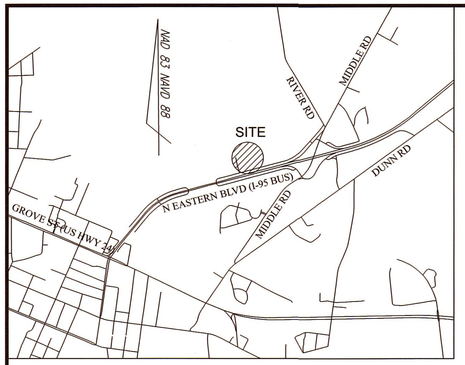


VICINITY MAP (NTS)

I, Thomas J. Gooden, certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Thomas J. Gooden
Professional Land Surveyor L-3196

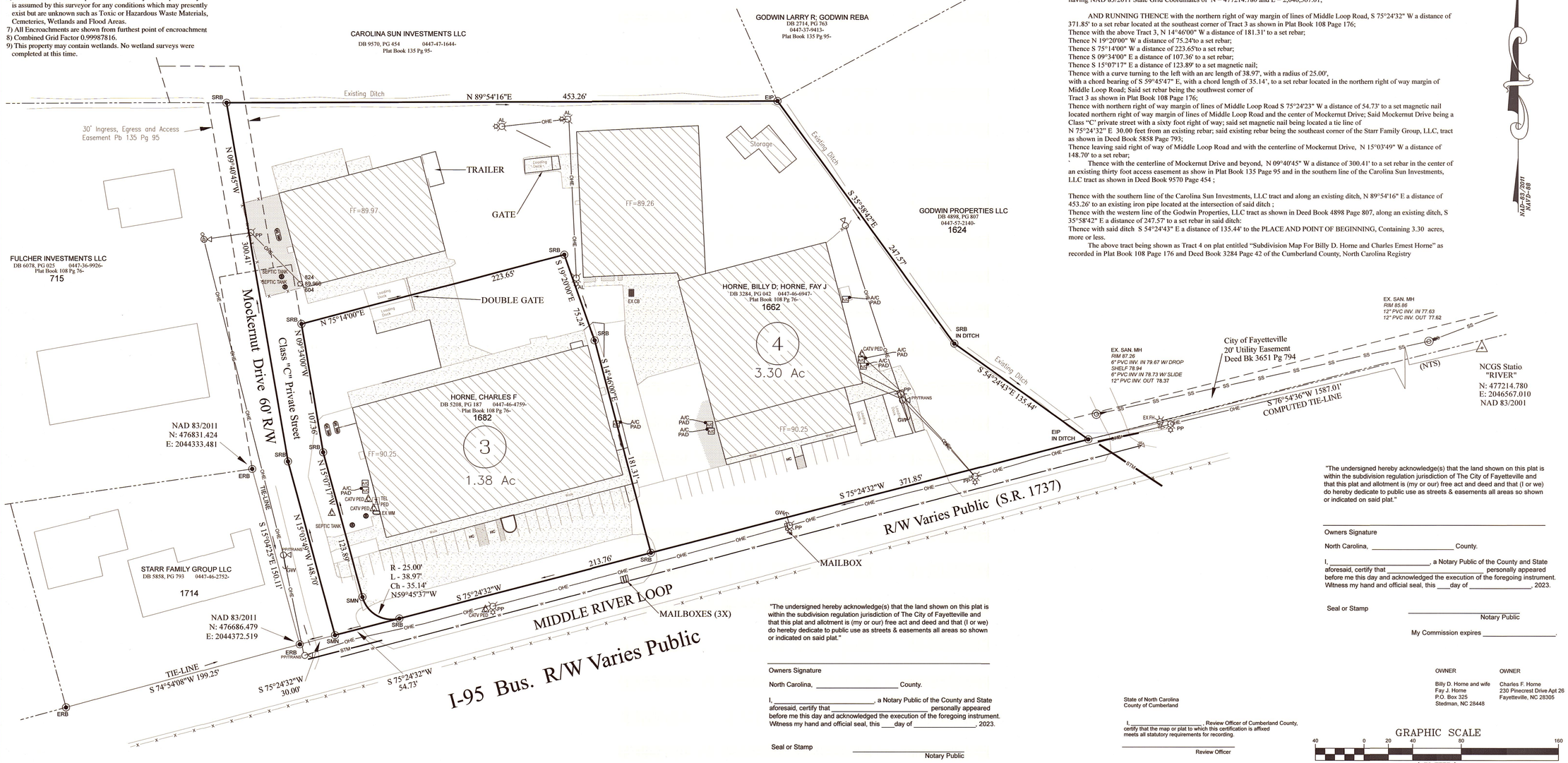
NORTH CAROLINA PROFESSIONAL SEAL L-3196 LAND SURVEYOR THOMAS J GOODEN

I, Thomas J. Gooden, certify that this Grid Tie was drawn from an actual GPS survey made under my supervision: that this survey was preformed on April 14, 2022 and all coordinates were derived by VRS (Virtual Reference Station) GPS using a SPECTRA Precision series dual frequency receiver. This methos results in NAD 83 (NSRS 2011) positions and NAVD 88 elevations using the continuously operating reference stations maintained by the North Carolina Geodetic Survey;
That this map was drawn under my supervision from an actual survey made under my supervision, Deed description recorded in Deed Book (AS) Page (SHOWN), etc.
That the boundaries not surveyed are clearly indicated as shown from information as shown hereon;
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, professional license no. and seal this 10 day of January, 2023 A.D.,

Thomas J. Gooden
Professional Land Surveyor L-3196

NOTES:
1) Horizontal control as located within 2000'.
2) All distances shown are horizontal ground distances.
3) Area by Coordinate Computations.
4) This property is subject to easements and restrictions of record.
5) This surveyor does not certify to the existence of underground utilities (tanks, etc).
6) No Title search was completed for this survey. No responsibility is assumed by this surveyor for any conditions which may presently exist but are unknown such as Toxic or Hazardous Waste Materials, Cemeteries, Wetlands and Flood Areas.
7) All Encroachments are shown from furthest point of encroachment
8) Combined Grid Factor 0.99987816.
9) This property may contain wetlands. No wetland surveys were completed at this time.

LEGEND:
- Property Line
- Other Lot Lines
- Easement Line
- x — Existing Fence Line
- OHE — Overhead Electric Lines
- Right of Way Lines (Not Surveyed)
- ◎ SRB (Set Re-Bar)
- ◉ ERB (Existing Iron Re bar)
- ◉ EIP (Existing Iron Pipe)
- ▣ ECM (Existing Concrete Monument)
- DB Deed Book
- PB Plat Book
- PG Page
- EMN Existng Magnetic Nail
- R/W Right of Way
- CP Computed Point
- MNS Magnetic Nail Set
- PP Power Pole



Legal Description
1.38 Acres
Tract 3, Billy D. Horne Property
Plat Book 108 Page 176

BEGINNING at a set rebar located in the northern right of way margin of Middle Loop Road, (S.R. 1737); said set rebar being the southeast corner of Tract 3 as shown on plat entitled " Subdivision Map For Billy D. Horne and Charles Ernest Horne " as recorded in Plat Book 108 Page 176 of the Cumberland County Registry;
Said set rebar being lactated a tie line of S 76°54'36" W 1587.01 feet and S 75°24'32" W a distance of 371.85' from NCGS Geodetic Station "RIVER" said Station having NAD 83/2011 State Grid Coordinates of N = 477214.780 and E = 2,046,567.01;

AND RUNNING THENCE with the western line of Tract 4 as shown in Plat Book 108 Page 176, N 14°46'00" W a distance of 181.31' to a set rebar;
Thence N 19°20'00" W a distance of 75.24'to a set rebar;
Thence S 75°14'00" W a distance of 223.65'to a set rebar;
Thence S 09°34'00" E a distance of 107.36' to a set rebar;
Thence S 15°07'17" E a distance of 123.89' to a set magnetic nail;
Thence with a curve turning to the left with an arc length of 38.97', with a radius of 25.00', with a chord bearing of S 59°45'47" E, with a chord length of 35.14', to a set rebar located in the northern right of way margin of Middle Loop Road; Said set rebar being the southwest corner of Tract 3 as shown in Plat Book 108 Page 176;
Thence with northern right of way margin of lines of Middle Loop Road N 75°24'23" E a distance of 213.76' to the PLACE AND POINT OF BEGINNING, Containing 1.38 acres, more or less.

The above tract being shown as Tract 3 on plat entitled "Subdivision Map For Billy D. Horne and Charles Ernest Horne" as recorded in Plat Book 108 Page 176 and Deed Book 5208 Page 187 of the Cumberland County, North Carolina Registry

Legal Description
3.30 Acres
Tract 4, Billy D. Horne Property
Plat Book 108 Page 176

BEGINNING at an existing Iron Pipe located in the northern right of way margin of Middle Loop Road, (S.R. 1737); said existing iron pipe being the southeast corner of Tract 4 as shown on plat entitled " Subdivision Map For Billy D. Horne and Charles Ernest Horne " as recorded in Plat Book 108 Page 176 of the Cumberland County Registry;
Said existing iron pipe being lactated a tie line of S 76°54'36" W 1587.01 feet from NCGS Geodetic Station "RIVER" said Station having NAD 83/2011 State Grid Coordinates of N = 477214.780 and E = 2,046,567.01;

AND RUNNING THENCE with the northern right of way margin of lines of Middle Loop Road, S 75°24'32" W a distance of 371.85' to a set rebar located at the southeast corner of Tract 3 as shown in Plat Book 108 Page 176;
Thence with the above Tract 3, N 14°46'00" W a distance of 181.31' to a set rebar;
Thence N 19°20'00" W a distance of 75.24'to a set rebar;
Thence S 75°14'00" W a distance of 223.65'to a set rebar;
Thence S 09°34'00" E a distance of 107.36' to a set rebar;
Thence S 15°07'17" E a distance of 123.89' to a set magnetic nail;
Thence with a curve turning to the left with an arc length of 38.97', with a radius of 25.00', with a chord bearing of S 59°45'47" E, with a chord length of 35.14', to a set rebar located in the northern right of way margin of Middle Loop Road; Said set rebar being the southwest corner of Tract 3 as shown in Plat Book 108 Page 176;
Thence with northern right of way margin of lines of Middle Loop Road S 75°24'23" W a distance of 54.73' to a set magnetic nail located northern right of way margin of lines of Middle Loop Road and the center of Mockernut Drive; Said Mockernut Drive being a Class "C" private street with a sixty foot right of way; said set magnetic nail being located a tie line of N 75°24'32" E 30.00 feet from an existing rebar; said existing rebar being the southeast corner of the Starr Family Group, LLC, tract as shown in Deed Book 5858 Page 793;
Thence leaving said right of way of Middle Loop Road and with the centerline of Mockernut Drive, N 15°03'49" W a distance of 148.70' to a set rebar;
Thence with the centerline of Mockernut Drive and beyond, N 09°40'45" W a distance of 300.41' to a set rebar in the center of an existing thirty foot access easement as show in Plat Book 135 Page 95 and in the southern line of the Carolina Sun Investments, LLC tract as shown in Deed Book 9570 Page 454 ;

Thence with the southern line of the Carolina Sun Investments, LLC tract and along an existing ditch, N 89°54'16" E a distance of 453.26' to an existing iron pipe located at the intersection of said ditch ;
Thence with the western line of the Godwin Properties, LLC tract as shown in Deed Book 4898 Page 807, along an existing ditch, S 35°58'42" E a distance of 247.57' to a set rebar in said ditch:
Thence with said ditch S 54°24'43" E a distance of 135.44' to the PLACE AND POINT OF BEGINNING, Containing 3.30 acres, more or less.

The above tract being shown as Tract 4 on plat entitled "Subdivision Map For Billy D. Horne and Charles Ernest Horne" as recorded in Plat Book 108 Page 176 and Deed Book 3284 Page 42 of the Cumberland County, North Carolina Registry

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of The City of Fayetteville and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Owners Signature

North Carolina, _____ County.

I, _____, 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. Witness my hand and official seal, this ___day of _____, 2023.

Seal or Stamp _____
Notary Public

My Commission expires _____.

"The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of The City of Fayetteville and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as streets & easements all areas so shown or indicated on said plat."

Owners Signature

North Carolina, _____ County.

I, _____, 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. Witness my hand and official seal, this ___day of _____, 2023.

Seal or Stamp _____
Notary Public

My Commission expires _____.

State of North Carolina
County of Cumberland

I, _____, Review Officer of Cumberland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

Date _____

OWNER
Billy D. Horne and wife
Fay J. Horne
P.O. Box 325
Stedman, NC 28448

OWNER
Charles F. Horne
230 Pinecrest Drive Apt 26
Fayetteville, NC 28305

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

Drawn by D Maples
Checked TJG
Reviewed J Kizer Jr
Date JAN 2023

ANNEXATION MAP FOR
Horne Brothers Commercial
CITY OF FAYETTEVILLE
Cumberland County
Scale 1" = 40'
Eastover Township
January 10, 2023

NO	REVISION	BY	DATE

Deed Reference
Deed Book 5208 Page 187
Deed Book 3284 Page 42
Plat Book 108 Page 176

Tax ID 0447-46-4759
0447-46-6947

115 Broadfoot Avenue
Fayetteville, N.C.
P.O. Box 53774
Phone 910-484-5191
Firm No. F-0106

MKR
ENGINEERS
PLANNERS
SURVEYORS
MOORMAN, KIZER & REITZEL, INC.

Scale 1" = 40'
Book no.
Sheet

LAST SAVED: 2/1/2023 10:14 AM LAST PLOTTED: 2/1/2023 10:22 AM PLOTTED BY: Tgooden FILENAME: G:\CURRENT JOBS\HORNE BROTHERS COMMUNICATIONS\22-2906-01 MIDDLE RIVER LOOP\RECORD PLATS\BOUNDARY MAP TOM 020123.DWG