

REVISIONS

Approved by the Cumberland County Planning Board
 on the 26th day of July, 2023
 Signed: [Signature] Seal: [Seal]
 Chairman/Planning Board Director CP

PROJECT NAME

**AVA ESTATES
 SUBDIVISION
 (ZERO LOT LINE)
 & RIGHT-OF-WAY
 DEDICATION**

PIN: 1404-25-2990
 INTERSECTION OF BEAVER
 DAM ROAD & AVA ROAD
 CEDAR CREEK TOWNSHIP
 NEAR STEDMAN
 CUMBERLAND COUNTY
 NORTH CAROLINA

CLIENT

**STOUT LAND
 DEVELOPMENT,
 LLC**

1786 Metromedical Drive
 Fayetteville, North Carolina 28304
 Phone: (910) 770-0019

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1920

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

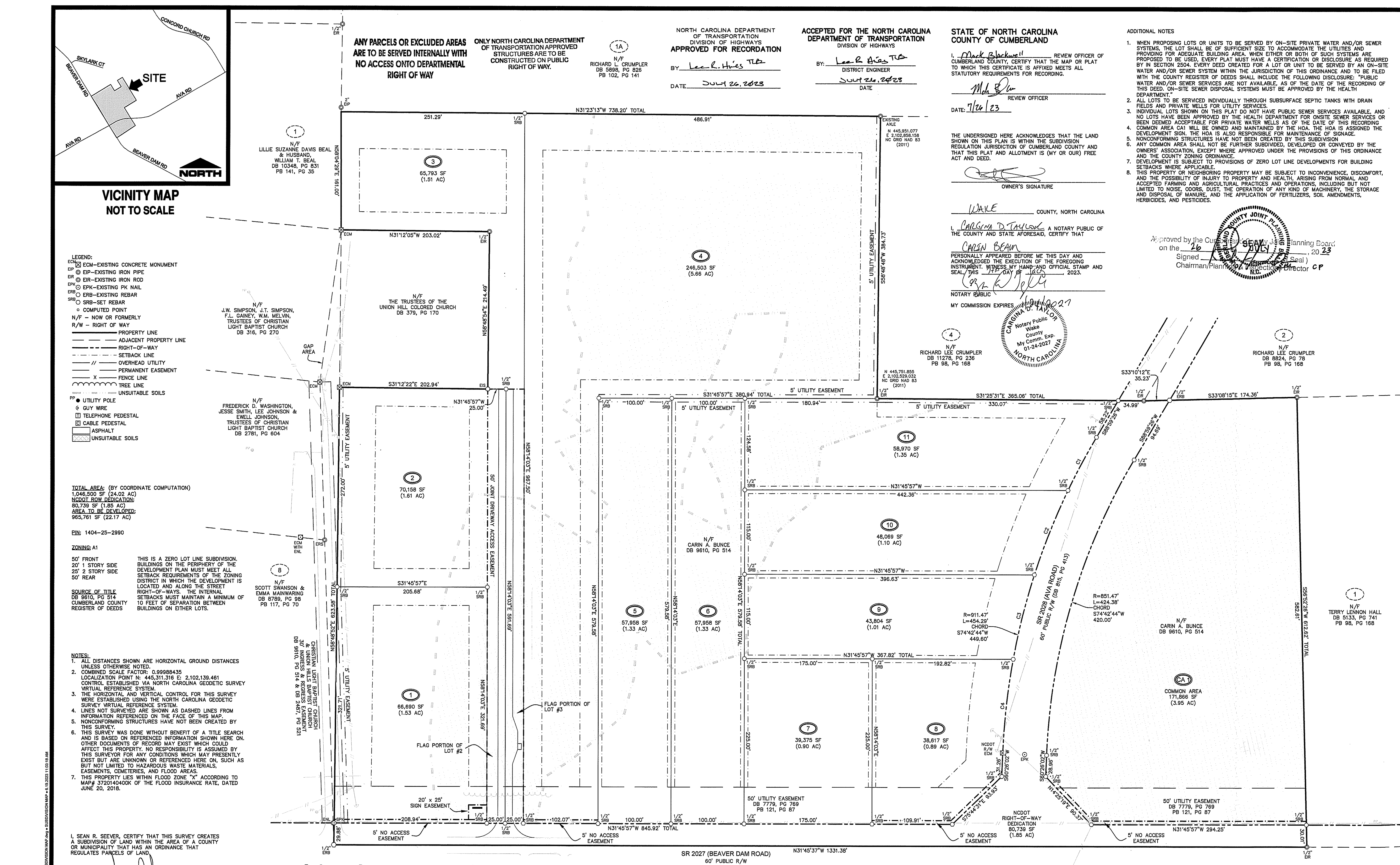
JUNE 14, 2022

SHEET NUMBER

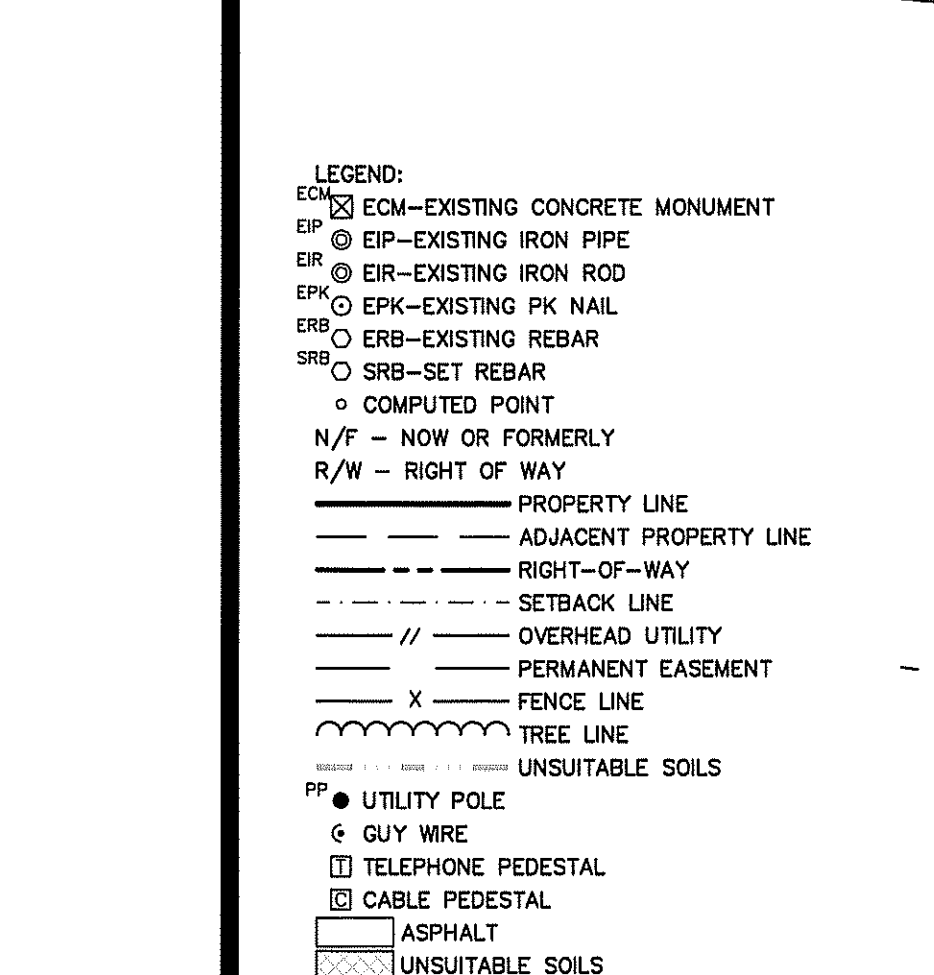
1

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS APPROVED FOR RECORDATION
 BY: Lee R. Hines TLE DATE: July 26, 2023
 ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
 BY: Lee R. Hines TLE DATE: July 26, 2023
 STATE OF NORTH CAROLINA COUNTY OF CUMBERLAND
 I, Mack Blackwell, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 7/26/23
 REVIEW OFFICER
 Mack Blackwell
 THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAN AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED.
 OWNER'S SIGNATURE
 WAKE COUNTY, NORTH CAROLINA
 I, CAROLINA D. TAYLOR, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
 CAROLAN BEAN
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITH MY HAND AND OFFICIAL STAMP AND SEAL, THIS 26th day of July, 2023.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/14/2027
 CAROLINA D. TAYLOR
 Notary Public
 Wake County
 My Comm. Exp. 11-24-2027
 NORTH CAROLINA

ADDITIONAL NOTES
 1. WHEN PROPOSING LOTS OR UNITS TO BE SERVED BY ON-SITE PRIVATE WATER AND/OR SEWER SYSTEMS, THE LOT SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE THE UTILITIES AND PROVIDING FOR ADEQUATE BUILDING AREA. WHEN EITHER OR BOTH OF SUCH SYSTEMS ARE PROPOSED TO BE USED, EVERY PLAT MUST HAVE A CERTIFICATION OR DISCLOSURE AS REQUIRED BY SECTION 2504. EVERY DEED CREATED FOR A LOT OR UNIT TO BE SERVED BY AN ON-SITE WATER AND/OR SEWER SYSTEM WITHIN THE JURISDICTION OF THIS ORDINANCE AND TO BE FILED WITH THE COUNTY REGISTER OF DEEDS SHALL INCLUDE THE FOLLOWING DISCLOSURE: "PUBLIC WATER AND/OR SEWER SERVICES ARE NOT AVAILABLE AS OF THE DATE OF THE RECORDING OF THIS DEED. ON-SITE SEWER DISPOSAL SYSTEMS MUST BE APPROVED BY THE HEALTH DEPARTMENT."
 2. ALL LOTS TO BE SERVICED INDIVIDUALLY THROUGH SUBSURFACE SEPTIC TANKS WITH DRAIN FIELDS AND PRIVATE WELLS FOR UTILITY SERVICES.
 3. INDIVIDUAL LOTS SHOWN ON THIS PLAT DO NOT HAVE PUBLIC SEWER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WATER WELLS AS OF THE DATE OF THIS RECORDING.
 4. COMMON AREA (CA) WILL BE OWNED AND MAINTAINED BY THE HOA. THE HOA IS ASSIGNED THE DEVELOPMENT SIGN. THE HOA IS ALSO RESPONSIBLE FOR MAINTENANCE OF SIGNAGE.
 5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
 6. 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.
 7. DEVELOPMENT IS SUBJECT TO PROVISIONS OF ZERO LOT LINE DEVELOPMENTS FOR BUILDING SETBACKS WHERE APPLICABLE.
 8. 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.



**VICINITY MAP
 NOT TO SCALE**



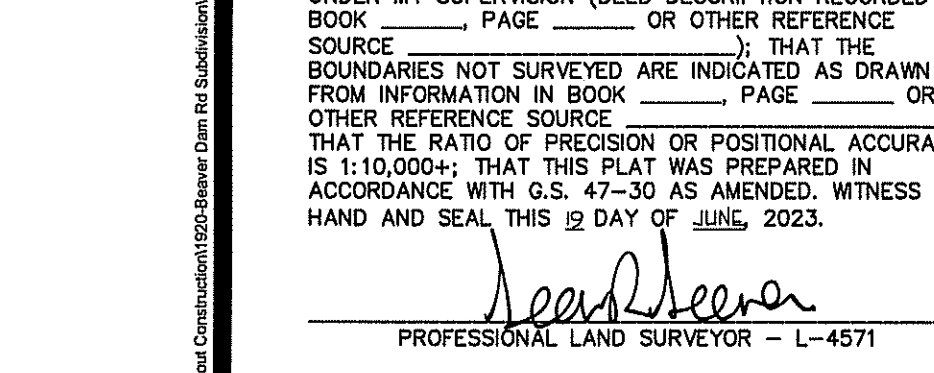
- LEGEND:
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 EPK - EXISTING PK NAIL
 ERB - EXISTING REBAR
 SRB - SET REBAR
 CP - COMPUTED POINT
 N/F - NOW OR FORMERLY
 R/W - RIGHT OF WAY
 --- PROPERTY LINE
 --- ADJACENT PROPERTY LINE
 --- RIGHT-OF-WAY
 --- SETBACK LINE
 --- OVERHEAD UTILITY
 --- PERMANENT EASEMENT
 --- FENCE LINE
 --- TREE LINE
 --- UNSUITABLE SOILS
 --- UTILITY POLE
 --- GUY WIRE
 --- TELEPHONE PEDESTAL
 --- CABLE PEDESTAL
 --- ASPHALT
 --- UNSUITABLE SOILS

TOTAL AREA: (BY COORDINATE COMPUTATION)
 1,046,500 SF (24.02 AC)
 NCDOT ROW DEDICATION:
 90,739 SF (2.07 AC)
 AREA TO BE DEVELOPED:
 965,761 SF (22.17 AC)
 PIN: 1404-25-2990
 ZONING: A1
 50' FRONT SETBACK
 20' 1 STORY SIDE SETBACK
 25' 2 STORY SIDE SETBACK
 50' REAR SETBACK
 SOURCE OF TITLE: DB 9610, PG 514; CUMBERLAND COUNTY REGISTER OF DEEDS
 NOTES:
 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. COMBINED SCALE FACTOR: 0.99988435
 LOCALIZATION POINT N: 445,311.316 E: 2,102,139.461
 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# 3720140400K OF THE FLOOD INSURANCE RATE, DATED JUNE 20, 2018.

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.

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 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL, THIS 12th DAY OF JUNE, 2023.
 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-20 FGCC SPECIFICATIONS WITH 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 JUNE 14, 2022 USING TWO TRIMBLE 5700 RECEIVERS.
 PROFESSIONAL LAND SURVEYOR - L-4571



DRIVEWAYS SHALL BE A MINIMUM OF 100' APART EXCLUDING LOTS 1-4.
 LOTS 1 AND 4 SHALL BE SERVED INTERNALLY FROM THE PRIVATE JOINT SHARED DRIVEWAY ACCESS EASEMENT AS SHOWN WITH NO DIRECT ACCESS TO SR 2027 (BEAVER DAM ROAD).
 LOT 8 SHALL BE SERVED BY SR 2028 (AVA ROAD) WITH NO DIRECT ACCESS TO SR 2027 (BEAVER DAM ROAD).
 LOTS 5-11 SHALL ALSO HAVE RIGHTS TO THE 50' CROSS ACCESS EASEMENT AS TO ALLOW FOR USE OF THE MAIL KIOSK.
 ALL LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE 50' CROSS ACCESS EASEMENT.

GRAPHIC SCALE
 1 inch = 60 ft.

FILED Jul 26, 2023 04:49:43 pm FILED CUMBERLAND COUNTY NC J. LEE WARREN JR. REGISTER OF DEEDS EXCISE TAX (None) 6H