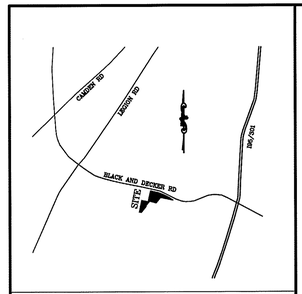


VICINITY MAP
NOT TO SCALE

I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN DEED BOOK 86 PAGE 163); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT/DEED BOOK AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 19 DAY OF NOV, A.D., 2024.

W. Larry King PLS

PROFESSIONAL LAND SURVEYOR
(W. LARRY KING, P.L.S.)
LICENSE NUMBER L-1339

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM BELOW APPLIES TO THIS MAP.

(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.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

PROPERTY OWNER

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

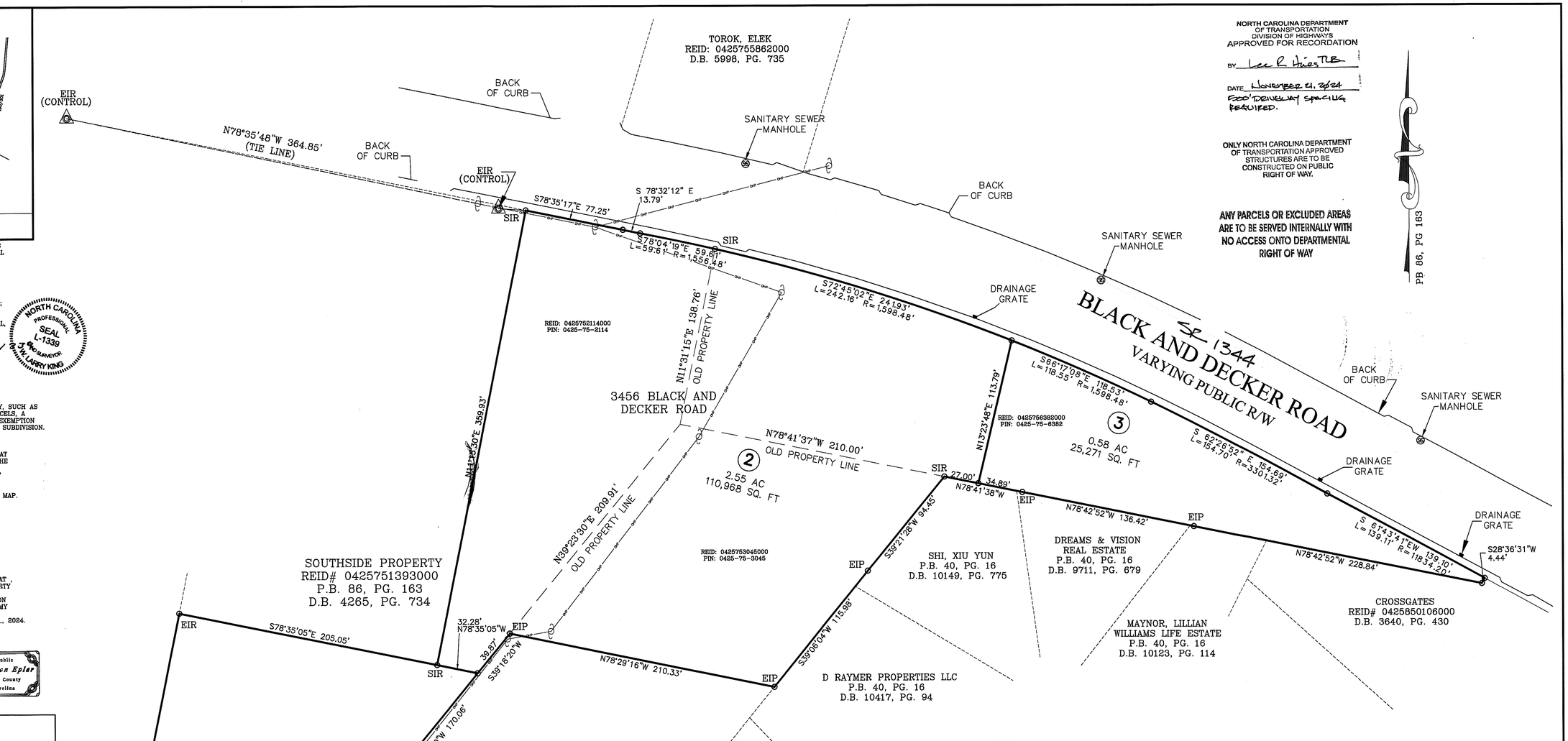
I, LORI SIMPSON EPLER, A NOTARY OF THE COUNTY AND STATE, AFORESAID, CERTIFY THAT, Brian Hamilton SUBJECT PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 21st DAY OF November, 2024.

Lori Simpson Epler

NOTARY PUBLIC

11/14/2028
MY COMMISSION EXPIRES

Notary Public
Lori Simpson Epler
Cumberland County
North Carolina



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED FOR RECORDATION
BY Lee R. Hines TLB
DATE November 21, 2024
FOO' DRIVEWAY SPACING REQUIRED.

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

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

PB 86, PG 163

LEGEND

- DENOTES BREAK IN LINE
- DENOTES CONTROL CORNER
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- WATER VALVE
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- SIR SET IRON REBAR
- EMN EXISTING MAG NAIL
- SMN SET MAG NAIL
- REC RECORDED
- MEAS MEASURED
- NOTE – 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVER HEAD POWER LINE

The division of property shown and described hereon is exempt from the Cumberland County Subdivision Ordinance by definition and/or ordinance. Cumberland County Planning & Inspections Department.
Director/Designee: Timothy Donovan
Date: November 21, 2024

Review of this plat evaluates compliance with North Carolina General Statues for subdivision exemption only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State and local laws, statues, ordinances and/or codes. Cumberland County Planning & Inspection Dept.

CUMBERLAND COUNTY
No approval required

FILED Nov 21, 2024 02:58:36 pm
BOOK 00152
PAGE 0021 THRU 0021
INSTRUMENT # 35460
RECORDING $21.00
EXCISE TAX (None)

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN JR.
REGISTER OF DEEDS
CL

Plat Review Officer Certification
State of North Carolina Cumberland County
I, Mark Blackwell, Plat Review Officer of Cumberland County, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.
Signed: Mark Blackwell Date: 11/21/24

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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. PIN – 0425-75-2114 (REID=0425752114000), 0425-75-4271 (REID=0425754271000), 0425-75-6382 (REID=0425756382000)
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 11/29/2022.
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 BUILDER/OWNER.
12. IF THIS PLAT 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 PLAT 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 PLAT. 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.

RECOMBINATION PLAT FOR:

REVISIONS	CRA BLACK AND DECKER COMMERCIAL	LARRY KING & ASSOCIATES, R.L.S., P.A. P.O. BOX 53787 1333 MORGANTON ROAD, SUITE 201 FAYETTEVILLE, N. C. 28305 NC FIRM LICENSE C-0887 TELEPHONE: (910) 483-4300 FAX: (910) 483-4052
	TOWNSHIP: PEARCES MILL COUNTY: CUMBERLAND	
	STATE: NORTH CAROLINA	
	PROPERTY OF: CRA COMMERCIAL DEVELOPEMENT LLC.	

DATE: 11/29/2022	SURVEYED BY: LTC	FIELD BOOK: PS1-039	
SCALE: 1" = 40'	DRAWN BY: JIR	FILE REF. PLAT FINAL	
CHECKED & CLOSURE BY: LARRY KING		DRAWING NO.	