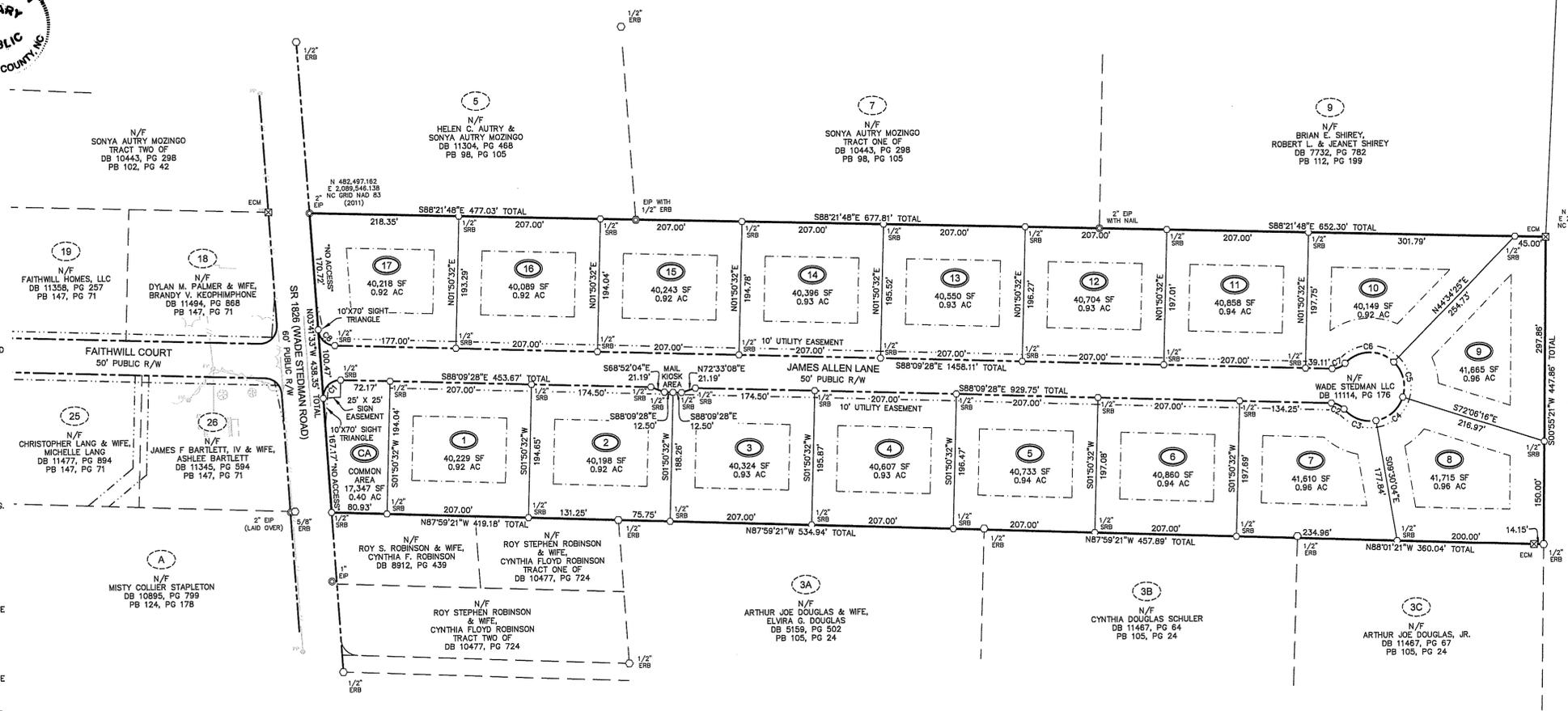
PHASE TWO AREA: (BY COORDINATE COMPUTATION)
 791,301 SF (18.17 AC)

ERB: 0498-02-4275

ZONING R40/CZ P-21-0 Condition #14 applies AG MS
 50' FRONT
 35' SIDE
 50' REAR

SOURCE OF TITLE
 DB 7887, PG 301
 CUMBERLAND COUNTY REGISTER OF DEEDS

MAXIMUM IMPERVIOUS AREA PER LOT: 10,086 SF



I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Sean Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 11114, PAGE 178 OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 6 DAY OF July, 2022.

Sean Seever
 PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-2II FGCC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JULY 28, 2020 USING TWO TRIMBLE 5700 RECEIVERS.

Sean Seever
 PROFESSIONAL LAND SURVEYOR - L-4571



DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *Car R. Hines Sr. P.E.*
 DISTRICT ENGINEER
 DATE: 7-6-22

NORTH CAROLINA DEPARTMENT
 OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 APPROVED FOR RECORDATION

BY: _____
 DATE: _____

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

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

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

Approved by the Cumberland County Joint Planning Board on the 6th day of July, 2022

Signed: *Sean Seever* (Seal)
 Chairman, Planning Director

Subject to conditions of approval Case No: MOD-2019-22(21-1)

FILED Jul 07, 2022 12:48:36 pm FILED CUMBERLAND COUNTY NC
 BOOK 00148 PAGE 0108 THRU 0108 J. LEE WARREN JR. REGISTER OF DEEDS
 RECORDING \$21.00 EXCISE TAX (None) CL

