

09-28-22

REVISIONS

RETURN: 4D SITE SOLUTIONS
2022009853
ROBSON CO., NC FEE \$21.00
PRESENTED & RECORDED
10-05-2022 09:58:12 AM
VICKI L LOCKLEAR
REGISTERED DEEDS
BY KARINA ORTIZ
AGENT

BK: M 60
PG: 147-147

PROJECT NAME

SPELL ESTATES SUBDIVISION

PIN 948225977000
CHASON ROAD
PARKTON TOWNSHIP
TOWN OF PARKTON
ROBSON COUNTY
NORTH CAROLINA

CLIENT
STOUT LAND DEVELOPMENT, LLC

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

PROJECT INFORMATION

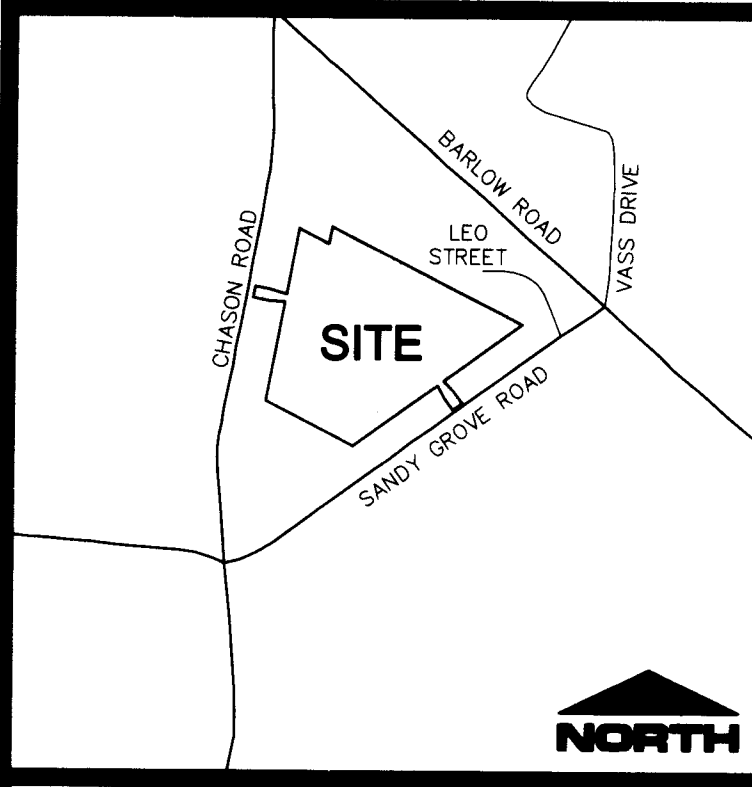
SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1753

DRAWING SCALE
HORIZONTAL: 1"=80'

DATE SURVEYED
SEPTEMBER 9, 2022

SHEET NUMBER
1

- SPECIAL NOTES:**
1. DRIVEWAY ENTRANCE FROM SR 1709 TO POMERANIAN STREET IS FOR EMERGENCY ACCESS ONLY.
 2. ENTRANCE SHALL BE GATED AS SHOWN ON THE CONSTRUCTION PLANS IN ACCORDANCE WITH THE 2018 NC FIRE PREVENTION CODE APPENDIX D SECTION 103.5.
 3. GATE SHALL REMAIN LOCKED AT ALL TIMES WITH KEY PROVIDED TO EMERGENCY PERSONNEL ONLY.
 4. A LOCK BOX SHALL BE INSTALLED ON THE GATE AND LOCK TO PREVENT DAMAGE TO THE LOCK.
 5. IN THE EVENT THE GATE/LOCK IS DAMAGED, THE HOA SHALL MAKE REPAIRS IMMEDIATELY OR FINES MAY BE IMPOSED BY THE FIRE MARSHALL OR THE DIRECTOR OF PLANNING AND ZONING.
 6. IN THE EVENT THAT ANY OF THE ABOVE MENTIONED PROVISIONS ARE NOT ADHERED TO, THERE SHALL BE JUSTIFICATION FOR THE ACCESS TO BE REMOVED BY THE DEPARTMENT OF TRANSPORTATION AT THE HOA'S EXPENSE.



VICINITY MAP NOT TO SCALE

- LEGEND:**
- EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EPK - EXISTING P/NAIL
 - ERB - EXISTING REBAR
 - SRB - SET REBAR
 - CP - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK LINE
 - - - OVERHEAD UTILITY
 - - - FENCE LINE
 - - - TREE LINE
 - UP - UTILITY POLE
 - GW - GUY WIRE
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - HT - HARDWOOD TREE

STATE OF NORTH CAROLINA COUNTY OF ROBSON

I, Meagan N. Henderson REVIEW OFFICER OF ROBSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Meagan N. Henderson REVIEW OFFICER

DATE: 10/5/2022
10/5/2022

PIN: PORTION OF 948225977000

ZONING: R-1
30' FRONT
20' CORNER SIDE
10' SIDE
30' REAR

SOURCE OF TITLE
DB 2330, PG 309
ROBSON COUNTY
REGISTER OF DEEDS

AREA: (BY COORDINATE COMPUTATION)
1,253,770 SF (28.76 AC)

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	N34°18'22"W	35.36
C2	33.53	255.00	S06°55'35"W	33.51
C3	100.65	255.00	S08°08'54"E	100.00
C4	72.53	255.00	S27°36'16"E	72.28
C5	39.27	25.00	N09°14'51"E	35.36
C6	21.03	25.00	N78°20'33"E	20.41
C7	144.36	50.00	S19°43'23"W	99.19
C8	96.82	50.00	N61°32'00"E	82.39
C9	21.03	25.00	S30°09'10"W	20.41
C10	39.27	25.00	N80°45'09"W	35.36
C11	39.27	25.00	S09°14'51"W	35.36
C12	30.77	25.00	S89°30'43"W	28.87
C13	61.55	50.00	N89°30'43"E	57.74
C14	98.24	50.00	N02°02'16"W	83.18
C15	58.84	50.00	S87°57'44"W	55.51
C16	39.27	25.00	S80°45'09"E	35.36
C17	67.08	350.00	N41°14'35"W	66.98
C18	101.41	350.00	N55°02'05"W	101.06
C19	39.27	25.00	N18°20'07"W	35.36
C20	71.08	255.00	S18°40'45"W	70.85
C21	39.27	25.00	N55°41'38"E	35.36
C22	57.14	205.00	S18°40'45"W	56.96
C23	39.27	25.00	S71°39'53"W	35.36
C24	144.42	300.00	N49°32'38"W	143.03
C25	39.27	25.00	N09°14'51"E	35.36
C26	39.27	25.00	S80°45'09"E	35.36
C27	33.77	205.00	S31°02'01"E	33.73
C28	132.41	205.00	S07°48'37"E	130.12

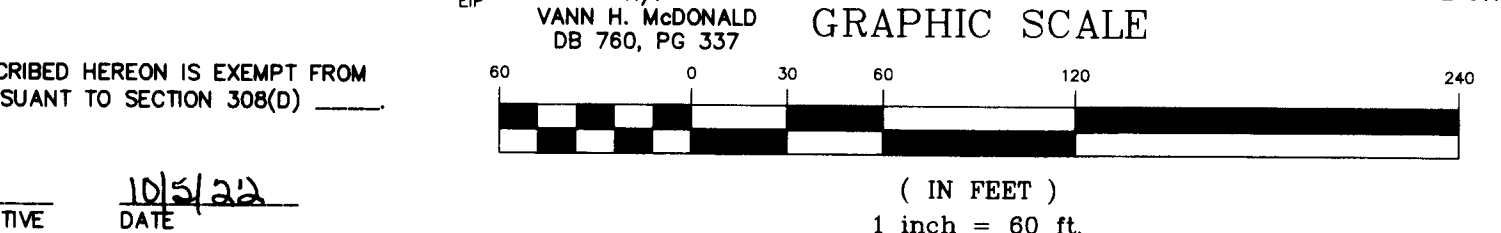
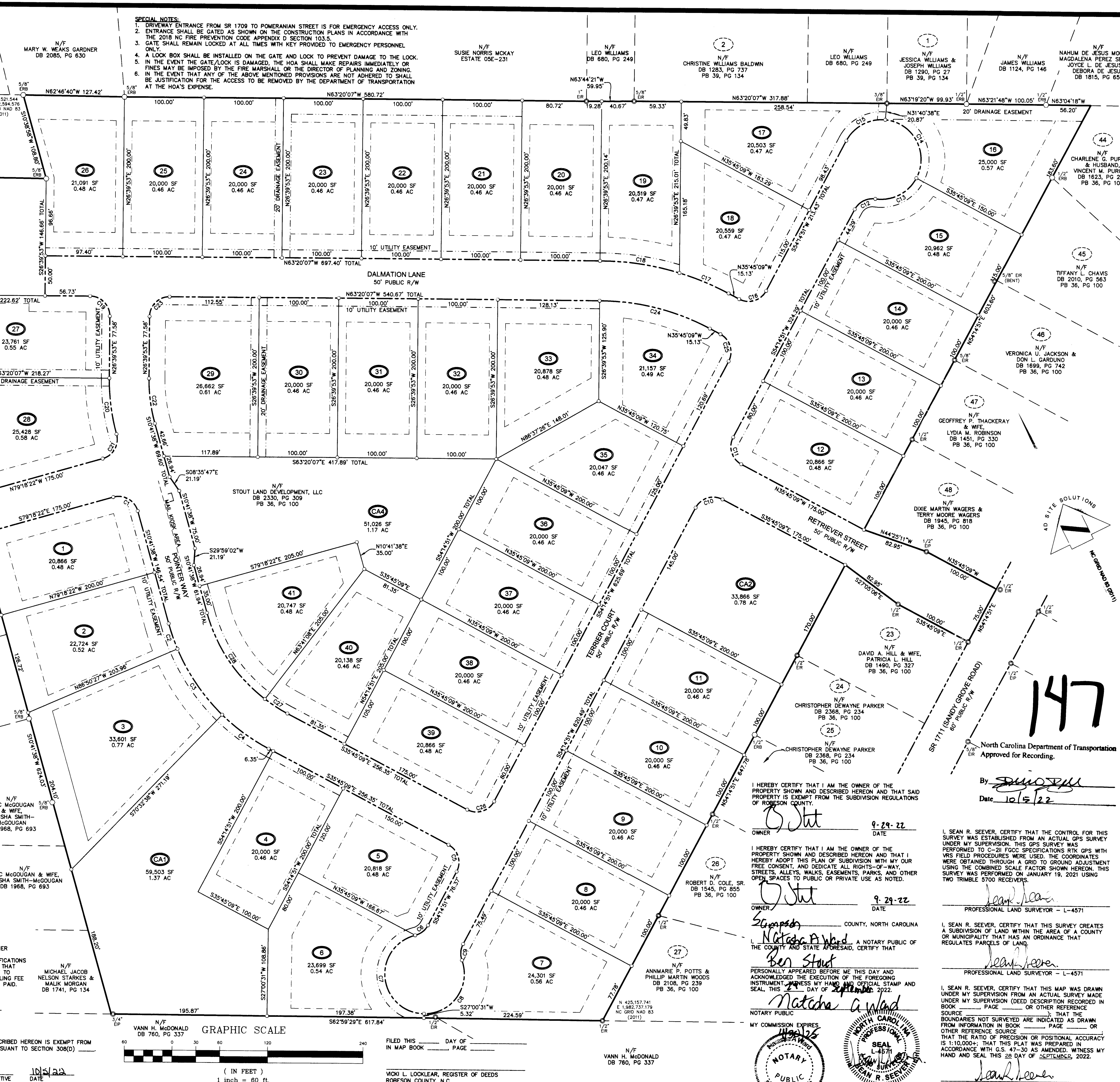
- NOTES:**
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99988938
LOCALIZATION POINT:
N: 425,358.110 E: 1,983,415.589
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED 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.
 7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3710948200(U) OF THE FLOOD INSURANCE RATE, DATED OCTOBER 17, 2008.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS AND STANDARDS IN THE SPELL ESTATES SUBDIVISION OR THAT GUARANTEES IN AN AMOUNT AND MANNER SATISFACTORY TO ROBSON COUNTY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF _____ HAS BEEN PAID.

Meagan N. Henderson
ROBSON COUNTY SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF ROBSON COUNTY PURSUANT TO SECTION 308(O)

Meagan N. Henderson
SUBDIVISION ADMINISTRATOR OR AUTHORIZED REPRESENTATIVE



FILED THIS _____ DAY OF _____ IN MAP BOOK _____ PAGE _____

VICKI L. LOCKLEAR, REGISTER OF DEEDS
ROBSON COUNTY, N.C.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF ROBSON COUNTY.

[Signature]
OWNER
DATE: 9-29-22

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, AND DEDICATE ALL RIGHTS-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature]
OWNER
DATE: 9-29-22

I, Natasha A. Ward, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, IN WITNESS MY HAND AND OFFICIAL SEAL AND SEAL THIS _____ DAY OF September, 2022.

Natasha A. Ward
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/12/25



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-2(1) FGCC SPECIFICATIONS RTK GPS WITH PPS 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 JANUARY 19, 2021 USING TWO TRIMBLE 5700 RECEIVERS.

[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

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

[Signature]
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 _____ 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 28 DAY OF SEPTEMBER, 2022.

[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

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North Carolina Department of Transportation
Approved for Recording.