



ENGINEERING - SURVEYING - DESIGNING - DRAFTING

Larry King & Associates, R.L.S., P.A.

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July 12, 2022

LEGAL DESCRIPTION

**2.22 Acres
Hoke Loop and Raeford Road
Rezone Area**

LYING in Fayetteville, Cumberland County, North Carolina, this subject tract being bounded on the north by property conveyed to Sycamore Corner LLC described and recorded in Deed Book 10243, Page 0698, Cumberland County Registry; bounded on the east by the western right of way margin of Hoke Loop Road; bounded on the south by the northern right of way margin of NC Highway 401 South (Raeford Road); bounded on the west by property conveyed to Joseph H. Gillis, Betty Gillis, James D. Gillis and James McNatt Gillis, Jr. as described and recorded in Deed Book 10814, Page 0559, Cumberland County Registry and being more particularly described as follows:

BEGINNING at an existing iron rebar in the aforementioned right of way margin of Raeford Road, said iron rebar being the southwest boundary corner of the parcel of which this is a part, said parcel being the aforementioned Sycamore Corner LLC property and with said margin of Raeford Road;

THENCE North 07 degrees 49 minutes 46 seconds West for a distance of 59.12 feet to an iron pipe, said iron pipe being the southwestern boundary corner of the aforementioned Gills property;

THENCE and with the southern boundary line of said Gillis property North 73 degrees 19 minutes 34 seconds East for a distance of 187.04 feet to an iron rebar, said rebar being the southeastern boundary corner of said Gillis property;

THENCE and with the eastern boundary line of the Gillis property and the western boundary line of the parcel of which this is a part North 24 degrees 00 minutes 22 seconds West for a distance of 253.74 feet to a point in said common boundary lines;

THENCE North 65 degrees 59 minutes 38 seconds East for a distance of 48.00 feet to an existing iron rebar, said rebar being the southwest boundary corner of Lot 4, Hoke Loop Landing Phase One as described and recorded in Plat Book 141, Page 148 and also being in the current LC zoning line;

THENCE and with the southern boundary line of said Lot 4 and the LC zoning line, South 61 degrees 35 minutes 49 seconds East for a distance of 207.80 feet to the southeastern boundary corner of said Lot 4;

THENCE and with the said zoning line South 75 degrees 06 minutes 54 seconds East for a distance of 221.50 feet to a point in the aforementioned right of way margin of Hoke Loop Road;

THENCE and with the western margin of Hoke Loop Road and the northern margin of Raeford Road the following bearings and distances:

South 15 degrees 06 minutes 01 seconds West for a distance of 122.72 feet to a point;

South 47 degrees 17 minutes 22 seconds West for a distance of 59.50 feet to a point;

South 83 degrees 32 minutes 44 seconds West for a distance of 435.67 feet to a point, said point being the **TRUE POINT AND PLACE OF BEGINNING**.

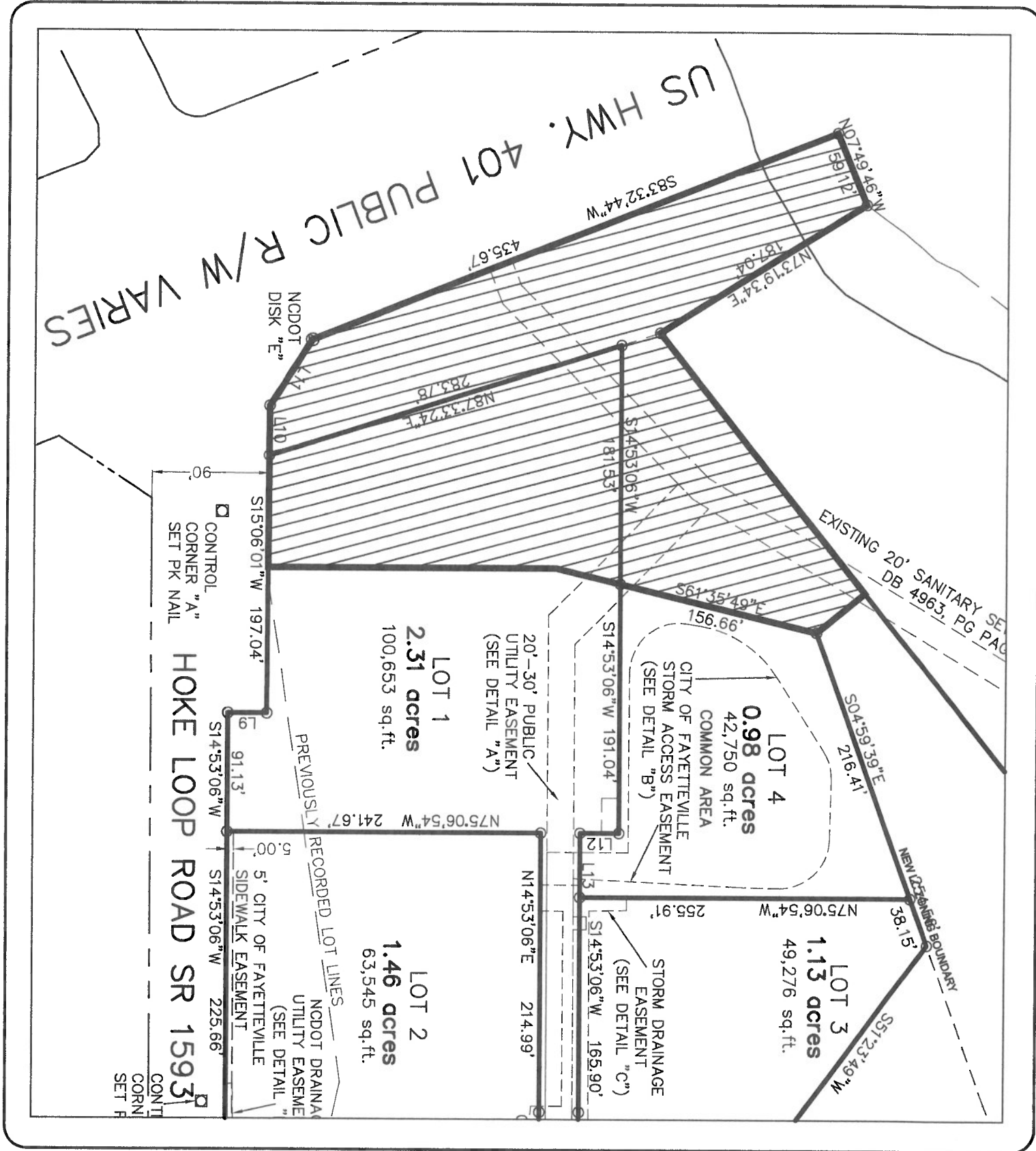
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.22 acres (96650.30 square feet).

This description prepared by Larry King & Associates, R.L.S., P.A. on this 18th day of July, 2022, under the supervision of W. Larry King, a Professional Land Surveyor.

 7-18-22
W. Larry King, P.L.S., L-1339





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Owner:
SYCAMORE CORNET
LLC
CONTACT:
2709 THORNGROVE CT
FAVETTEVILLE, NC 28033

Project:
HOKE LOOP &
RAEFORD
REZONE
REQUEST

tax id #:	VARIABLES
township:	SEVENTY-FIRST
county:	CUMBERLAND
state:	NC
job no.:	P17-052
date:	07/18/2022
drawn by:	LSE
survey by:	
checked by:	

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REGULATIONS.