



VALLEY END – COMMUNITY FEATURES

INTERIOR FEATURES

- 8' Smooth Ceilings Throughout
- 2-Panel Textured Square Style Interior Doors with Brushed Nickel Hardware
- 3 1/4" Baseboard, 2 1/4" Door Casing and Shoe Mold
- Ventilated Closet and Pantry Shelving
- (3) Cable and one data drop
- Chrome Lighting Package
- Pre-wired for Garage Door Opener

FLOORING FEATURES

- Vinyl in all Wet Areas and Laundry Room
- LVP- 4.5mm in Foyer, Kitchen Area, and Nook
- Carpet with 5.5lb. Pad in Other Areas

KITCHEN FEATURES

- Granite Countertops
- Stainless Steel Single Bowl Undermount Sink
- White or Gray Shaker Style Cabinets
- Chrome Single-Handle Faucet with Pull-Out Sprayer
- Stainless Steel Appliance Package that includes Self-Cleaning Gas Range, Dishwasher, and Microwave

BATHROOM FEATURES

- Quartz Countertops with Undermount Sinks
- White or Gray Shaker Style Cabinets
- Walk-In Fiberglass Shower in primary Bathroom
- Easy Clean One-Piece Tub/Shower Combo in Common Bathroom(s)
- Chrome Plumbing Fixtures
- Pedestal Sink in Powder Room *

EXTERIOR FEATURES

- 25-Year Shingles
- Low Maintenance Vinyl Siding
- Vinyl, Low-E, Insulated Windows
- Metal Garage Door(s)
- Brushed Nickel Lockset with Deadbolt
- Professional Landscaping Package to Include Sod to Front Corners - Seed & Straw on Sides and Rear
- 2 Exterior Hose Bibs
- 4' x 4' Patio

WARRANTY COVERAGE

- One-year limited warranty w/ convenient QR code sticker located in the kitchen cabinet.
- New homeowner warranty welcome packet
- On-site two-part walkthrough and warranty orientation with BSC representative

ENERGY EFFICIENT FEATURES

- 2' x 4' Exterior Walls with R-15 Insulation
- 14.2 Seer Energy Efficient HVAC System with Programmable Thermostats
- 50 CFM Bathroom Exhaust Fans
- 50-Gallon Gas Water Heater

AVAILABLE UPGRADES (AVAILABILITY BASED ON STAGE OF CONSTRUCTION)

- Automatic Garage Door Opener
- 10' x 10' Patio
- Shower Door in Primary Bath
- Drop Zone
- LVP in all Wet Areas
- First Floor LVP Throughout Excluding Bedrooms

Buyer Signature: _____

Date: _____

Buyer's Agent Signature: _____

Date: _____

Benjamin Stout Real Estate Services, Inc. Signature: _____

Date: _____

Ben Stout Construction
910-779-0019 | www.benstoutconstruction.com

***NOTE: Builder reserves the right make substitutions in products & materials when deemed necessary without notice. Specifications may vary per community. Your home may have different features. *Lot conditions or build specific modifications may impact included features.

GENERAL NOTES:

1.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2.

ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3.

ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4.

STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5.

DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	825	GARAGE=	371
SECOND FLOOR=	1011	FRONT PORCH=	68
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	N/A
		STORAGE=	N/A

TOTAL HEATED= 1836 TOTAL UNHEATED= 439

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

N/A SQ. FT. OF CRAWL SPACE/1500

N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= N/A SQ. FT. OF VENTILATION

**FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

1278 SQ. FT. OF ATTIC/300= 4.26

EACH OF INLET AND OUTLET REQUIRED.

WALL AND ROOF CLADDING DESIGN VALUES

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

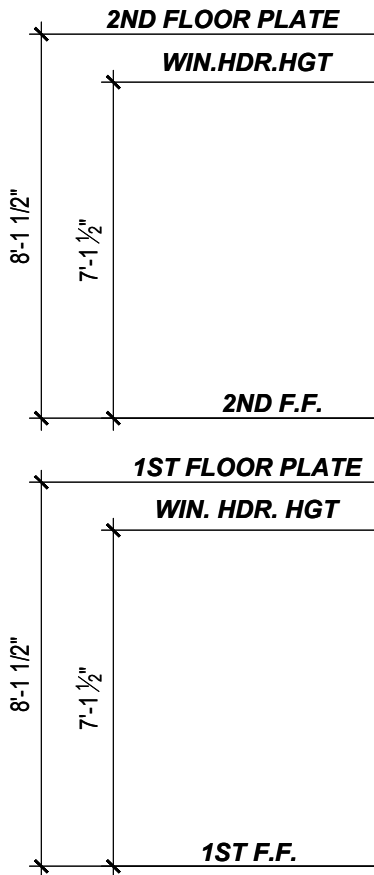
- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

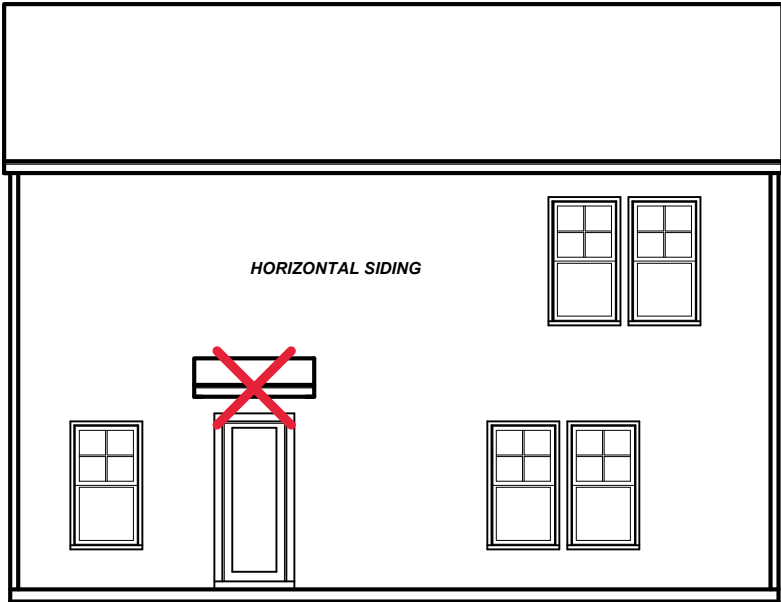
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEIGHT 30' OR LESS



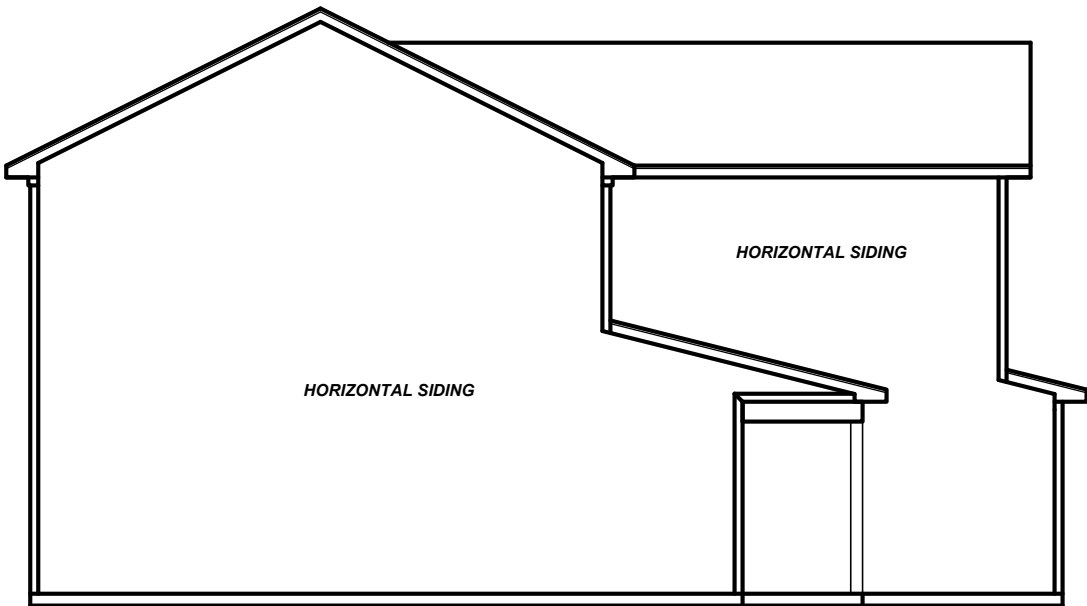
FRONT ELEVATION 'A'

1/4" = 1'-0"



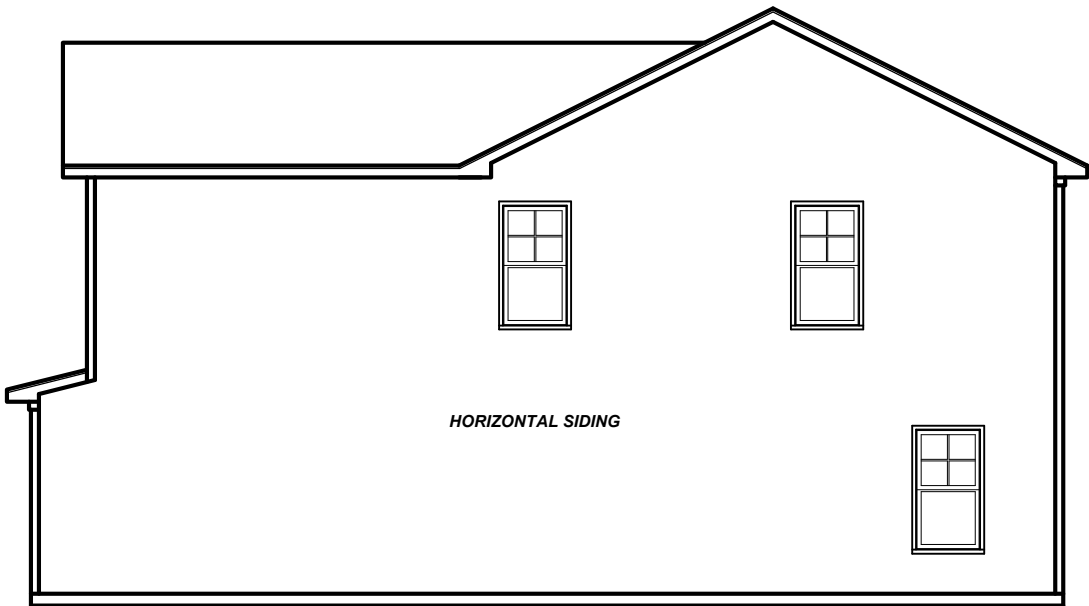
REAR ELEVATION 'A'

1/8" = 1'-0"



LEFT ELEVATION 'A'

1/8" = 1'-0"



RIGHT ELEVATION 'A'

1/8" = 1'-0"

VYE-053
RH GARAGE

Project #:	23-099
Date:	5-1-23
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693

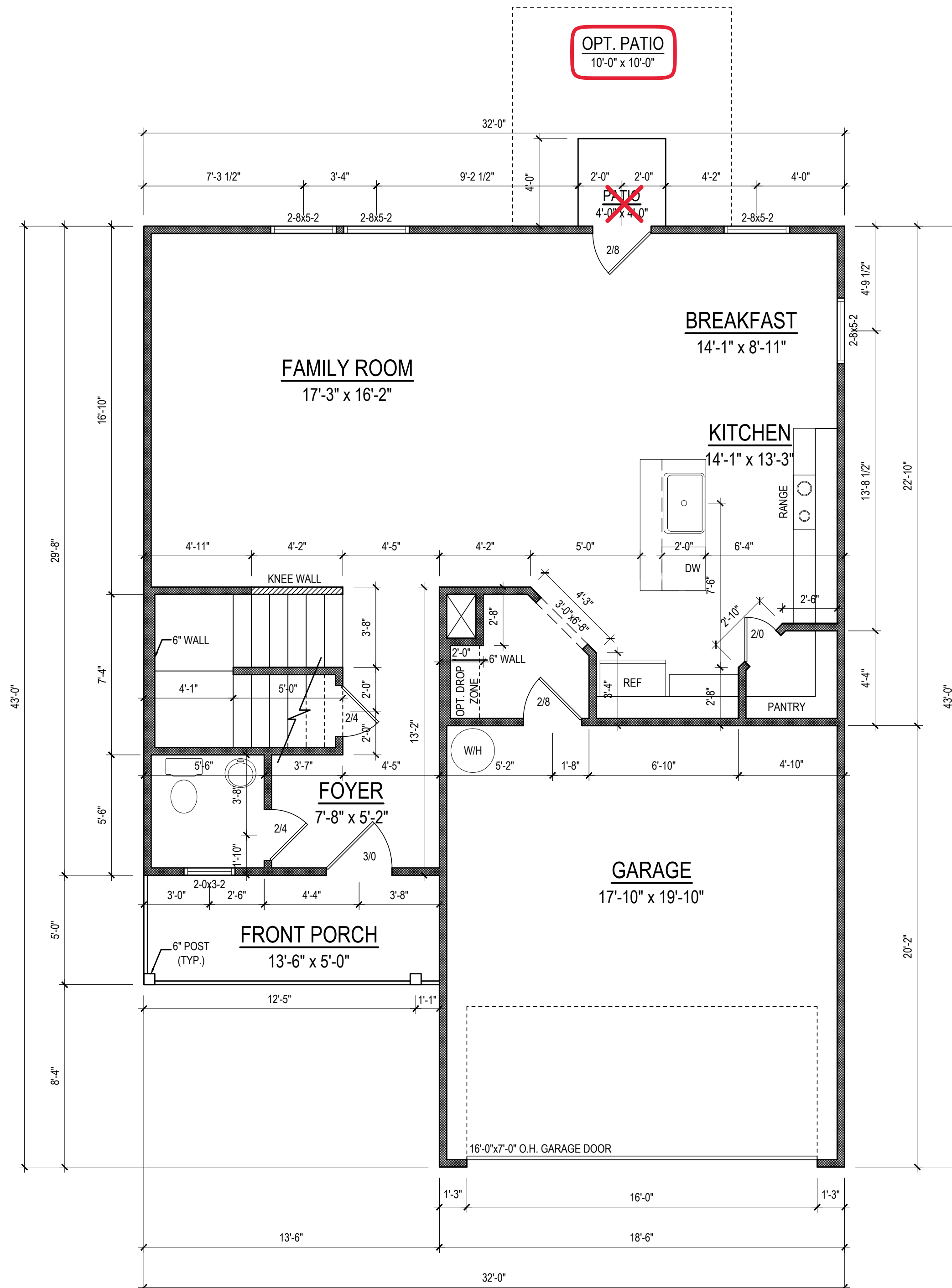


Bonnet

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1786 Metro Medical Dr.
Fayetteville, NC 28304

ELEVATIONS

Sheet Number
1
of 6



FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"

Project #	
23-099	
Date:	
5-1-23	
Drawn/Design By:	
KBB	
Scale:	
1/4"=1'-0"	

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

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Raleigh, NC 27603
Office: (919) 302-0693



Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

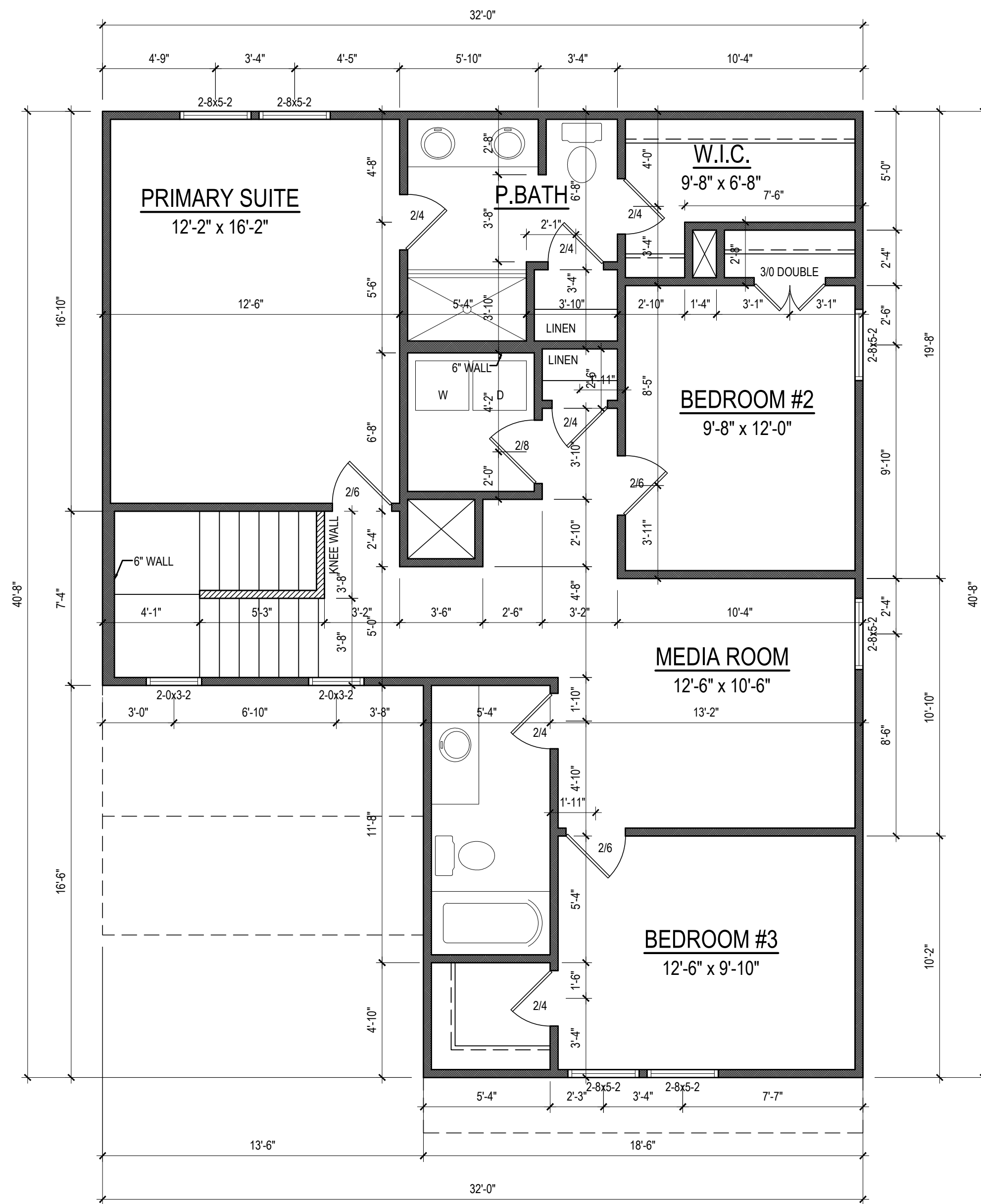
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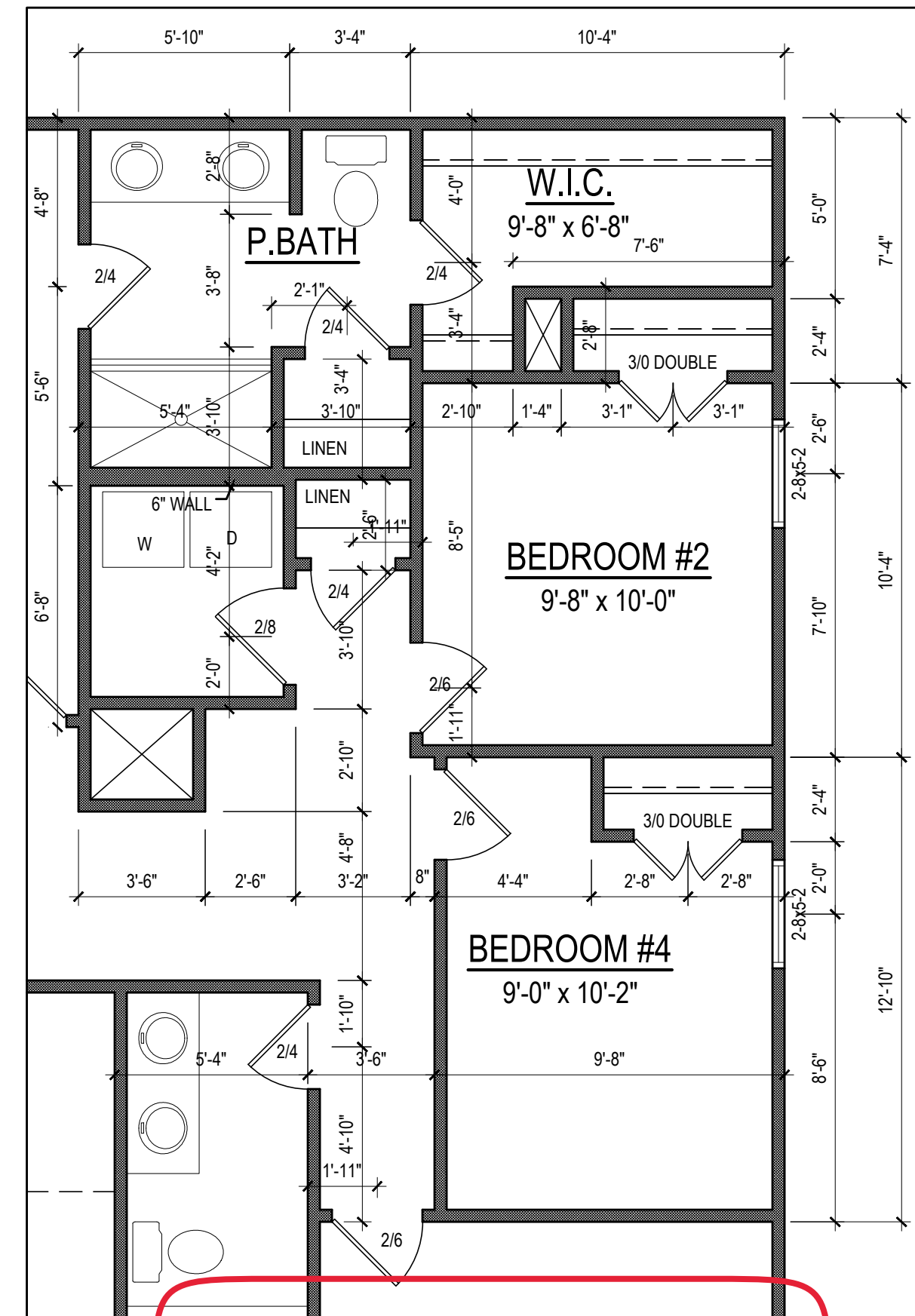
FIRST FLOOR

Sheet Number

2
of 6



SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"



SECOND FLOOR PLAN:
4TH BEDROOM OPT.
1/4" = 1'-0" CEILING HT. = 8'-0"

Project #	
23-099	
Date:	
5-1-23	
Drawn/Design By:	
KBB	
Scale:	
1/4"=1'-0"	

REVISIONS		
No.	Date	Remarks
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2		
3		
4		

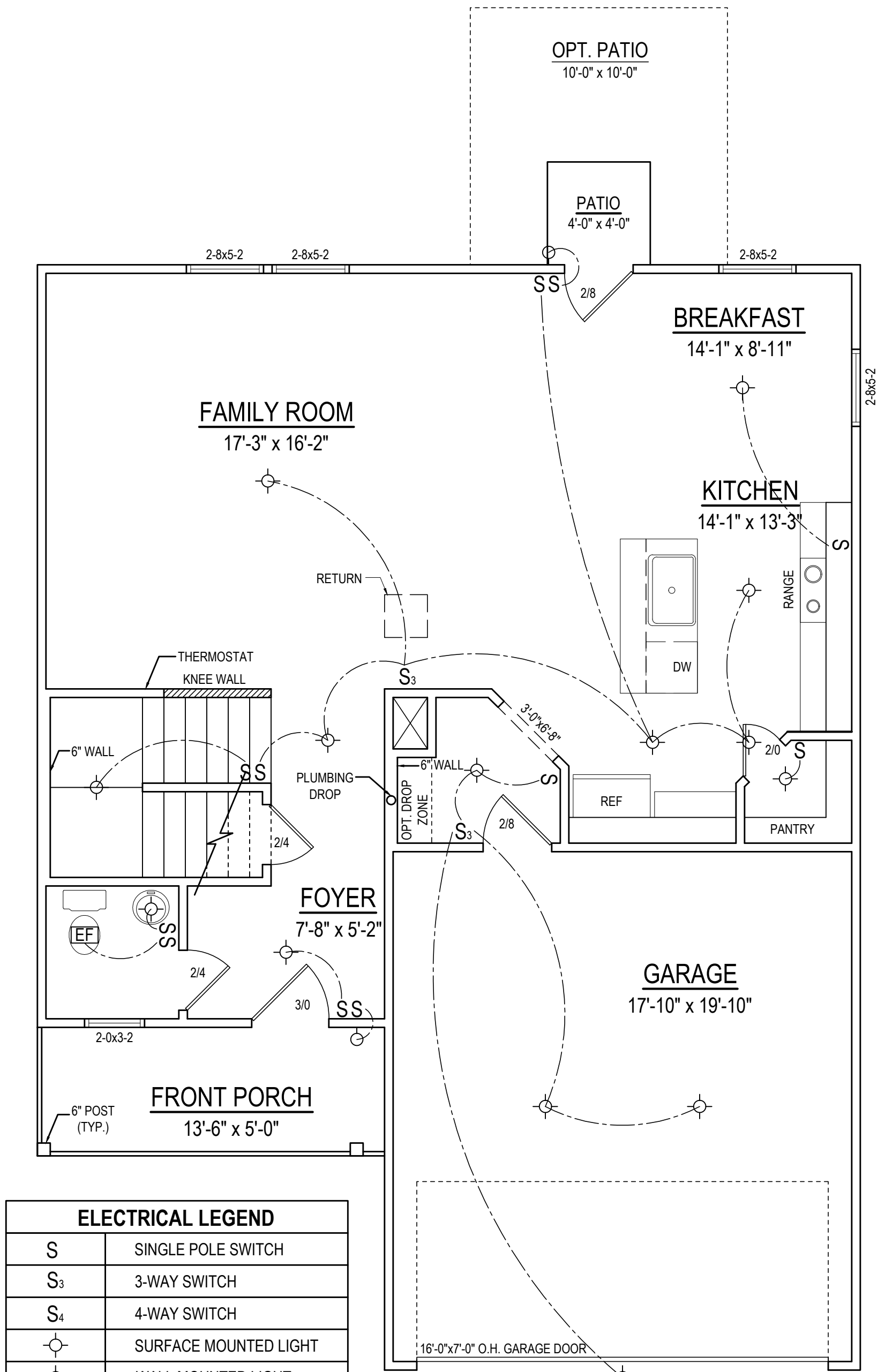
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Raleigh, NC 27603
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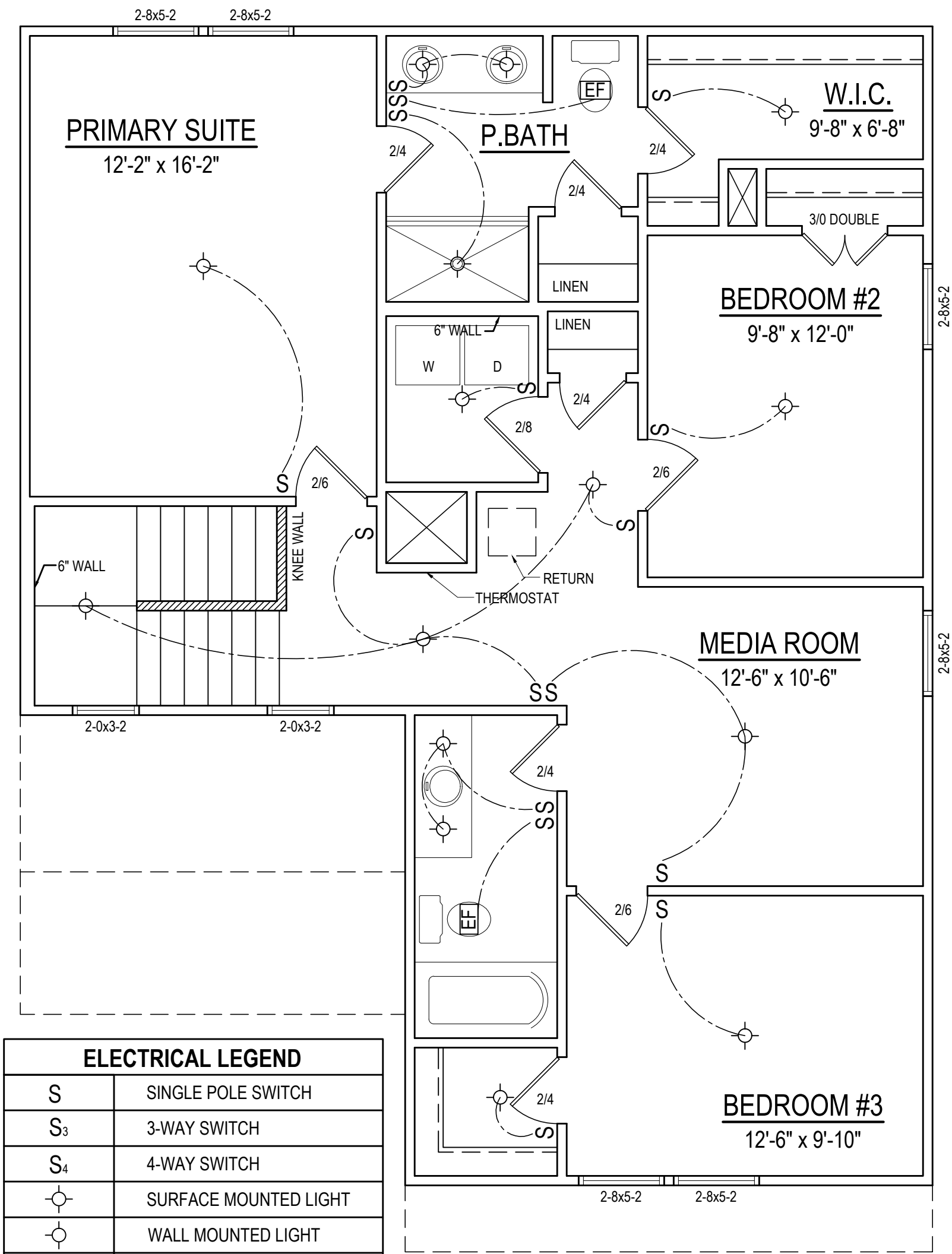
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Fayetteville, NC 28304

SECOND FLOOR



ELECTRICAL LEGEND	
S	SINGLE POLE SWITCH
S ₃	3-WAY SWITCH
S ₄	4-WAY SWITCH
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
[EF]	EXHAUST FAN

FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"



ELECTRICAL LEGEND	
S	SINGLE POLE SWITCH
S ₃	3-WAY SWITCH
S ₄	4-WAY SWITCH
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
[EF]	EXHAUST FAN

SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"

Project #	23-099
Date:	5-1-23
Drawn/Design By:	KBB
Scale:	1/4"=1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

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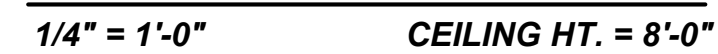
K&A HOME DESIGN INC.

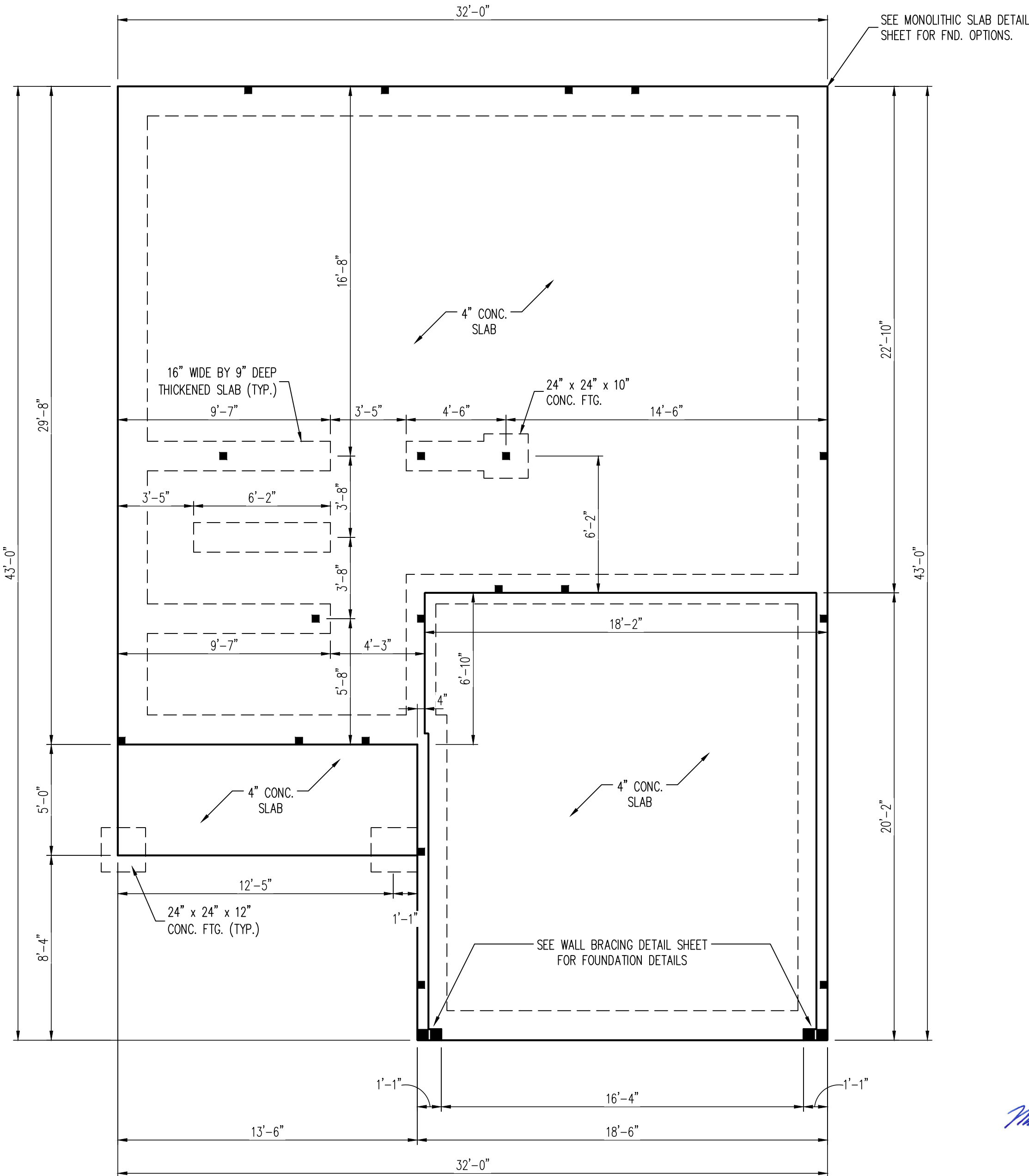
Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

Bonnet

Ben Stout
1786 Metro Medical Dr.
Fayetteville, NC 28304

ELECTRICAL PLAN

f 6



130 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN 30' MEAN
ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 15" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
- WALL CLADDING DESIGNED FOR +18.2 PSF AND -24 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +16.7 PSF AND -21 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10.5 PSF AND -43 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

120 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

BONNET
BEN STOUT CONSTRUCTION

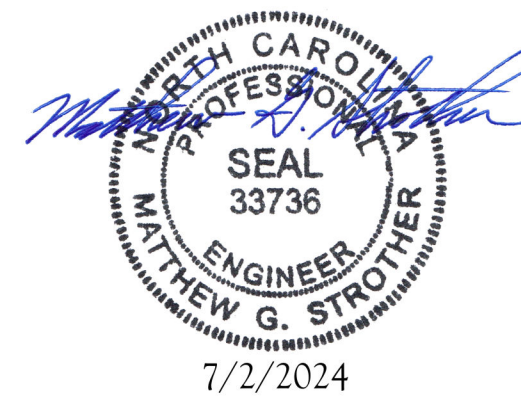
DATE: JULY 1, 2024

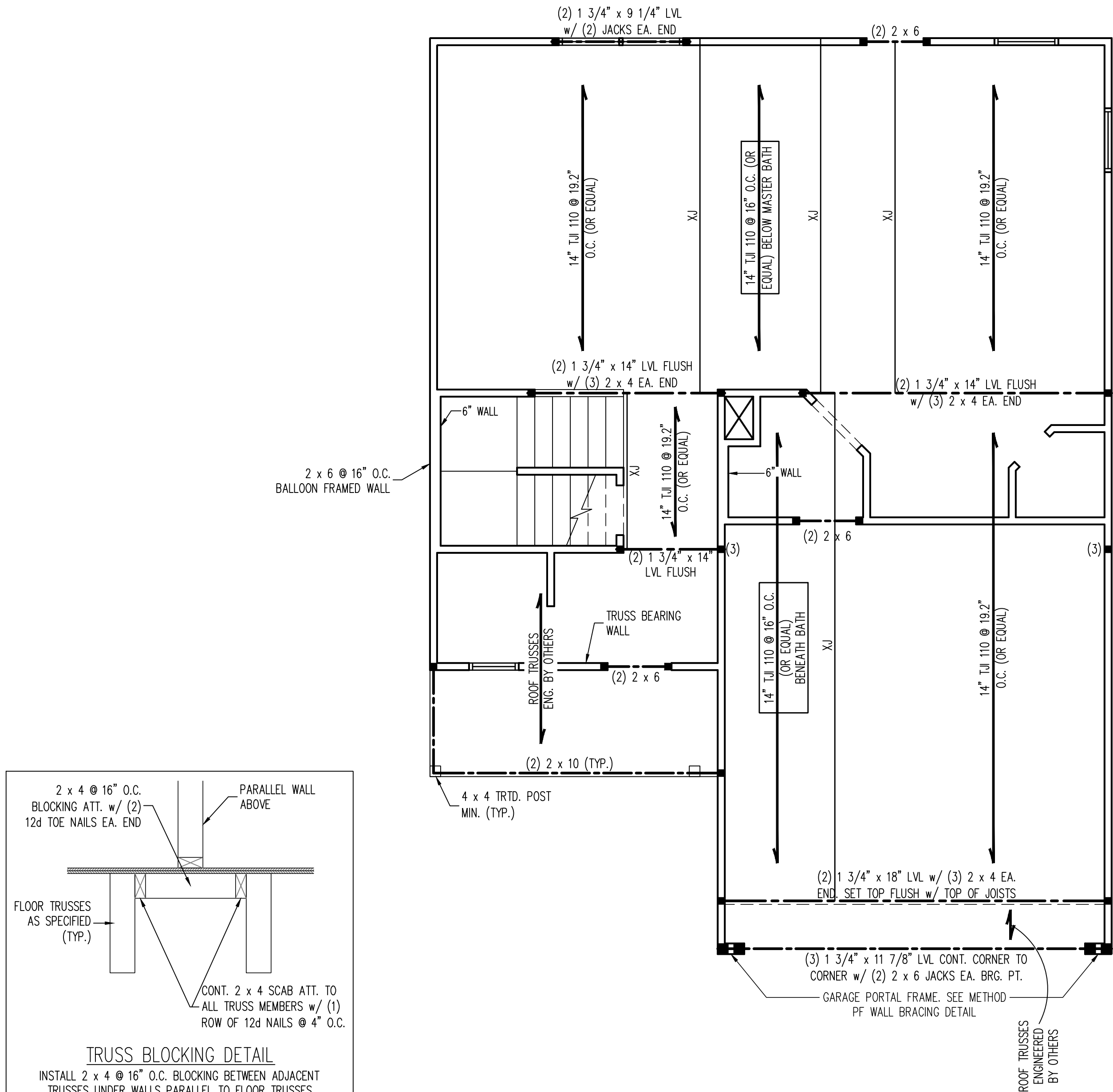
SCALE: 1/4" = 1'-0"

DRAWN BY: K&A HOME DESIGN

ENGINEERED BY: JAG

S-1b
MONO SLAB
FOUNDATION PLAN





- NOTE:
- BCI 4500s-1.8 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
 - 14" FLOOR TRUSSES ENG. BY OTHERS MAY BE INSTALLED IN LIEU OF I-JOISTS. SEE FLOOR TRUSS BLOCKING DETAIL FOR EXTRA TRUSS ALTERNATIVE.

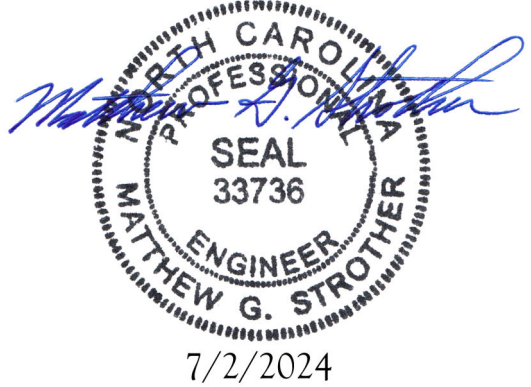
- BRACED WALL DESIGN NOTES:
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRCR 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
 - SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRCR 2018 EDITION.
 - CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRCR 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - PROVIDE EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
 - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

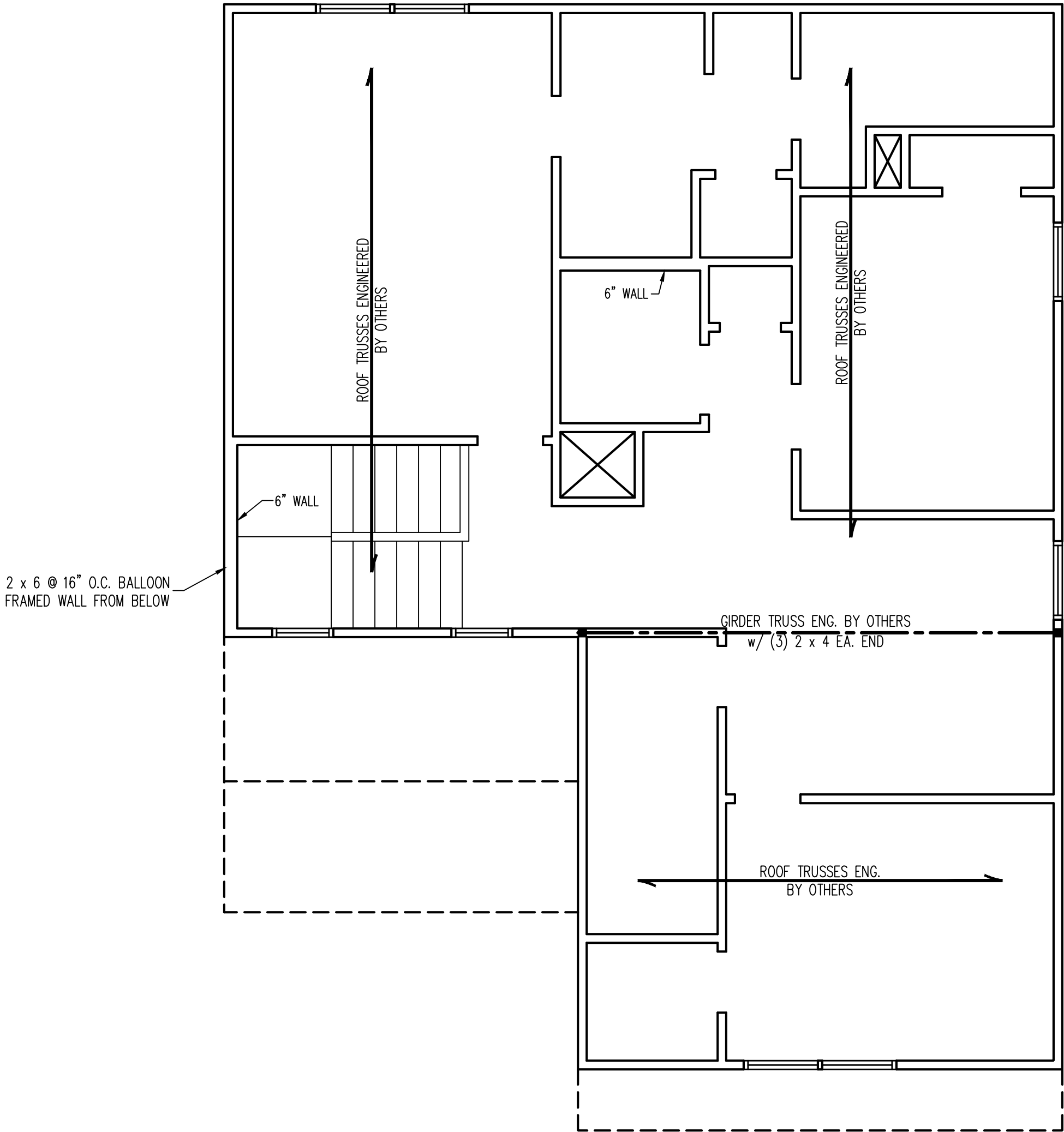


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N.C. LICENSE NO.: C1733

BONNET
BEN STOUT CONSTRUCTION

DATE: JULY 1, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: K&A HOME DESIGN
ENGINEERED BY: JAG

S-2
SECOND FLOOR
FRAMING PLAN



BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO.)
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

LEGEND

CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

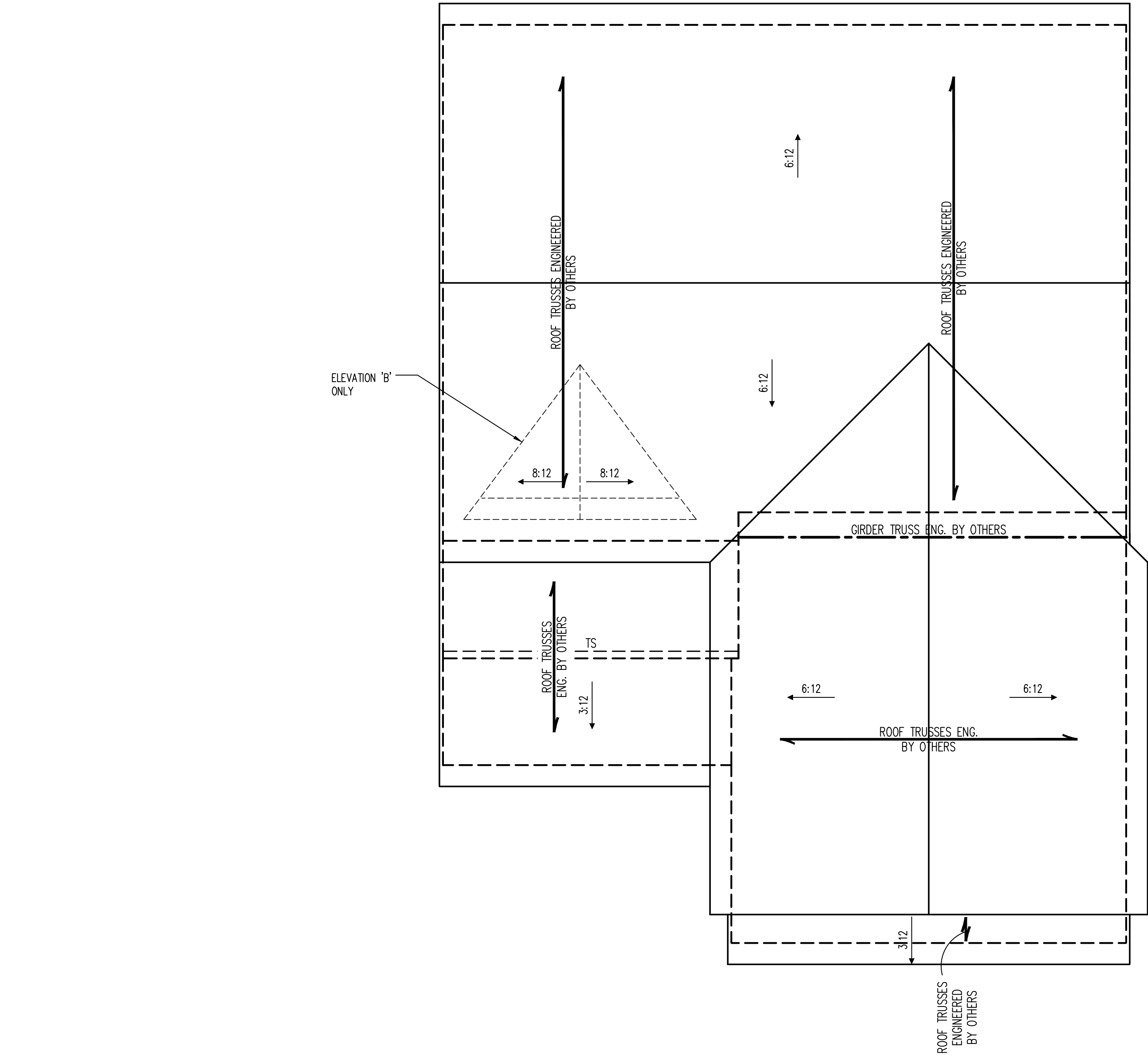


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BONNET
BEN STOUT CONSTRUCTION

DATE: JULY 1, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: K&A HOME DESIGN
ENGINEERED BY: JAG

S-3
ATTIC FLOOR
FRAMING PLAN



STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
3. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
4. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
5. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

LEGEND

XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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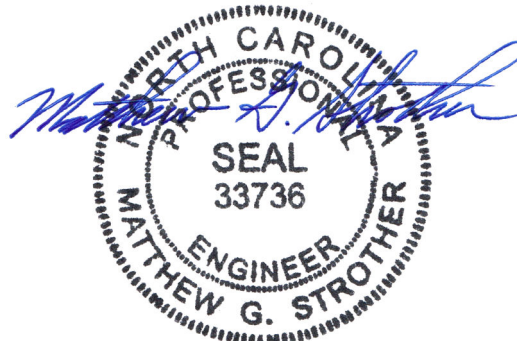
BONNET
BEN STOUT CONSTRUCTION

DATE: JULY 1, 2024

SCALE: 1/4" = 1'-0"

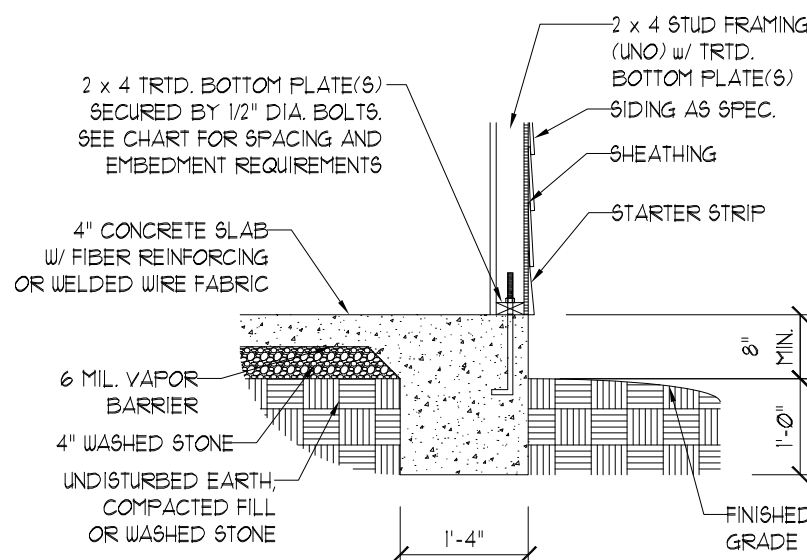
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ENGINEERED BY: JAG



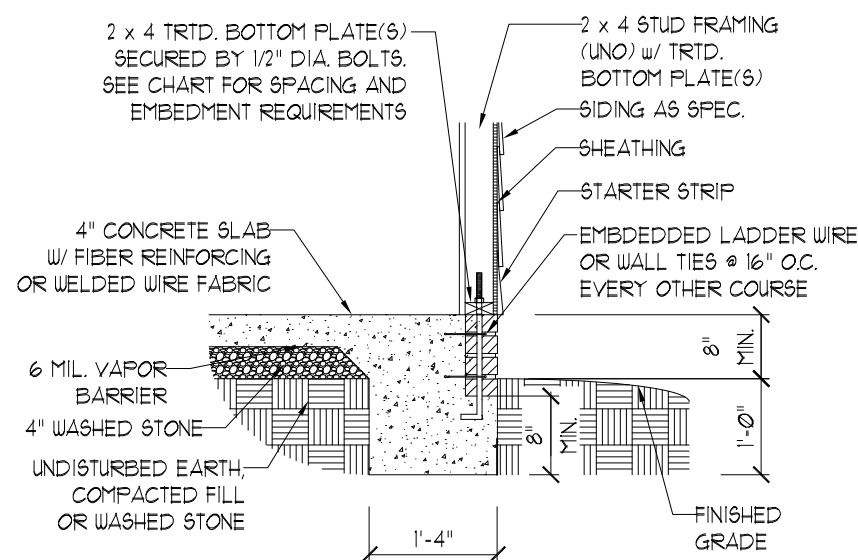
7/2/2024

S4
ROOF FRAMING
PLAN



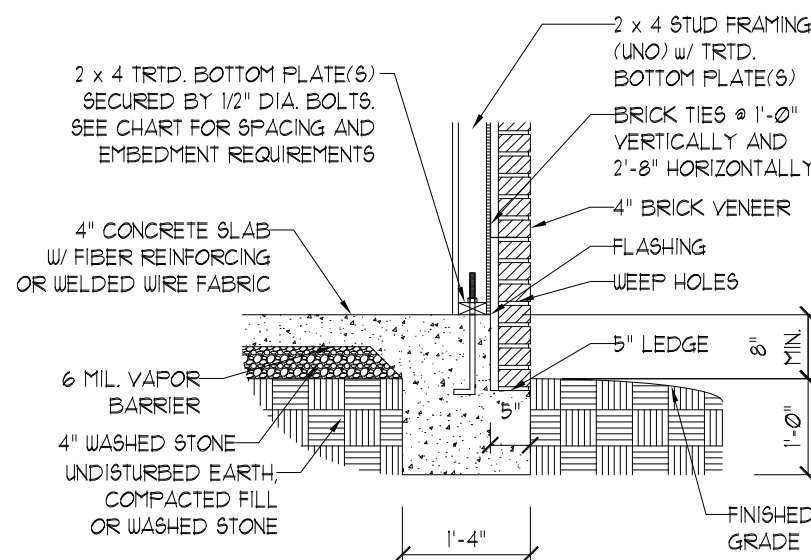
TYPICAL SLAB

①



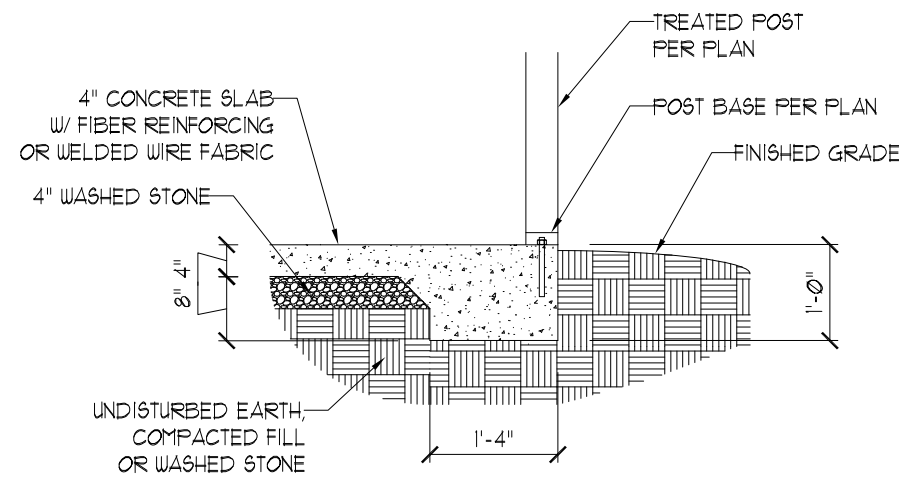
TYPICAL SLAB w/ BRICK LEDGE

②



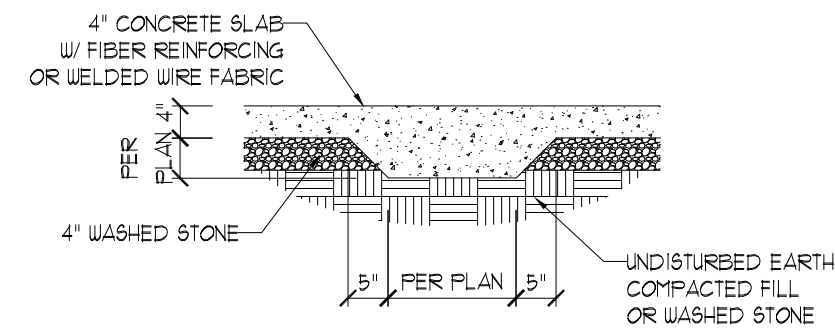
TYPICAL SLAB w/ BRICK VENEER LEDGE

③



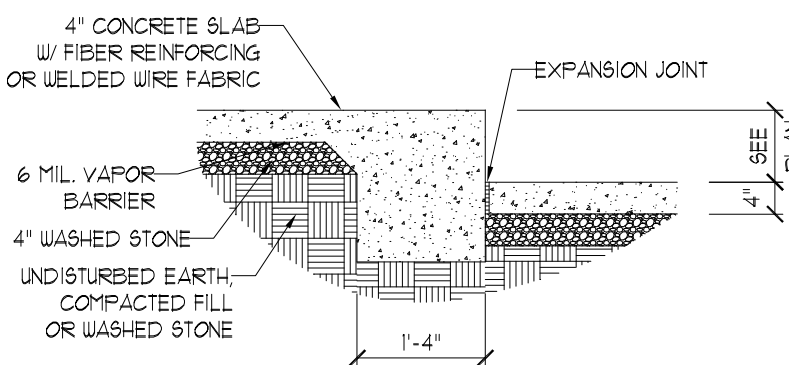
PORCH/SCREEN PORCH

④



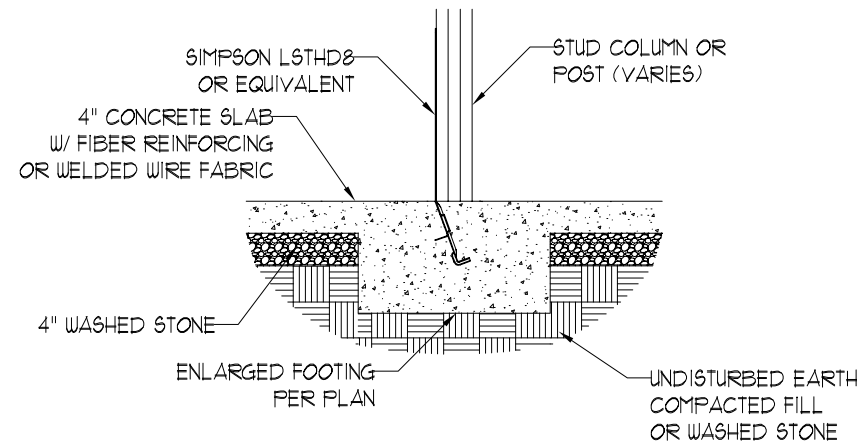
TYPICAL THICKENED SLAB

⑤



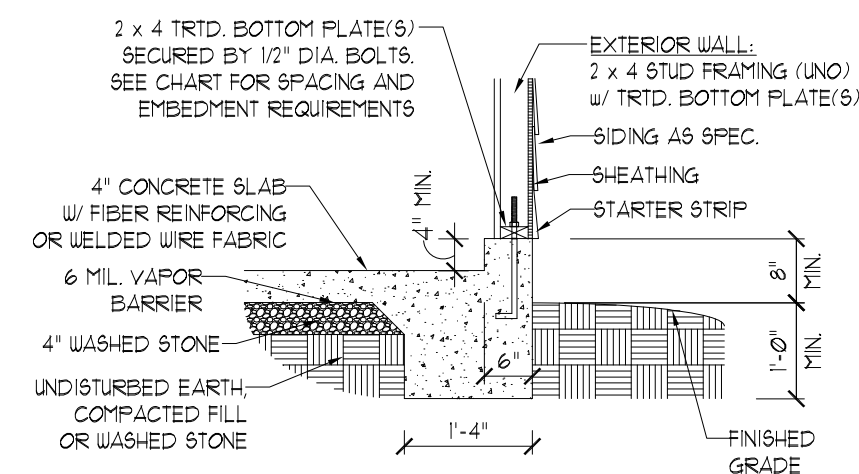
SLAB FLOOR CHANGE

⑥



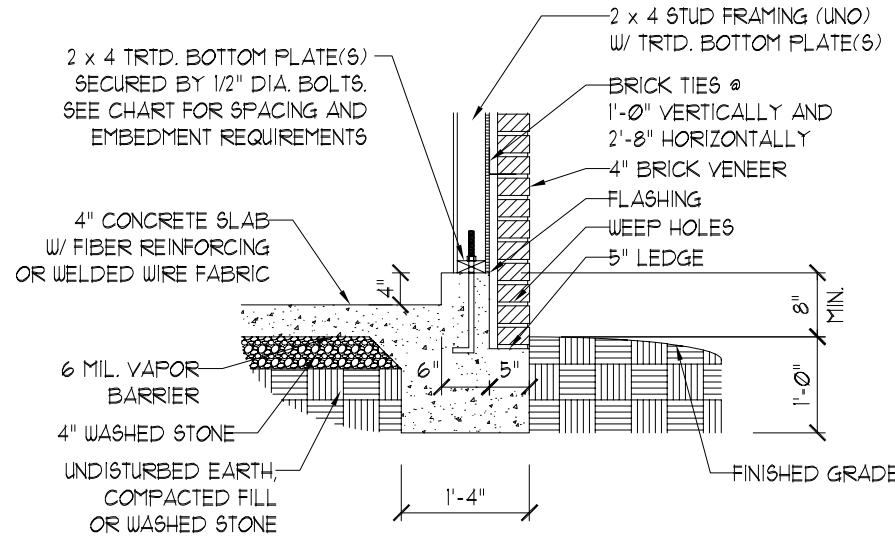
TYPICAL COLUMN TO
SLAB CONNECTION

⑦



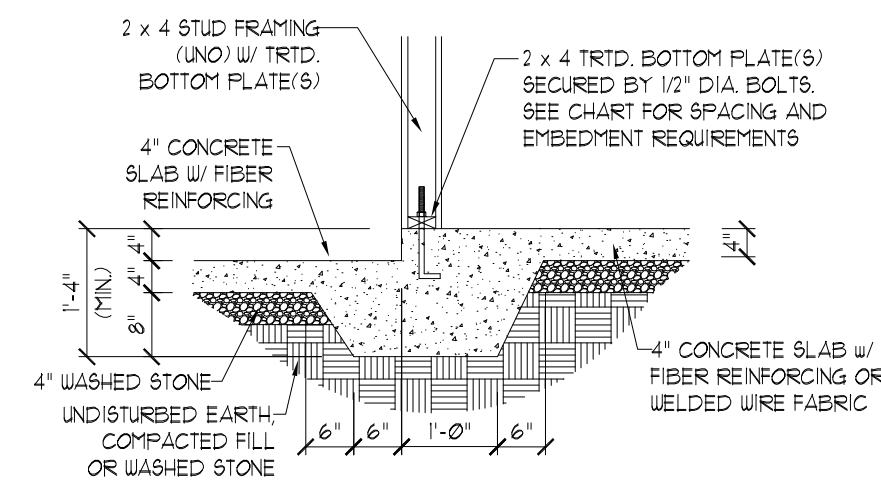
GARAGE CURB

⑧



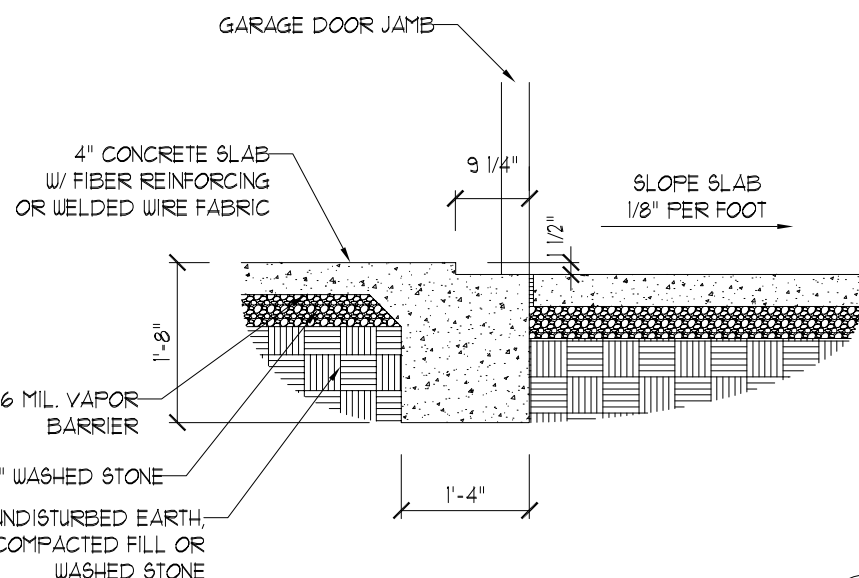
GARAGE CURB w/ BRICK LEDGE

⑨



STEP IN GARAGE

⑩



SLAB AT GARAGE DOOR

⑪

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:

THREADED ROD WITH EPOXY,
SIMPSON TITEN HD, OR APPROVED
ANCHORS SPACED AS REQUIRED
TO PROVIDE EQUIVALENT
ANCHORAGE TO 1/2" DIAMETER
ANCHOR BOLTS MAY BE USED IN
LIEU OF 1/2" ANCHOR BOLTS.

**J.S. THOMPSON
ENGINEERING, INC**
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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MONOLITHIC SLAB
FOUNDATION DETAILS



7/2/2024

DATE: AUGUST 30, 2022

SCALE: NTS

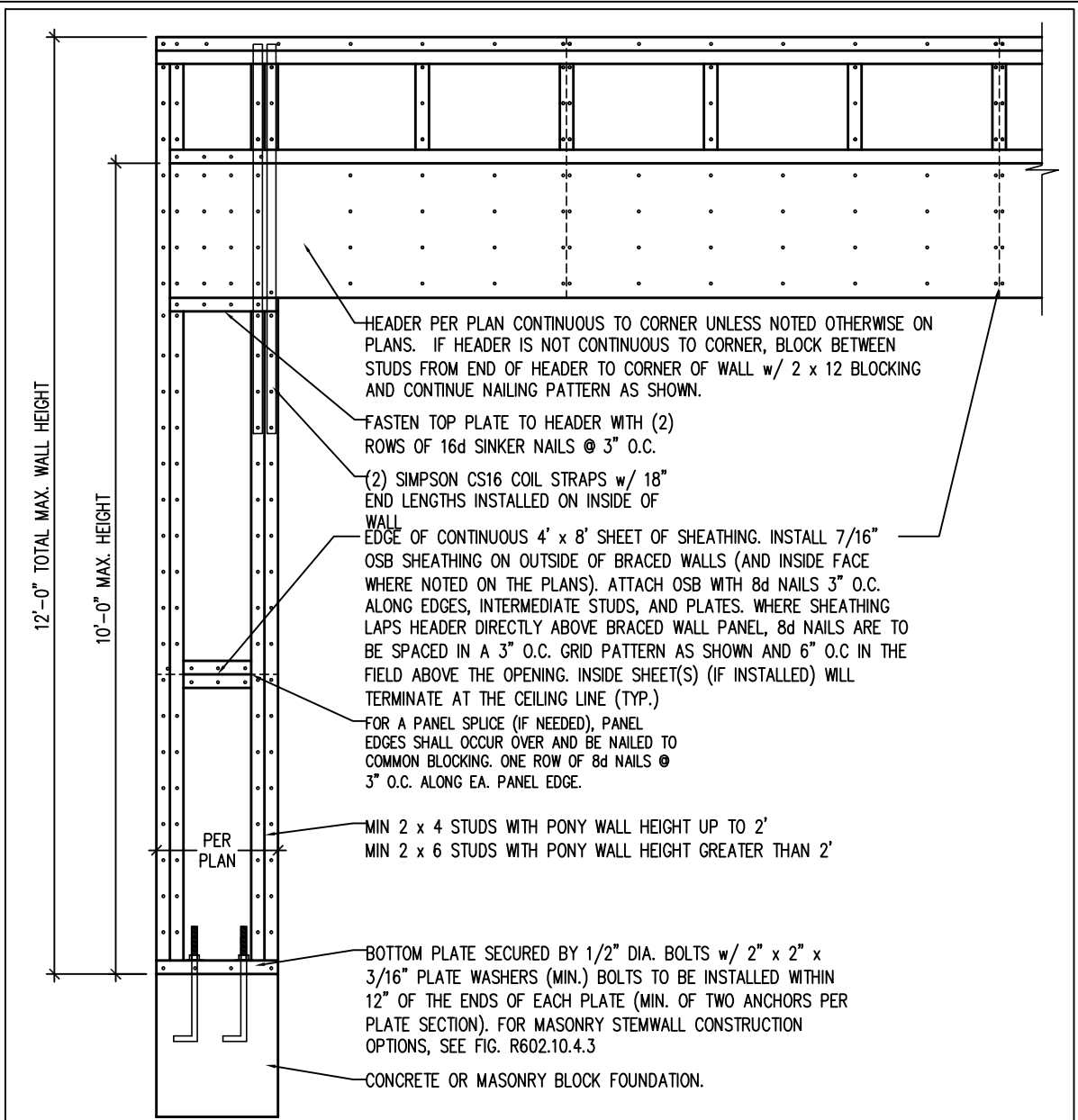
DRAWN BY: JST

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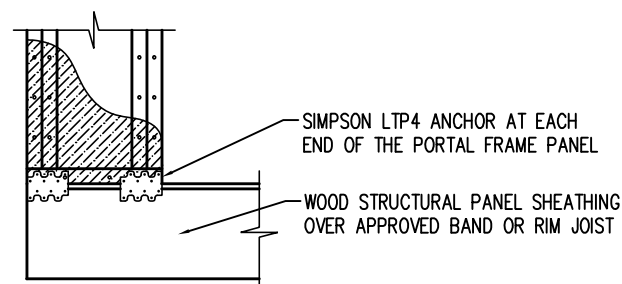
FOUNDATION
DETAILS

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1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING – WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 6d common nails or 8d (2 1/2" long x 0.113" diameter) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1/4" SCREWS OR 1/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602. 10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



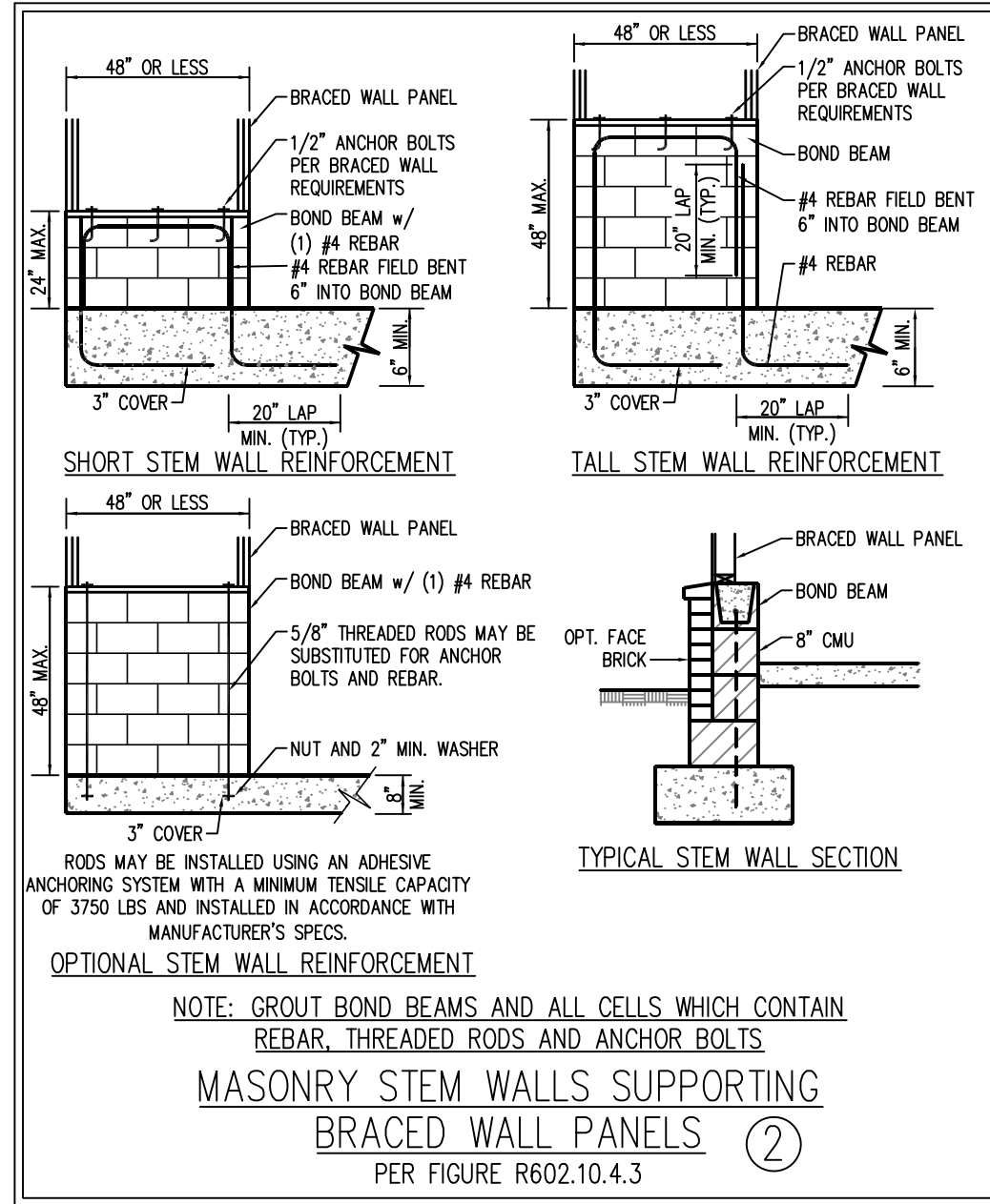
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR – FRAMING ANCHOR OPTION

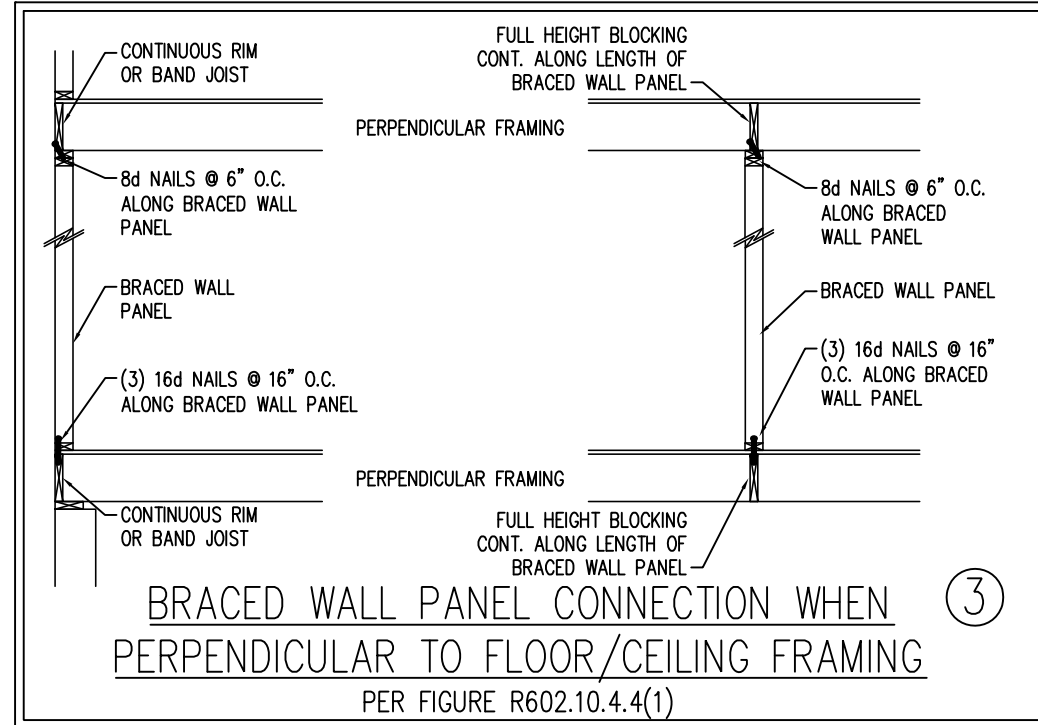
* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL ①



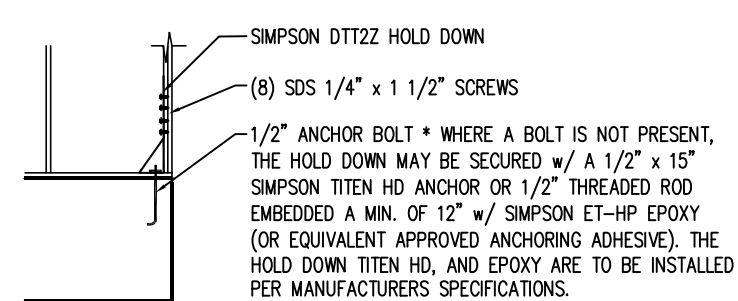
MASONRY STEM WALLS SUPPORTING
BRACED WALL PANELS (2)
PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3



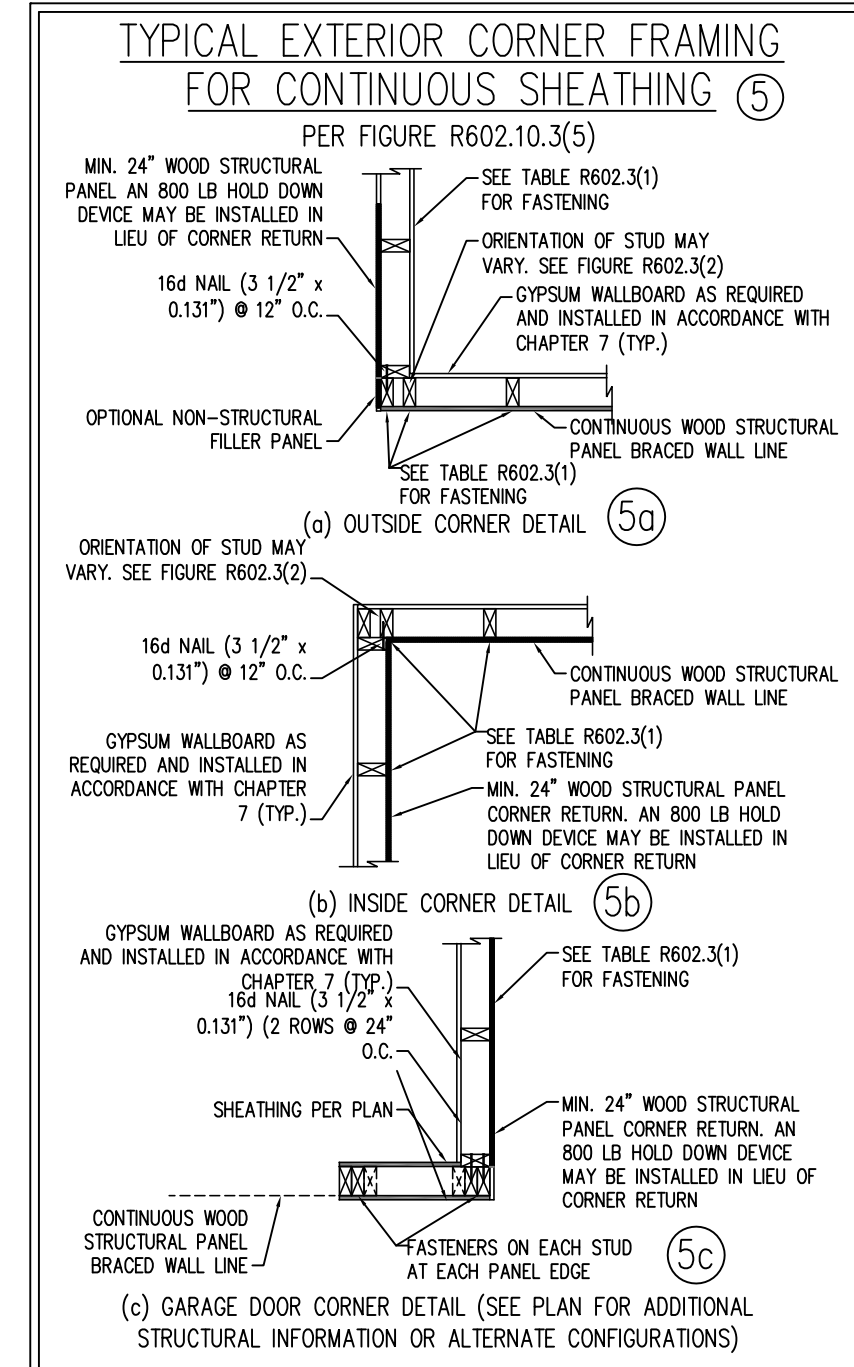
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

PER FIGURE R602.10.4.4(1)



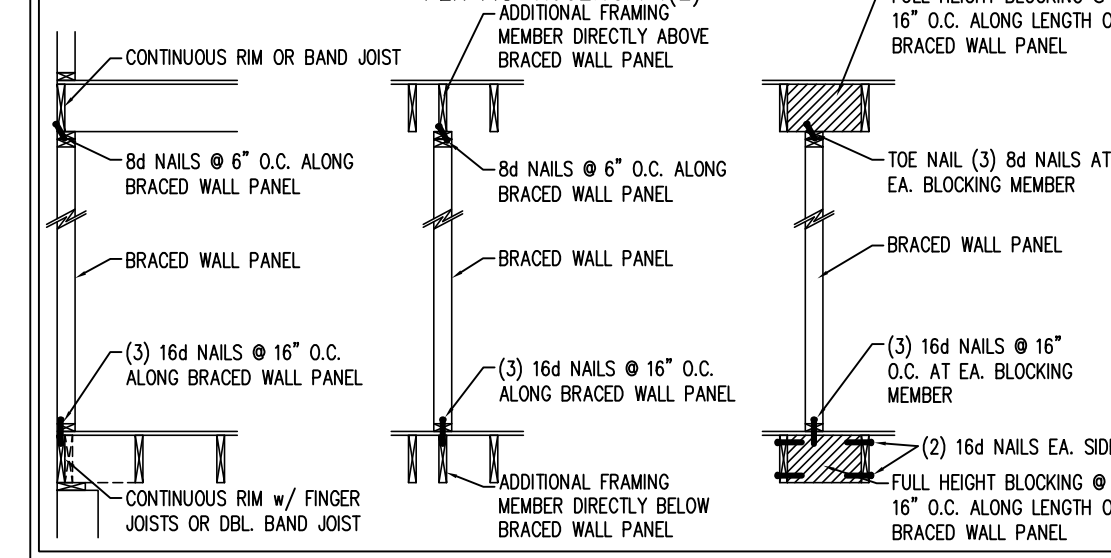
HOLD DOWN DETAIL FOR MASONRY
FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



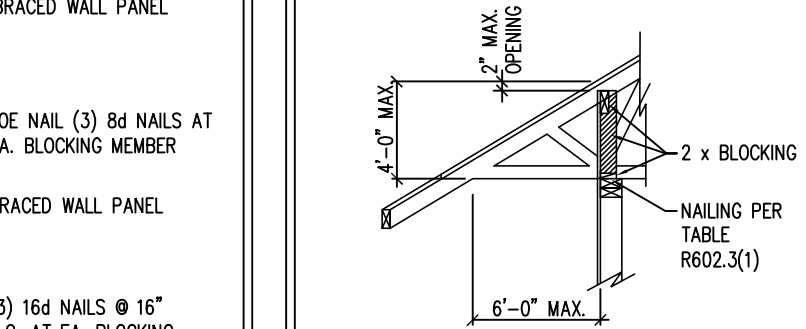
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

PER FIGURE R602.10.4.5(3) (9)
(OR ALTERNATIVE: FIGURE R602.10.4.5(2))



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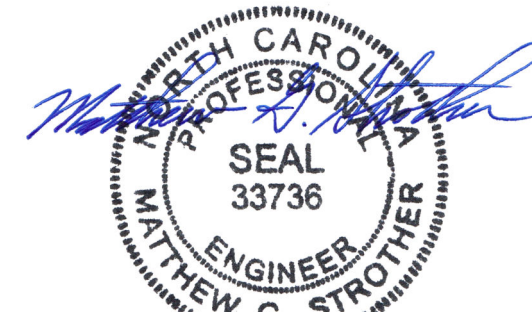
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331 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
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WALL BRACING NOTES AND DETAILS

DATE: AUGUST 30, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

BRACED WALL NOTES AND
DETAILS AND PF DETAIL

7/2/2024



GENERAL NOTES

1. ENGINEER’S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER’S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER’S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 – R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

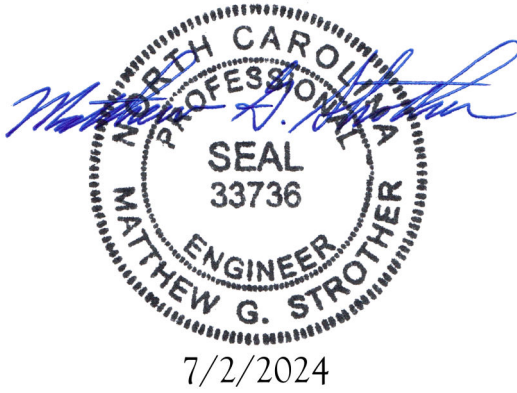
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24” FOR CLEAN SAND OR GRAVEL. A 4” THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2018 EDITION.
3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4” – 1” DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3” IN FOOTINGS AND 1 1/2” IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4”. CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2” FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2” FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8” OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16” O.C. WHERE GRADE PERMITS (UNO).



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FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7” DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7” DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER’S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
- | | |
|--------------------------------|--------------------------------|
| A. W AND WT SHAPES: | ASTM A992 |
| B. CHANNELS AND ANGLES: | ASTM A36 |
| C. PLATES AND BARS: | ASTM A36 |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B |
| E. STEEL PIPE: | ASTM A53, GRADE B, TYPE E OR S |
4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2” AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
- | | |
|----------------------------|--|
| A. WOOD FRAMING | (2) 1/2” DIA. x 4” LONG LAG SCREWS |
| B. CONCRETE | (2) 1/2” DIA. x 4” WEDGE ANCHORS |
| C. MASONRY (FULLY GROUTED) | (2) 1/2” DIA. x 4” LONG SIMPSON TITEN HD ANCHORS |
| D. STEEL PIPE COLUMN | (4) 3/4” DIA. A325 BOLTS OR 3/16” FILLET WELD |

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16” O.C. OR (2) ROWS OF 1/2” DIAMETER BOLTS @ 16” O.C. IF 1/2” BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16” DIAMETER HOLES @ 16” O.C.

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2” MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2” DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24” CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2” EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6” FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER’S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8’-0” IN LENGTH, REST A 6” x 4” x 5/16” STEEL ANGLE WITH 6” MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). FOR ALL HEADERS 8’-0” AND GREATER IN LENGTH, BOLT A 6” x 4” x 5/16” STEEL ANGLE TO HEADER WITH 1/2” LAG SCREWS AT 12” O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6” x 4” x 5/16” STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2” LAG SCREWS AT 12” O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NCRC, 2018 EDITION.
13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8’-0”. FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16” O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24” O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16” O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16” SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

STANDARD STRUCTURAL NOTES

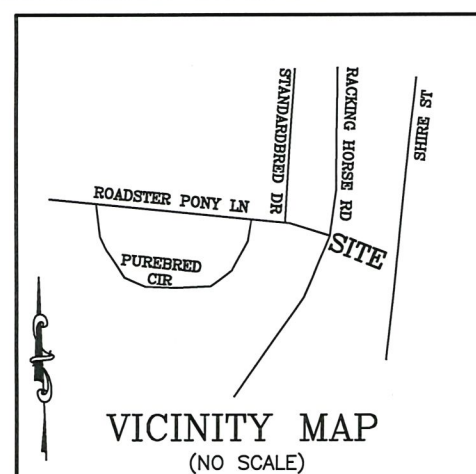
DATE: AUGUST 30, 2022

DRAWN BY: JST

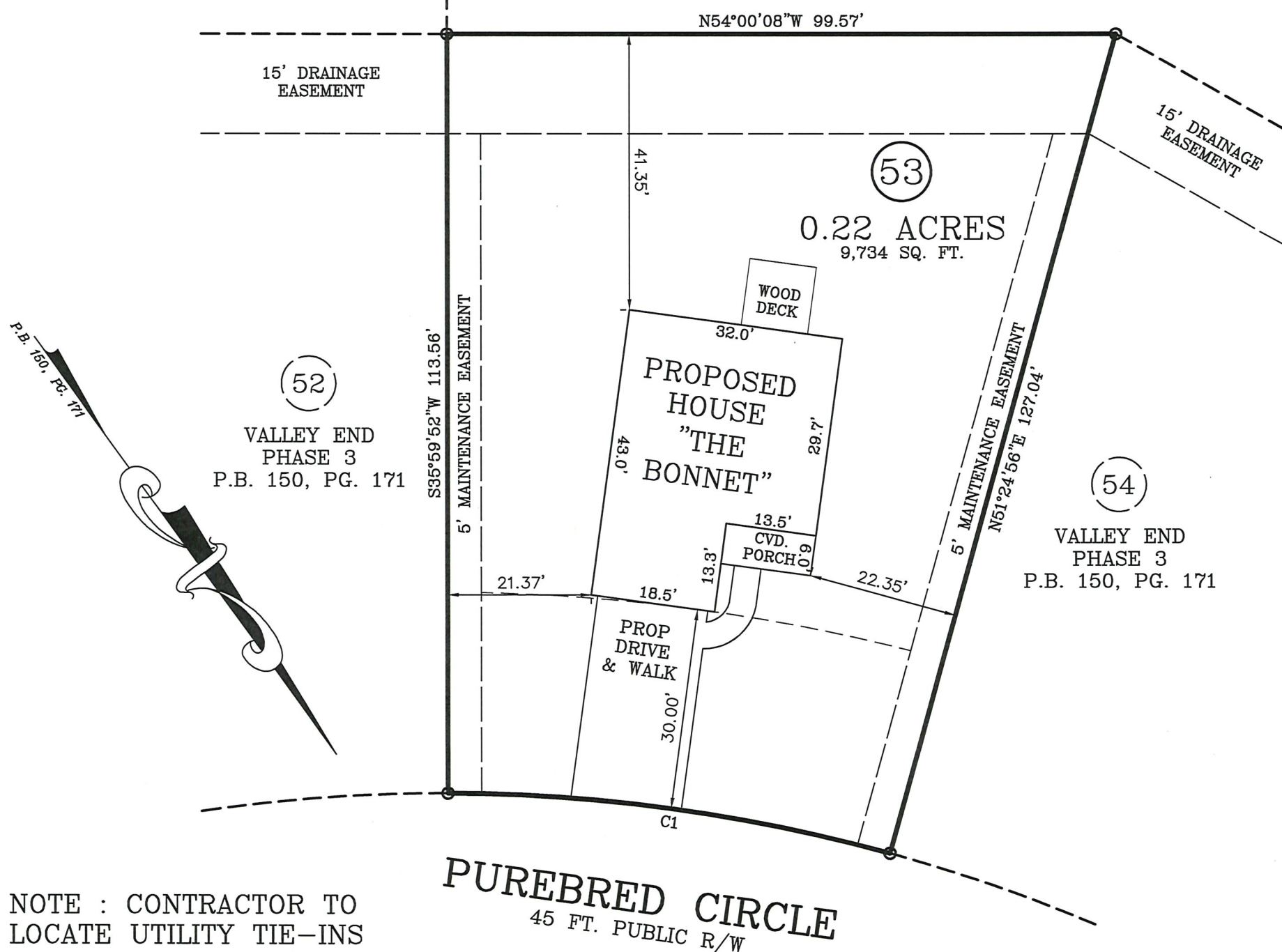
ENGINEERED BY: JST

STRUCTURAL
NOTES

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	66.60'	247.50'	66.40'	S46°17'36"E



STOUT LAND
DEVELOPMENT COMPANY
PIN: 0404-02-5266
D.B. 11648, PG. 65



NOTE : CONTRACTOR TO
LOCATE UTILITY TIE-INS
AND CONTACT LOCAL
REGULATORY AGENCY
PRIOR TO PAVING OVER
WITH DRIVEWAY.

IMPERVIOUS AREA:		
HOUSE, PORCHES	1,376	SQ. FT.
DRIVEWAY, SIDEWALK	570	SQ. FT.
TOTAL	1,946	SQ. FT.

PLOT PLAN

ZONING: R-20
(ZERO LOT LINE)
SETBACKS:
FRONT - 30'
REAR - 35'
SIDE - 15'
INTERNAL - 5'

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: PUREBRED CIRCLE

CITY OF: HOPE MILLS, NC

COUNTY OF: CUMBERLAND

TOWNSHIP OF: ROCKFISH

REV DATE: NOVEMBER 5TH, 2024

DATE: OCTOBER 11TH, 2024

SCALE: 1" = 20'

REFERENCE: LOT 53
VALLEY END
PHASE 3
P.B. 150, PG. 171



I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

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

P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION
OR ATTACHED TO A DEED TO BE RECORDED.
THIS MAP IS NOT DRAWN IN ACCORDANCE WITH
GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.



Printed: Dec 13, 2024
 PO Box 53798, Fayetteville, NC 28305-3798
 Phone: 910-779-0019
 Fax: 910-779-0029

Selections Details

Job VYE-053

2141 Purebred Circle
 Hope Mills, NC 28348

Owner None

EXTERIOR SELECTIONS

Category: 01 - Exterior Selections
Location: Exterior

Due Date: N/A

Choices

Choice	Description	Status/Alerts
 Board & Batten	Cape Cod Gray	 Unreleased
 Columns	6" PVC White	 Unreleased
 Elevation Stone/Brick	None	 Unreleased
 Exterior Trim Color	Extra White B2	 Unreleased
 Foundation Stone/Brick	None	 Unreleased
 Front Door Color & Style	Solid Two Panel Square Wood Door, Painted Tricorn Black SW6258	 Unreleased
 Garage Door Color & Style	Garage Door Opener w/ Remotes Hillcrest Short Panel, White No glass With Motor No hardware	 Unreleased
Gutters	White	 Unreleased
 House Numbers	Black	 Unreleased

 Shakes	NONE	 Unreleased
 Shingle Style/Color	Black - 25yr.	 Unreleased
 Shutters	None	 Unreleased
 Vinyl Siding	Cape Cod Gray	 Unreleased
 Window Frame Color/Pattern	White, Four over Clear	 Unreleased

Custom Fields

Build Collection: Key Premier Collection**Date Ordered:** N/A**No Changes After::** N/A

INTERIOR SELECTIONS

Category: 16 - Interior Selections**Due Date:**

N/A

Location: Interior

Choices

Choice	Description	Status/Alerts
 Accent Interior Paint	None	 Unreleased
 Bath Hardware	None	 Unreleased
 Bath Vanity Tops	L1 Quartz in all Baths - Frost White	 Unreleased
 Cabinet Color/Style - Kitchen	Clear Choice, White	 Unreleased
 Cabinet Knobs	3910SN	 Unreleased

 Cabinets Color/Style - Baths	Clear Choice, White	 Unreleased
 Carpet 5.5lb Pad	Mohawk Reactivate Dock 829	 Unreleased
 Faucets	Designer Chrome	 Unreleased
 Interior Door Hardware	Brushed Nickel	 Unreleased
 Interior Door Style		 Unreleased
Interior Trim Color	Extra White Ceiling - Extra White 7006	 Unreleased
 Kitchen Countertops	L1 Granite, Kitchen - Ashen White w/ 4" Splash	 Unreleased
 Lighting	Chrome	 Unreleased
 LVP	Simply Ecru	 Unreleased
 Main Interior Paint	City Loft SW7631	 Unreleased
 Plumbing Upgrades	Tankless Water Heater RINNAI RE180IN Termination Kit 21inch RINNAI 223182 Isolation Valve Kit RINNAI MIVK-T-LW	 Unreleased
 Primary Shower Door	None	 Unreleased
 SS Appliances - Dishwasher	SS Package GE MODEL# GDF510PSRSS	 Unreleased

 SS Appliances - Free Standing Gas Range	SS Package GE MODEL# JGBS30RETSS 30"	 Unreleased
 SS Appliances - Microwave	SS Package GE MODEL# JVM3162RJSS	 Unreleased
 Vinyl Flooring	NONE	 Unreleased

Custom Fields

Build Collection: Key Premier Collection

Date Ordered: N/A

No Changes After:: N/A

I confirm that my action here represents my electronic signature and is binding.

Approved _____
By:

Date: _____



CONSTRUCTION PHASE CUT-OFFS

Once these phases have started, items below are no longer available to be selected or changed.

Phase One (Start Date)

- Patio Upgrade

Phase Two (Start of Framing)

- Flooring Upgrade

Phase Three (Drywall)

- Drop Zone

Phase Four (Interior Paint)

- Appliances Upgrade

The following can be added at any point: Garage Door Opener and Master Shower Door



Key Premier (Granite & LVP)

Community: _____

Lot: _____

- **Exterior Selections Option (Shutters only available on Cardinal and Sunset):**

Option # _____

- **Interior Selections:**

Option # _____ Door Color Option _____ Shutter Color Option _____

Upgrade Options: (if upgrading mark with X)

- **10x10 Patio:** \$800 _____ (if stem or crawl check for price)
- **Drop Zone:** \$880 _____ (plan specific)
- **Primary Shower Door:** \$995 _____
- **LVP Flooring Throughout 1st Floor:** Per Plan as follows (if crawl foundation, request pricing)
 - Bonnet:** \$1275.00 _____
 - Cardinal:** \$1499.00 _____
 - Sunset:** \$1330.00 _____
 - Dogwood:** \$1825.00 _____
 - Longleaf:** \$1550.00 _____

Buyer Signature

Date

FILED	Nov 19, 2024
AT	11:08:52 AM
BOOK	12112
START PAGE	0894
END PAGE	0922
INSTRUMENT #	35088
RECORDING	\$102.00
EXCISE TAX	\$0.00

Prepared by and return to: Jennifer K. Fincher, Jennifer Kirby Fincher, PLLC,
PO Box 53674, Fayetteville, NC 28305

**NORTH CAROLINA
CUMBERLAND COUNTY**

DECLARATION OF COVENANTS, RESTRICTIONS, AND CONDITIONS OF VALLEY END PHASE THREE

THIS DECLARATION, made the 15th day of November, 2024, by Stout Land Development, LLC, a North Carolina Limited Liability Company, with its principal place of business in Cumberland County, North Carolina, hereinafter referred to as "Declarant" and "Owner" and joined by Benjamin Stout Real Estate Services, Inc, Furr Construction and Development, Inc., Duggins Developers, LLC, Bryan Castro and Jennilee Toctocan, Daniel Richard Tomko and Susan Kay Wright, Wilburt Cross, Jr. and spouse, Pauline Robinson, Desmon Johnson, Timesha Burch, Kai Huntsman and spouse, Ruby Huntsman, Brittany Marie Kennard and spouse, Christopher Carl Kennard, Sr., Wendy R. Evans, Rikardo Cervera and spouse, Milanis Cervera, Marcus Caine and spouse, Jamelia Caine, and Zachary Choe and spouse, Ashley McHale, Jackson Marcotte and Mariah Marcotte; hereinafter collectively referred to as "Owners:"

WITNESSETH:

WHEREAS, Declarant and Owners are the Owners of certain property in the city of Fayetteville, Cumberland County, North Carolina, which is to be known as Valley End, Phase Three, as show on a plat of same duly recorded in Plat Book 150, Page 171, Cumberland County, North Carolina Registry.

NOW, THEREFORE, Declarant and Owners hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

Declarant presently intends but is not obligated to develop contiguous properties. In the event Declarant elects to add additional phases to the subdivision or develop adjoining properties, then and in that event, Declarant shall have the right to file an amendment to this Declaration at any time and from time to time prior to December 31, 2054 without the further consent of the Owners of any Lot in the within subdivision to incorporate into the Declaration and Association of the subdivision any or all of the adjoining lands. In the event that this Declaration is so amended, the terms "Lot" and "Property" as used herein shall be deemed to mean and include the adjoining property and all improvements and structures now or hereafter placed by Declarant thereon, all easements, rights and appurtenances thereto, and all articles of personal property provided by Declarant and intended for use in connection therewith. No amendment made by Declarant in accordance with this paragraph shall divest an Owner of any portion of his property without the consent of such Owner and no such amendment shall materially alter the plan of development set forth herein without the consent of all Owners affected thereby. Each Owner shall be deemed by his acceptance

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Valley End Phase Three Homeowners Association, Inc., a North Carolina non-profit corporation, its successors and assigns. A copy of the Articles and Bylaws for said corporation are attached hereto and incorporated herein by reference as Exhibits "A" and "B" respectively.

Section 2. "Declarant" shall mean and refer to Stout Land Development, LLC, its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as a security for the performance of an obligation.

Section 4. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Common Area" shall mean all the real estate (including retention ponds, storm drainage improvements, entrance signage, streets, including any dedicated streets prior to their acceptance for public maintenance, and all landscaping and other improvements thereon) owned or dedicated for use by the Association for the common use and enjoyment of the Owners.

Section 7. "Common Expenses" shall mean, refer to, and include all charges, costs and expenses incurred by the Association for an in connection with the administration of the subdivision, including, without limitation hereof, operation of the subdivision, maintenance, repair, replacement and restoration (to the extent not covered by insurance) of the Common Areas; the costs of any additions and alterations thereto; all labor, services, common utilities, materials, supplies, and equipment therefore; all liability for loss or damage arising out of or in connection with the Common Areas and their use; all premiums for hazard, liability and other insurance with respect to the subdivisions; all costs incurred in acquiring a Lot pursuant to judicial sale; and all administrative, accounting, legal, and managerial expenses. "Common Expenses" shall also include amounts incurred in replacing, or substantially repairing, capital improvements within the Common Areas of the subdivision, including, but not limited to, private road and parking lot resurfacing. "Common Expenses" shall also include all reserve funds or other funds established by the Association. "Common Expenses" shall be construed broadly.

ARTICLE II
PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot and shall be preserved to the perpetual benefit of the Owner's Association, subject to the following provisions:

- (a) the right of the Association to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

- (b) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.
- (c) the right of the Association to impose regulations for the use and enjoyment of the Common Area and improvements thereon, which regulations may further restrict the use of the Common Area.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Access Rights. Ownership of each Lot shall include easements over the Common Areas for access, ingress and egress from and to public streets and walkways and easements for the benefit of the Owners, their invitees and licensees, for enjoyment of the Common Areas.

ARTICLE III **USE RESTRICTIONS**

Section 1. Land Use. All lots in the tract known and described as residential lots shall be developed as zero lot line lots pursuant to Cumberland County Ordinance, Appendix B, Subdivision Regulations, Section 3.24, as amended, or applicable ordinance, or a combination of such schemes except that only one single family residence or dwelling shall be permitted on any one lot, and no lot may be used for any business purpose.

Section 2. Building Type. No structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height and a private garage for more than two cars and other outbuildings incidental to residential use of the lot. All outbuildings erected, altered, placed, or permitted shall be of the same quality, workmanship, and material as the principal dwelling structure, and will be erected and placed to the rear of the dwelling structure.

Section 3. Temporary Structures. No structure of a temporary character, trailer, basement, tent shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently without the written consent of the Declarant.

Section 4. Recreational Vehicles. No boat, motor boat, camper, trailer, motor or mobile home, shall be permitted to remain on any Lot unenclosed outside of the garage at any time, unless by consent of the Association in which event such vehicles shall be placed in the area or areas designated by the Association.

Section 5. Set Back Requirements. Set back requirements shall be as provided by recorded plat consistent with applicable ordinance. For the purposes of these covenants, eaves, steps, and overhangs shall not be considered as a part of the building, provide, however that this shall not be construed to permit any portion of an improvement on a lot to encroach upon another lot.

Section 6. Minimum Size of Each Dwelling. No dwelling shall be erected or allowed to remain on any of the said Lots which shall contain less than one thousand seven hundred (1,700) square feet. The ground floor of the main structure, exclusive of one-story porches and garages, shall not be less than one thousand seven hundred (1,700) square feet for a one-story dwelling which square footage can include a finished room over a garage, and not less than eight hundred fifty (850) square feet on the first floor of a two-story

dwelling. Square footage is determined by the outside dimension of the main structure, excluding any unheated space. Heated area living space shall mean the ordinary living space in a house which is designed and constructed so as to be capable of being heated for regular living use in cold weather. In the computation of floor space, unheated storage area, garages, and porches shall not be counted.

Section 7. Reservation of Lot or Lots for Well and Water System. Notwithstanding any restrictions or limitations on use of any of the property described herein, Developer reserves the right for itself, its successors or assigns, to construct, install and maintain a well, elevated or ground water tank, pumphouse and any necessary appurtenances on any of the lots subject to these Restrictive Covenants.

Section 8. Driveways and Parking. All driveways shall be constructed of concrete. Each Owner shall provide for sufficient space for automobile parking for the Owner and Owner's guests in an enclosed garage or driveway on the Lot. Unless otherwise approved by the Board, there shall be no parking of automobiles on any portion of the Lot except in an enclosed garage or the driveway; there shall be no parking on the grass. There shall be no parking of automobiles on the Common Area. There shall be no parking of automobiles on the streets or street right of way within the Property, unless on a temporary basis due to entertaining or overnight guests. In no case shall recreational vehicle parking be allowed in front of or beside a residence. No inoperative, abandoned, or unlicensed vehicle or any vehicle displaying an invalid inspection sticker shall be parked or stored on any Lot or on the streets in the Property. No tractor trailer or tractor cab may be parked anywhere within the Property at any time, whether permanently or temporarily. The operation of motor bikes, mini-bikes, all-terrain vehicles, go carts, and motorized recreational vehicles shall be prohibited both on the streets of the subdivision and on the individual Lots comprising said subdivision. The Board of Directors may promulgate additional rules and regulations governing parking and operation of vehicles, conveyances and equipment within the Property, including on the Lots.

Section 9. Restricted Activities. No commercial, noxious or offensive trade or activity shall be carried upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

Section 10. Signage. No sign or signs other than a "For Sale" or "For Rent" sign shall be displayed on the property.

Section 11. Animals. No animals or poultry of any kind, except common pets, shall be placed or kept on any part of the Property. Poultry, goats or any livestock is not considered a common household pet. No breed of dog that may be perceived by members of the general public as being dangerous or having a propensity for being dangerous, nor any dog that has at any time bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the Property. Any dog house or dog containerization structure or system must be located to the rear of the primary structure and must be located within thirty feet (30') of the rear of the structure. No such permitted dog house or dog containment structure or system shall be placed, erected or maintained closer to any street than the rear corner or side of the principal dwelling structure closest to the street or on unimproved lots of closer to any street than the setback line and in no event closer to any street than thirty feet (30'). For every dog in the community, when located off the pet owners' property the animal must be on a leash and under complete control by the animal owner.

Section 12. Junk Vehicles. No mechanically defective automobile, motor vehicle, mechanical machine, or machinery, shall be placed or allowed to remain on a Lot at any time except in a closed garage. No vehicle in inoperable condition, no unlicensed vehicle, no recreational vehicle, no camper, no trailer of any kind, no golf cart, no boat, and no jet ski or other watercraft may be parked on any street or on any Lot, unless kept inside a garage or behind an approved fence or otherwise concealed from public view. No parked vehicle shall be covered by a "car cover" or other similar covering unless kept inside a garage and concealed from public view. In order to preserve the aesthetics of the subdivision, whether or not a boat, or vehicle of any type is adequately concealed from public view shall be determined by the Association in its sole discretion. The Association shall have the right to tow or remove any boat, recreation vehicle, camper, jet ski, watercraft, golf cart, trailer or vehicle of any type which is parked within the Common Area or kept on any Lot in violation of this section, at the Owner's expense, and the Owner of each Lot, by acceptance of their deed, does grant to the Association such an easement, on, across, and upon their Lot as may be necessary to enforce the provisions set out in this section. No commercial tractor or "semi", with or without the trailer, may be parked or kept on any Lot or on the Common Area, except in the course of delivery, pick up, or discharge of a specific commercial duty.

Section 13. Landscaping. Each owner shall landscape and maintain his yard in a well-manicured style so as to enhance his own as well as his neighbors' homes and lots. The grass of each Lot shall be kept at a reasonably short length, and all trees, shrubs, and bushes shall be properly pruned. If the yard is not maintained property and in accordance herewith, the Association has the right to perform the required work and to bill the Lot owner for said work. The Association may obtain a lien against any Lot owner who fails to timely pay any bill for maintenance work done by the Association.

Section 14. Fences. Only wood and vinyl fences measuring no more than seventy-two (72) inches from the ground may be erected on any Lot. No fence or wall shall be erected or maintained nearer to any street than the rear corner of the principal dwelling structure on improved Lots or nearer to any street than the setback line on any vacant lot or nearer to any street than thirty (30) feet. On corner lots, all fences shall be erected from the rear corner of the principal dwelling structure or a point not exceeding fifteen (15) feet from said rear corner to the street side. Said point shall be parallel to the rear of the principal dwelling.

Section 15. Mailboxes. Only break-away mailboxes provided by the builder may be constructed in the subdivision, it being the intention of the Developer to preclude the erection of permanently constructed mailboxes in the North Carolina State Right of Way areas.

Section 16. Outdoor furniture. No upholstered furniture of any nature shall be placed or allowed to remain outside as lawn furniture.

Section 17. Satellite Disc. No satellite discs may be erected, installed, or maintained on any lot unless it conforms to the following requirements:

- a. Discs shall be no more than 24 inches in diameter.
- b. Discs shall not be located in the front yard. Discs may be mounted on the eaves of the house in the rear. The view of the disc from the front of the house shall be kept to a minimum.

Section 18. Basketball Goals. Basketball goals of any nature, whether stationary or portable, regulation sized or otherwise, shall be allowed in side or front yards or driveways provided they are properly maintained in good repair and conditions. No basketball goals whether portable or stationary may be placed in the streets and/or the NCDOT right of way which extends off the edge of the street into a homeowner's property. Unsightly basketball goals located in front and side yards are subject to removal by the association.

Section 19. Operation of Certain Vehicles Prohibited. The operation of All-Terrain Vehicles, Utility Vehicles, Low Speed Vehicles, and Unlicensed Motorcycles shall be prohibited upon the Properties. The following definitions shall apply:

- a. "All-Terrain Vehicles" or "ATVs" shall be defined as per N.C. Gen. Stat. § 20-4.01(1c): "A motorized vehicle 50 inches or less in width that is designed to travel on three or more low-pressure tires and manufactured for off-highway use. The terms 'all-terrain vehicle' or 'ATV' do not include a golf cart or a utility vehicle, as defined herein, or a riding lawn mower."
- b. "Utility Vehicle" shall be defined as per N.C. Gen. Stat. § 20-4.01(48c): "A motor vehicle that is (i) designed for off-road use and (ii) used for general maintenance, security, agricultural, or horticultural purposes. 'Utility vehicle' does not include an all-terrain vehicle or golf cart, as defined in this section, or a riding lawn mower."
- c. "Low Speed Vehicle" shall be defined as per N.C. Gen. Stat. § 20-4.01(27)(h): "A four-wheeled electric vehicle whose top speed is greater than 20 miles per hour but less than 25 miles per hour."
- d. "Unlicensed Motorcycles" shall be defined as "vehicles (1) having a saddle for the use of the rider; (2) which are designed to travel on not more than three wheels in contact with the ground; (3) which do not bear a valid state-issued registration tag and/or license plate; and (4) for which the user does not have a sufficient state issued driver's license to operate the particular vehicle. "Unlicensed Motorcycles" shall expressly include the following classes of vehicles as described by N.C. Gen. Stat. ch. 20 which meet the other requirements described in this subsection 26(iv.): autocycles, motor scooters, and motor-driven bicycles, electric assisted bicycles, and mopeds."

Section 20. It is understood and agreed that these restrictions are made for the mutual benefit of the grantors and grantees and any and all subsequent grantees, and all such parties shall be deemed to have a vested interest in these restrictions and the right to enforce the same.

Section 21. The invalidation of any one or more, or any part of any one or more of the covenants and conditions set forth herein shall not affect or invalidate the remaining covenants or portions herein.

ARTICLE IV **UTILITIES AND UTILITY AND DRAINAGE EASEMENTS**

Section 1. Utilities. The Declarant reserves the right to subject the properties in this subdivision to a contract for the installation of water and/or sewer, underground electric cables and/or the installation of street lighting, or any of them, any of which may require an initial payment and/or a continuing monthly payment by the Owner of each Lot.

Section 2. Utility, Signage and Drainage Easements. Easements for installation and maintenance for utilities and drainage facilities, including pipelines, and signage easements are reserved as shown on the recorded plat. Within these easements, no structure, plating or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the

direction or flow of drainage, or which may obstruct or retard the flow of water. All areas indicated as street and easements on the recorded plat are hereby dedicated to public use for such uses forever except side yard easements which are for the use and benefit of those persons and lots described herein.

ARTICLE V **COVENANTS FOR MAINTENANCE ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessment. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- (1) Annual assessments or charges, and
- (2) Capital start-up fee at time of sale from builder to third party purchaser; and
- (3) Special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.
- (4) Assessments and fines for violations of this declaration of covenants, conditions and restrictions, as to be established, collected and described hereinafter.

The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall pass to his successors in title.

Section 2. Purpose of Assessments. The Association shall be obligated to maintain all common areas. To this end, the assessments levied by the Association shall be used for the purpose of maintaining the Common Area, including but not limited to ponds and the street lighting, maintaining insurance on the common areas, payment of ad valorem taxes on the common areas, maintaining subdivision signage, maintenance and upkeep of the flora and fauna in the Common Area including maintaining any sprinkler systems, maintenance of any park, green spaces, and sidewalk, and for such other purposes as may be consistent with maintenance of the high character of the development for the benefit of all the owners and protecting the value and desirability of the real property and enhancing of homes and Lots.

Section 3. Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the annual maximum assessment for Owners of detached lots shall be \$240.00 per Lot.

- (a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the annual maximum assessment may be increased each year not more than ten (10%) percent above the assessments of the previous year without a vote of the membership.
- (b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the annual maximum assessment may be increased above ten (10%) percent by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.
- (c) Notwithstanding anything in the foregoing to the contrary, under no circumstances will the Declarant be assessed and pay annual assessments as provided for herein.

Section 4. Notice and Quorum for any Action under Section 3. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast fifty (50%) percent of all the membership votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the

same notice requirement. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and collected on an annual or monthly basis.

Section 6. Date of Commencement of Special Assessments: Due Dates. The written assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area to the Association. The Board of Directors shall fix the amount of the annual assessment against such Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors and the Board of Directors shall have the authority to require the assessments to be paid in pro-rata monthly installments. The association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 7. Fines and Assessments for Violations of This Declaration of Covenants, Conditions and Restrictions, and Aesthetic Rules, Regulation and Decisions of the Aesthetic Committee.

- (a) The Declarant, prior to conveyance of all Lots in the subdivision, or an Aesthetic Committee composed of three (3) or more representatives appointed by the Board of Directors after the Conveyance of all Lots in the subdivision, shall cause to be issued letters of warning to any Owners deemed to be in violation of any covenants, conditions, or restrictions or Aesthetic Rules, Regulations and Decisions of the Aesthetic Committee.
- (b) If the violation of decision is not remedied, a second letter of warning shall be issued to the Owner, advising the Owner of the date of imposition of the daily fine, as well as the amount thereof, if the violation is not remedied by the imposition date.
- (c) Alternatively, in the event an Owner neglects or otherwise refuses to remedy any violation of the covenants, conditions or restrictions, or Aesthetic Rules, Regulations and Decisions of the Aesthetic Committee, then and in that event, the Aesthetic Committee may effect such remedy or maintenance and the cost of such remedy or maintenance shall be added to and become a part of the assessment to which such Lot is subject pursuant to Article V.
- (d) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum fine or assessment shall be \$10.00 per day per Lot in violation, enforceable by lien as set forth in Article V, Section 9.
- (e) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum fine or assessment may be increased each year not more than ten percent (10%) above the assessment for the previous year by a vote of two-thirds of the members who are voting in person or by proxy at a meeting duly called for this purpose.
- (f) Notwithstanding anything in the foregoing to the contrary, under no circumstances will the Declarant be assessed and any fines or assessments as provided for herein.

Section 8. Notice and Quorum for Any Action Authorized Under Section 7. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast fifty (50%) percent of all the membership votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 9. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve (12%) percent per annum and shall be a lien against the lot owner's property. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclosure the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of the mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 11. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair or replacement of public and private capital improvement upon the Common Area or as required in accordance with the purpose of the assessments as set forth in Section 2 above, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at the meeting duly called for this purpose.

Section 12. Taxes and Insurance. As an additional annual assessment, the Association shall levy against the Owners equally an amount sufficient to pay the annual cost of liability insurance premiums for such insurance on the Common Area and the amount of ad valorem property taxes and/or special assessments levied by any lawful governmental authority on the Common Area. It shall be the duty of the Association to pay all such premiums and taxes promptly when they shall become due. Upon default by the Owner's Association in the payment to the governmental authority entitled thereto of any ad valorem taxes levied against the Common Areas or assessments for public improvements to the Common Areas, which default shall continue for a period of six (6) months, each Owner of a building site in the development shall become personally obligated to pay to the tax assessing governmental authority a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due by the total number of building sites in the development. If such sum is not paid by the Owner within thirty (30) days following receipt of notice of the amount due, then such sum shall become a continuing lien on the building site of the then Owner, his heirs, devisees, personal representatives and assigns and the taxing or assessing governmental authority may either bring an action at law against the Owner personally obligated to pay the same or may elect to foreclose the lien against the property of the Owner.

ARTICLE VI **MEMBERSHIP AND VOTING RIGHTS**

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two (2) classes of voting membership.

Class A. Class A Members shall be all Owners of Lots with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person or entity holds an interest in any Lot,

all such persons and entities shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B Members shall be the Declarant and shall be entitled to thirty-four (34) votes for each Lot owned. The Class B Membership shall cease and be converted to a Class A Membership respectively upon the happening of either of the following events, whichever occurs earlier:

- (a) When the total aggregate votes outstanding of Class A equals the total votes outstanding in the Class B Membership; or
- (b) On January 1, 2043.

ARTICLE VII **ARCHITECTURAL CONTROL**

No building, fence, wall or other structure shall be commenced, erected, replaced or maintained upon the Properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VIII **GENERAL PROVISIONS**

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by an proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

Notwithstanding anything contained herein, these restrictive covenants may be amended at any time by Stout Land Development, LLC, its successors or assigns, so long as Stout Land Development, LLC, its successors or assigns, owns any one lot contained in Valley End, Phase Three, as show on a plat of same duly recorded in Plat Book 150, Page 171, Cumberland County, North Carolina Registry.

The covenants and restrictions of this Declaration may amended during the first twenty (20) year period by an instrument signed by not less than sixty-six and two-third percent (66 2/3%) percent of the Lot Owners, and thereafter by an instrument signed by not less than fifty-one (51%) percent of the Lot Owners. Any amendment must be properly recorded in the Office of the Register of Deeds for Cumberland County, North Carolina. However, any proposed Amendment must be approved by the Declarant until such time as the Declarant has given up control of the Board of Directors of the Association, as provided in the Bylaws.

Section 4. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties and amendment of this Declaration of Covenants, Conditions and Restrictions.

Section 5. These restrictive covenants are submitted and executed in accordance with Appendix B of the Cumberland County Subdivision ordinance 3-1.3 et seq. and Chapter 47A of the North Carolina General Statutes, which are incorporated herein by reference as amended. Where these restrictive covenants are inconsistent with either state law or the County Code, state law or the County Code shall prevail, in that order. There are incorporated into these covenants Exhibit "C" attached hereto.

ARTICLE IX **MAINTENANCE OF COMMON STREET AND STORM DRAINAGE**

Section 1. Sharing of Repair and Maintenance. The Declarant reserves for the use and benefit of the Declarant and the Association right of access to said storm drainage system for purpose of repair and maintenance if required.

Section 2. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the Land and shall pass to such Owner's successors in title.

Section 3. Removal of Vehicles. Any Owner completely blocked from access or egress to or from his unit from either direction may have any vehicle or vehicles removed from the common drive as required to gain such access or egress and the Owner or Owners of such vehicle or vehicles will be liable for any towing and/or storage charges resulting from such removal; and any owner may cause to have removed from the common drive any vehicle which is parked within confines of the common drive for a period of more than 14 continuous hours or a total of 24 hours in a 72 hour period and the owner of such vehicle will be liable for any towing and/or storage charge resulting from such removal.

Section 4. Maintenance of Easement and Right-of-Way Areas. Each property Owner shall be responsible for the maintenance of the area lying between the pavement of the common drive and the back property line of the Owner's Lot and any planting, fencing, or other treatment of this area provided by the developer or agreed upon jointly by all the Owner's shall be installed, maintained, and if replaced, in a uniform manner unless such maintenance is taken over by a Homeowner's Association.

Section 5. Arbitration. In the event of any dispute arising concerning the common drive, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE X **EXTERIOR MAINTENANCE**

The Association shall provide maintenance for the private street, storm drainage systems, landscaping, street lighting, perimeter wall and perimeter fencing. The cost of such maintenance, repairs and replacements shall be paid for out of the assessments provided for in Article IV above. In the event an Owner neglects or otherwise refuses to maintain his or her house and other accoutrements in a state of repair consistent with the beauty and welfare of the remaining area, including but not limited to painting of the exterior, then and in that event, the Architectural Control Board may effect such maintenance, repairs or replacement, and the cost of such maintenance, repairs and replacements shall be added to and become a part of the assessment to which such lot is subject pursuant to Article IV.

ARTICLE XI
EASEMENTS

Section 1. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage, or which may obstruct or retard the flow of water.

Section 2. The Association acting through its officers, agents, servants, and/or employees shall have the right of unobstructed access at all reasonable times to all properties as may be reasonably necessary to perform the exterior maintenance called for in Article VIII of this Declaration.

Section 3. Easements are also reserved over those portions of the Common Area that may be necessary or required to accommodate overhanging eaves or other cantilevered construction which may encroach upon the Common Area on the air and light space above such Common Area.

ARTICLE XII
INCORPORATION OF APPLICABLE ORDINANCE

Section 1. Zero Lot Line Development. It is the intent of the Developer that some or all of the Properties described herein may be developed as a zero lot line development. The applicable provisions of the Fayetteville City Code are incorporated herein by reference.

Section 2. Conflicting Provisions. To the extent the provisions of this Declaration conflict with any applicable provisions of the Fayetteville City Code of North Carolina General Statute, the conflicting provisions of the City Code and/or North Carolina General Statute shall control.

Section 3. Final Plat. The final plat shall contain the following disclosure statements:

“Any governmental agency personnel or equipment thereof shall be granted perpetual access over the private street to accomplish or fulfill any service or function for which the agency is responsible, and that any agency or organization designated by a governmental agency to perform a designated function shall also retain access the same as any governmental agency.”

“Any agency exercising its access rights shall have the same rights and only such liabilities as it would have on any public lands, right-of-ways, or easements.”

Prior to recording, the disclosure statement as set forth in Section 25-32(6)a. of the Code of Ordinances of the City of Fayetteville shall be placed on the plat that reads as follows:

“Street right-of-ways shown on this plat are for private use and have not been accepted for maintenance by the Fayetteville City Council. It is City Council policy not to accept streets that do not meet public street standards, and are to be maintained by a Homeowner’s Association”.

That every deed conveying a lot shown on the plat approved herein shall contain the following statement:

“It is City Council policy not to accept streets that do not meet public street standards. The street upon which the property described herein abuts is a private street, the cost of maintenance that shall be borne by either the grantee herein or a Homeowner’s Association as set forth in any restrictive covenants applicable to this conveyance and recorded in Book 150, Page 171, of the Cumberland County Registry, North Carolina, which shall be a covenant to run with the land.”

That any declaration of conditions and/or restrictive covenants required to be recorded by Chapter 25, shall contain provisions setting forth the ownership and responsibility for maintenance of any private street within the property subject to said declaration of conditions and restrictive covenants.

The developer shall submit to the Planning Department legal documents specifically designating use and responsibility for Common Area, common walls, and open space through a Homeowner's Association for review and approval by the City Attorney prior to the submission of a final plat and before the recording or the sale of any developed lot or unit in this development.

Stout Land Development, LLC

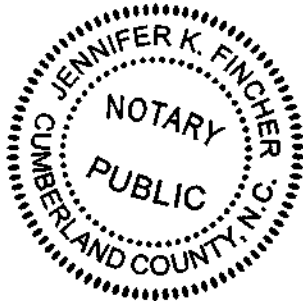
By: 
Benjamin Stout, Member Manager

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Benjamin Stout

This the 11 day of September, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K Fincher
My Commission Expires: 11/7/26

Benjamin Stout Real Estate Services, Inc

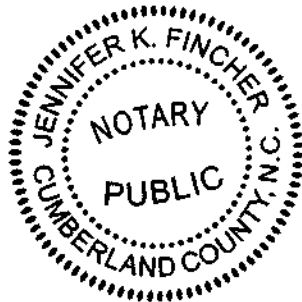
By: 
Benjamin Stout, Member Manager

NORTH CAROLINA
CUMBERLAND COUNTY

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Benjamin Stout

This the 11 day of September, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K Fincher
My Commission Expires: 4/17/26

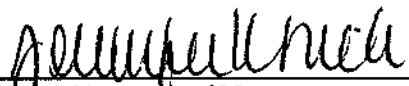
Furr Construction and Development, Inc.

By: 

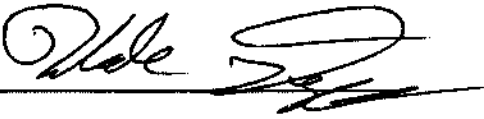
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the 11 day of September, 2024.


Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fruchel
My Commission Expires: 9/17/26

Duggins Developers, LLC

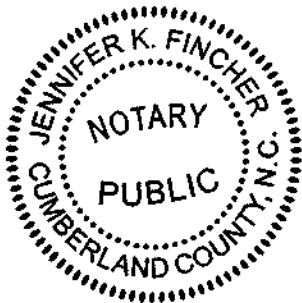
By: 

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Wade Duggins

This the 26 day of September, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K Fincher
My Commission Expires: 4/17/26


Bryan Castro

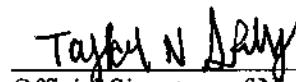

Jennilee Toctocan

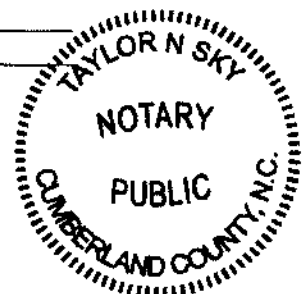
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Bryan Castro, Jennilee Toctocan

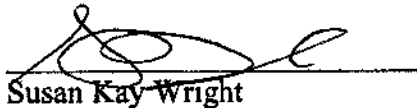
This the 24 day of October, 2024.


Official Signature of Notary
Notary's printed/typed name: Taylor N. Sky
My Commission Expires: 10/11/2028





Daniel Richard Tomko



Susan Kay Wright

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated;

Daniel Richard Tomko and Susan Kay Wright

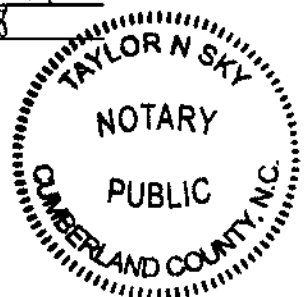
This the 15 day of October, 2024.

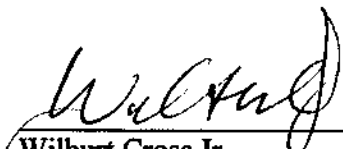


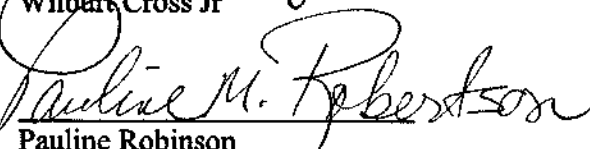
Official Signature of Notary

Notary's printed/typed name: Taylor N. Sky

My Commission Expires: 10/11/2028





Wilburt Cross Jr


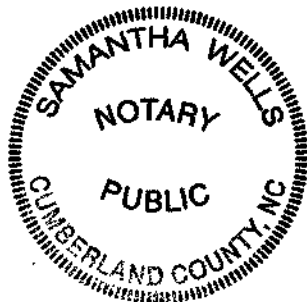
Pauline Robinson

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

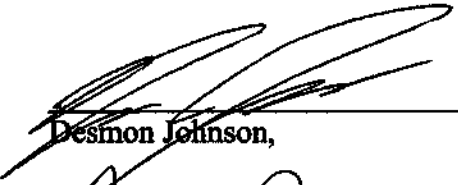
Wilburt Cross Jr and Pauline Robinson

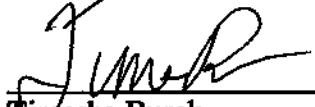
This the 15th day of November, 2024.





Official Signature of Notary
Notary's printed/typed name: Samantha Wells
My Commission Expires: 2/28/26

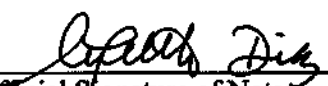

Desmon Johnson,


Timesha Burch

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

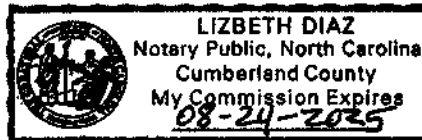
This the 02 day of October, 2024.



Official Signature of Notary

Notary's printed/typed name: Lizbeth Diaz

My Commission Expires: 08-24-2025




Kai Huntsman

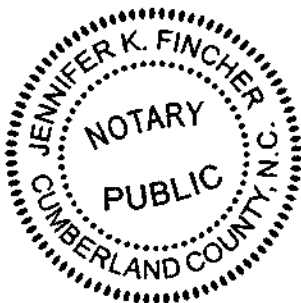

Ruby Huntsman

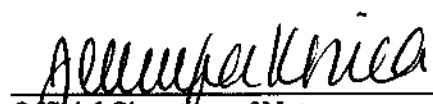
NORTH CAROLINA
CUMBERLAND COUNTY

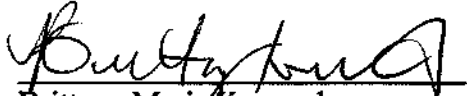
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

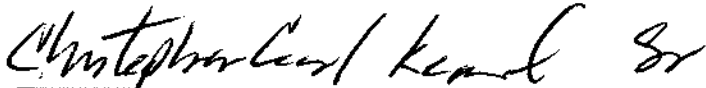
Kai Huntsman and Ruby Huntsman

This the 11 day of October, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 9/17/26


Brittany Marie Kennard

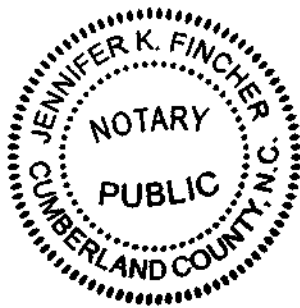

Christopher Carl Kennard, Sr.

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: .

Christopher Carl Kennard Sr.

This the 3 day of October, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K Fincher
My Commission Expires: 4/17/26

Brittany Marie Kennard

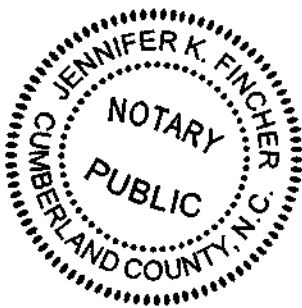
Christopher Carl Kennard, Sr.

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Brittany Marie Kennard

This the 18 day of October, 2024.



Jennifer K. Fincher
Official Signature of Notary

Notary's printed/typed name:

Jennifer K. Fincher

My Commission Expires:

4/17/26

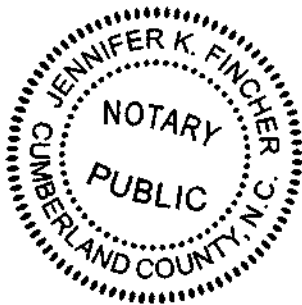
Wendy R. Evans
Wendy R. Evans, unmarried

NORTH CAROLINA
CUMBERLAND COUNTY

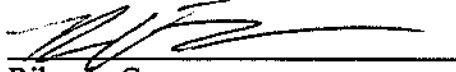
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Wendy R. Evans

This the 30 day of September 2024.



Jennifer K. Fincher
Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26


Rikardo Cervera

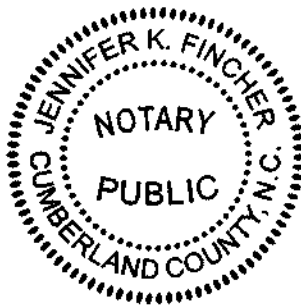

Milanis Cervera

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Rikardo Cervera and Milanis Cervera

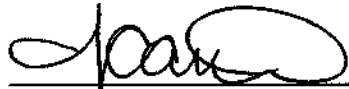
This the 11 day of October, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26



Marcus Caine



Jamelia Caine

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Marcus Caine and Jamelia Caine

This the 2 day of October, 2024.

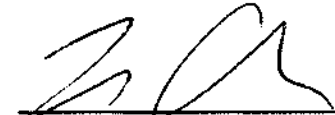


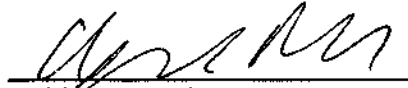
Official Signature of Notary

Notary's printed/typed name:

My Commission Expires:

Jennifer K Finch
4/17/25


Zachary Choe

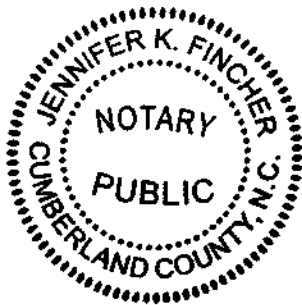

Ashley McHale

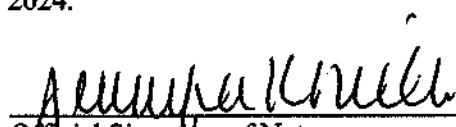
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Zachary Choe and Ashley McHale

This the 7 day of October, 2024.




Official Signature of Notary

Notary's printed/typed name:

My Commission Expires:

Jennifer K. Fincher
11/7/24

*Jackson Marcotte, By His/Her Attorney
in fact, Mariah Marcotte*

Jackson Marcotte

mariah marcotte

Mariah Marcotte

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the _____ day of _____, 2024.

Official Signature of Notary

Notary's printed/typed name: _____

My Commission Expires: _____

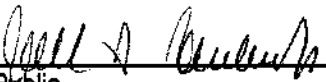
See attached Notary

STATE OF North Carolina
COUNTY OF Cumberland

I, Joel S. Jenkins, Jr., a Notary Public for said County and State, do hereby certify that Mariah Marcotte individually and as attorney in fact for Jackson Marcotte, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument individually and for and in behalf of the said Jackson Marcotte, and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the county of Cumberland, State of North Carolina and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

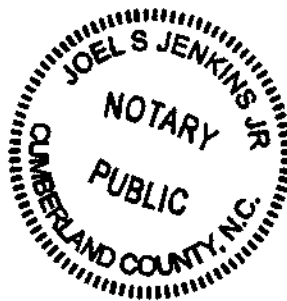
I do further certify that the said Mariah Marcotte acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed individually and for and in behalf of the said Jackson Marcotte.

Witness my hand and official seal, this the October 29, 2024.



Notary Public -

My Commission Expires: March 5, 2026



FILED	Nov 19, 2024
AT	11:08:52 AM
BOOK	12112
START PAGE	0876
END PAGE	0893
INSTRUMENT #	35087
RECORDING	\$72.00
EXCISE TAX	\$0.00

Prepared by/Return to: Jennifer K. Fincher, Jennifer Kirby Fincher, PLLC
PO Box 53674, Fayetteville, NC 28305

STATE OF NORTH CAROLINA

CUMBERLAND COUNTY

**WITHDRAWAL OF
VALLEY END PHASE THREE
TO THE RESTRICTIVE COVENANTS
OF VALLEY END, PHASE ONE**

THIS WITHDRAWAL, made this the 15th day of November, 2024, by Stout Land Development, LLC, a North Carolina Limited Liability Company, with its principal place of business in Cumberland County, North Carolina, hereinafter referred to as "Declarant" and "Owner" and joined by Benjamin Stout Real Estate Services, Inc, Furr Construction and Development, Inc., Duggins Developers, LLC, Bryan Castro and Jennilee Toctocan, Daniel Richard Tomko and Susan Kay Wright, Wilburt Cross Jr and spouse, Pauline Robinson, Desmon Johnson, Timesha Burch, Kai Huntsman and spouse, Ruby Huntsman, Brittany Marie Kennard and spouse, Christopher Carl Kennard, Sr., Wendy R. Evans, Rikardo Cervera and spouse, Milanis Cervera, Marcus Caine and spouse, Jamelia Caine, Wendy R. Evans, and Zachary Choe and spouse, Ashley McHale, Jackson Marcotte and Mariah Marcotte; hereinafter collectively referred to as "Owners;"

WITNESSETH:

WHEREAS, Declarant and Owners are the Owners of certain property in the City of Fayetteville, Cumberland County, North Carolina, more particularly described on a plat entitled "Valley End, Phase Three" as shown on a plat of same duly recorded in Plat Book 150, Page 171, Cumberland County, North Carolina Registry; and

WHEREAS, Declarant and Owner Stout Land Development, LLC previously annexed the above-described property to the Declaration of Covenants and Restrictions for Valley End, Phase One, the same being duly recorded in a Supplemental Declaration recorded at Book 11937, Page 477, Cumberland County, North Carolina Registry and any amendments thereto; and

WHEREAS, Declarant and Owners desire to withdraw Phase Three from said annexation; and

Submitted electronically by "Jennifer Kirby Fincher, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

NOW THEREFORE, Declarant and Owner hereby declare that all of the properties described above are hereby withdrawn from the Declaration of Covenants, Restrictions, and Conditions of Valley End, Phase One being duly recorded in Book 9318, Page 433, Cumberland County, North Carolina Registry and any amendments thereto.

IN WITNESS WHEREOF, Stout Land Development, LLC has caused these presents to be executed in its name on the date and year first above written.

This the 11 day of September, 2024.

Stout Land Development, LLC

By: [Signature]
Benjamin Stout, Member Manager

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

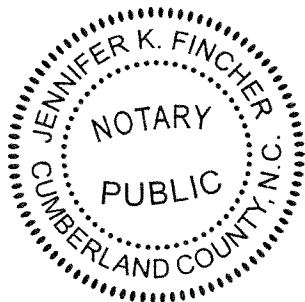
I, Jennifer K Fincher, a Notary Public of the County and State aforesaid, certify that Benjamin Stout personally came before me this day and acknowledged that he is the Member Manager of Stout Land Development, LLC and that he, as Member Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and official seal/stamp, this the 11 day of September, 2024.

My commission expires:

4/17/26

Jennifer K Fincher
NOTARY PUBLIC



Benjamin Stout Real Estate Services, Inc

By: _____

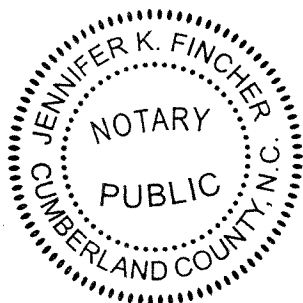
Benjamin Stout, Member Manager

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Benjamin Stout

This the 11 day of September, 2024.



Jennifer K Fincher

Official Signature of Notary

Notary's printed/typed name:

Jennifer K Fincher

My Commission Expires:

4/17/26

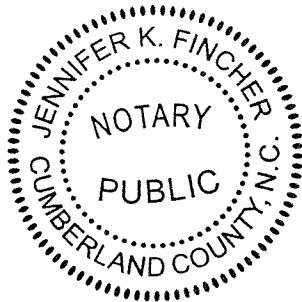
Furr Construction and Development, Inc.

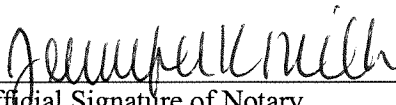
By: 

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the 11 day of September, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26

Duggins Developers, LLC

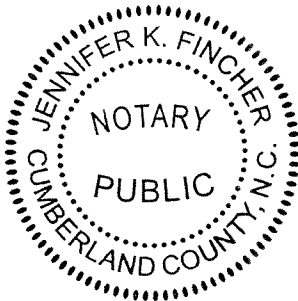
By: 

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

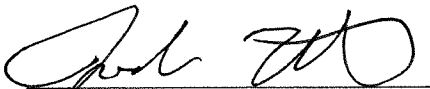
Wade Duggins

This the 26 day of September, 2024.




Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/7/26


Bryan Castro

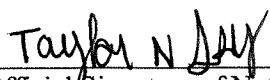

Jennilee Toctocan

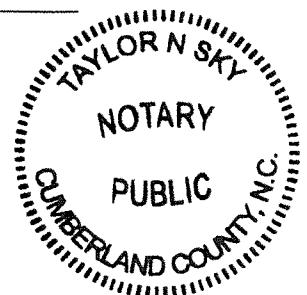
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Bryan Castro, Jennilee Toctocan

This the 24 day of October, 2024.


Official Signature of Notary
Notary's printed/typed name: Taylor N Sky
My Commission Expires: 10/11/2028



Wilbert Cross Jr

Wilbert Cross Jr

Pauline Robinson

Pauline Robinson

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Wilbert Cross Jr and Pauline Robinson

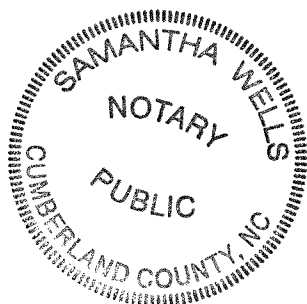
This the 15th day of November, 2024.

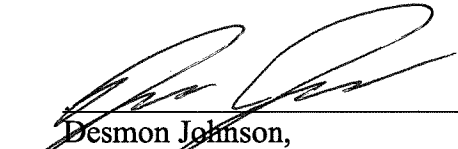
Samantha Wells

Official Signature of Notary

Notary's printed/typed name: Samantha Wells

My Commission Expires: 8/31/24




Desmon Johnson,

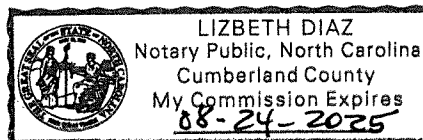
Timesha Burch

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the 02 day of October, 2024.


Official Signature of Notary
Notary's printed/typed name: Lizbeth Diaz
My Commission Expires: 08-24-2025





Daniel Richard Tomko



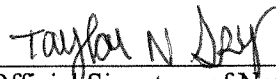
Susan Kay Wright

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Daniel Richard Tomko and Susan Kay Wright

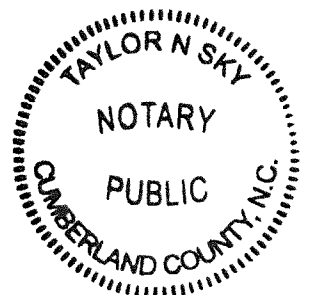
This the 15 day of October, 2024.

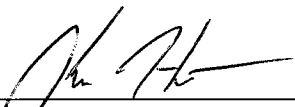


Official Signature of Notary

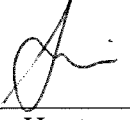
Notary's printed/typed name: Taylor N. Sky

My Commission Expires: 10/11/2028





Kai Huntsman



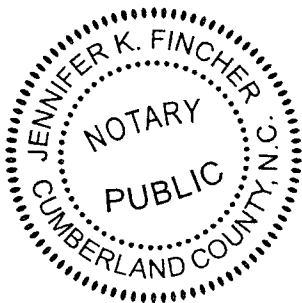
Ruby Huntsman

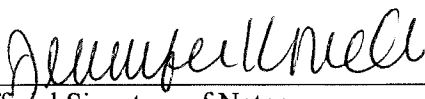
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Kai Huntsman and Ruby Huntsman

This the 11 day of October, 2024.





Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26

Brittany Marie Kennard
Brittany Marie Kennard

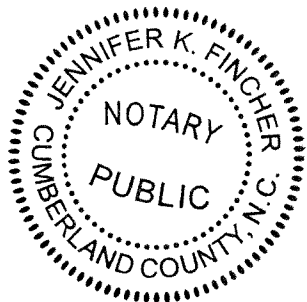
Christopher Carl Kennard Sr
Christopher Carl Kennard, Sr.

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Christopher Carl Kennard Sr.

This the 3 day of October, 2024.



Jennifer K Fincher
Official Signature of Notary
Notary's printed/typed name: *Jennifer K Fincher*
My Commission Expires: *4/17/26*

Brittany Marie Kennard

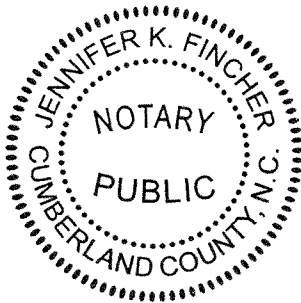
Christopher Carl Kennard, Sr.

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Brittany Marie Kennard

This the 18 day of October, 2024.



Jennifer K. Fincher
Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26

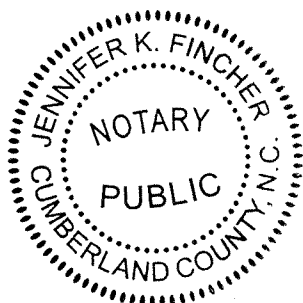
Wendy R. Evans
Wendy R. Evans

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Wendy R. Evans

This the 30 day of September, 2024.



Jennifer K. Fincher
Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/7/24


Rikardo Cervera

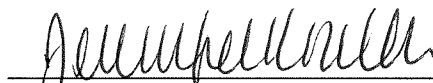

Milanis Cervera

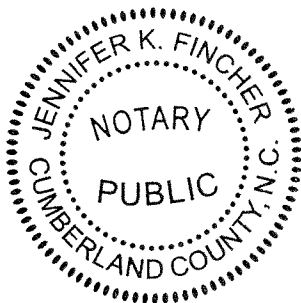
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Rikardo Cervera and Milanis Cervera

This the 11 day of October, 2024.


Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26





Marcus Caine



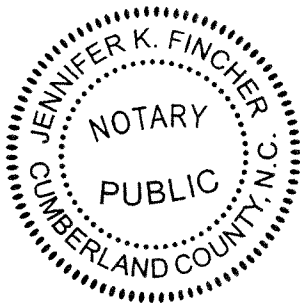
Jamelia Caine

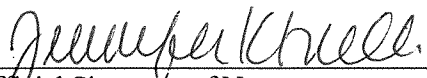
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Marcus Caine and Jamelia Caine

This the 2 day of October, 2024.

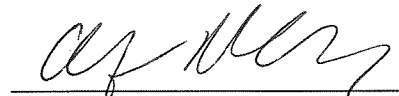




Official Signature of Notary
Notary's printed/typed name: Jennifer K Fincher
My Commission Expires: 4/17/24



Zachary Choe



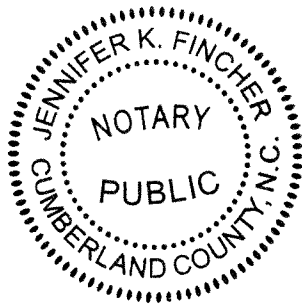
Ashley McHale

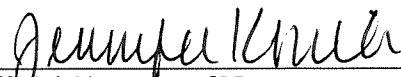
NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Zachary Choe and Ashley McHale

This the 7 day of October, 2024.





Official Signature of Notary
Notary's printed/typed name: Jennifer K. Fincher
My Commission Expires: 4/17/26

*Jackson Marcotte, By His/Her Attorney
in fact, Mariah Marcotte*

Jackson Marcotte

mariah marcotte

Mariah Marcotte

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the _____ day of _____, 2024.

Official Signature of Notary

Notary's printed/typed name: _____

My Commission Expires: _____

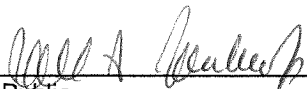
See attached Notary

STATE OF North Carolina
COUNTY OF Cumberland

I, Joel S. Jenkins, Jr., a Notary Public for said County and State, do hereby certify that Mariah Marcotte individually and as attorney in fact for Jackson Marcotte, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument individually and for and in behalf of the said Jackson Marcotte, and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the county of Cumberland, State of North Carolina and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

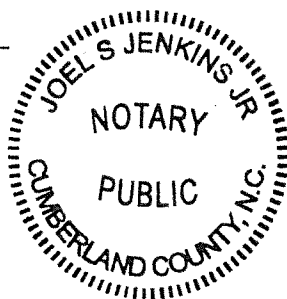
I do further certify that the said Mariah Marcotte acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed individually and for and in behalf of the said Jackson Marcotte.

Witness my hand and official seal, this the October 29, 2024.



Notary Public -

My Commission Expires: March 5, 2026





Valley End Subdivision Phase 3

YOUR UTILITY COMPANIES

Electric Company	<u>Lumbee River EMC</u>
Water Company (or Well)	<u>PWC</u>
Gas Company	<u>Piedmont Natural Gas</u>
Sewer Company (or Septic)	<u>PWC</u>

Call several days before to set up utilities to start on closing day.

COMPANY DIRECTORY

PHONE NUMBER

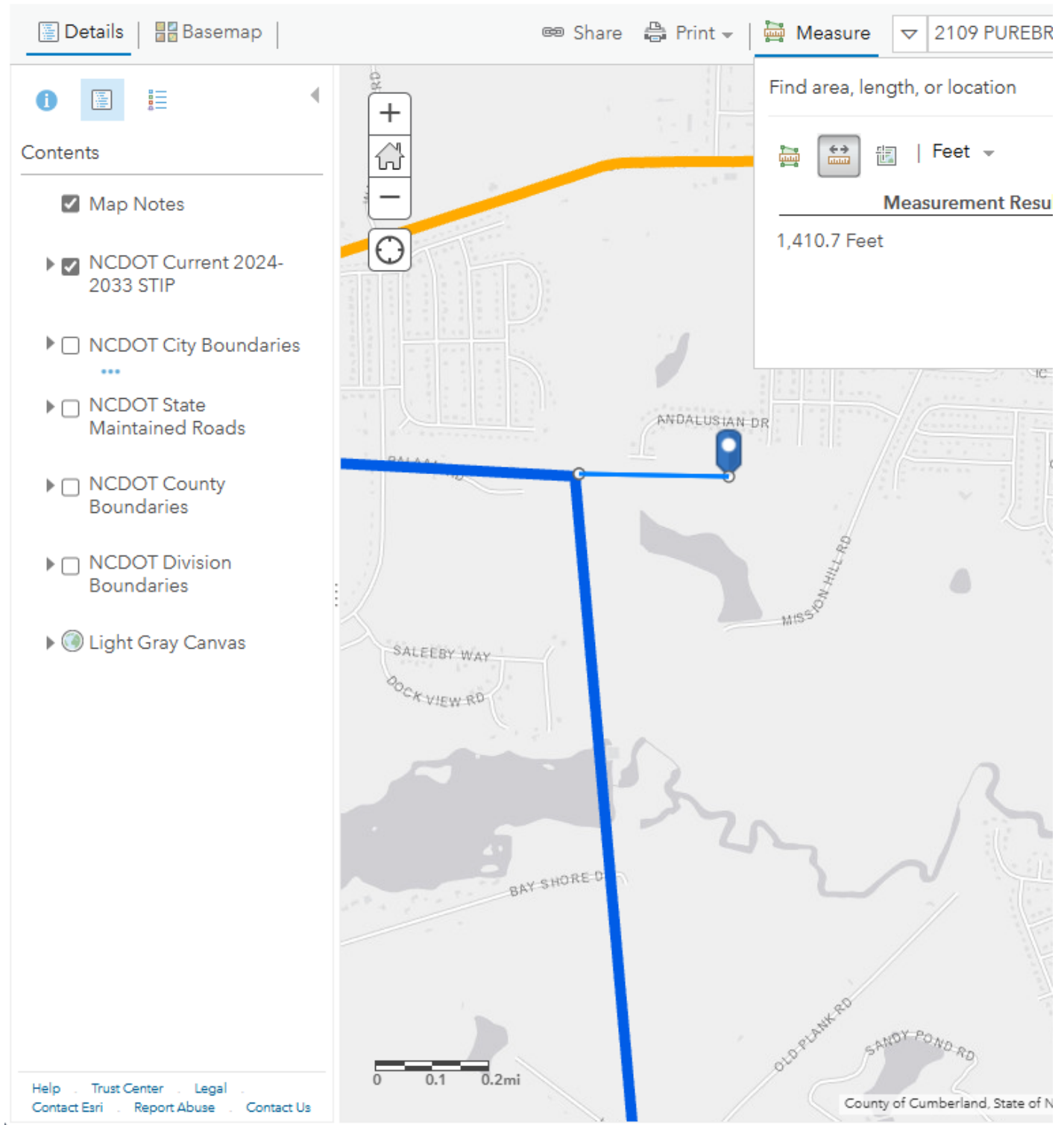
Piedmont Natural Gas	800-752-7504
Public Works Commission (PWC)	910-483-1382
Lumbee River Electric	910-843-4131
South River EMC	910-892-8071
Duke Progress Energy	800-452-2777
Harnett County Public Utilities	910-893-7575
Hoke County Public Utilities	910-875-6704
Aqua	877-987-2782
Central Electric Membership	919-774-4900
Spectrum Internet/TV	833-267-6094

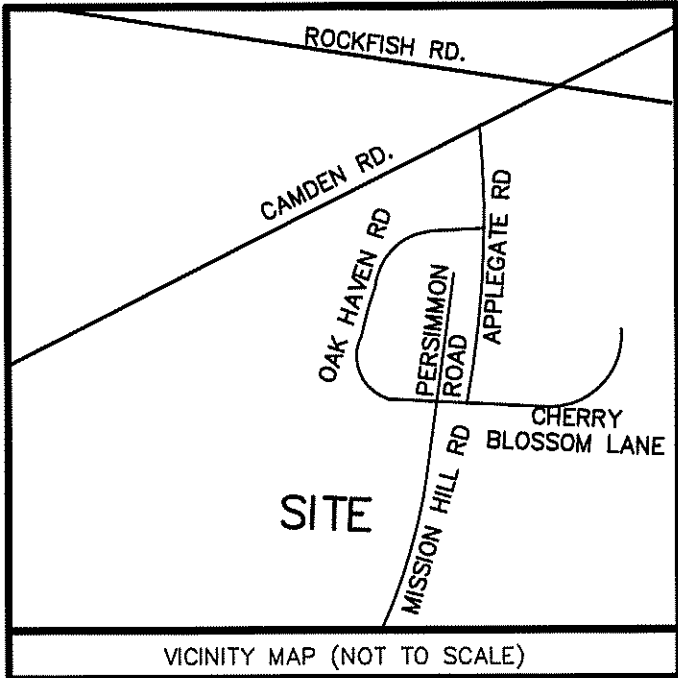
LOT 45 VYE 2109 Purebred Circle Hope Mills 28348

Road Projects within 2000 ft

Home ▾ (1) NCDOT 2024-2033 STIP Map

Open in





I, W. LARRY KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAT / DEED BOOK 11648, PAGE 65), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT / DEED BOOK 133, PAGE 130, AND PLAT / DEED BOOK 137, PAGE 137. 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, LARRY KING, CAROLINA, THIS 11th DAY OF JANUARY, 2024.

W. Larry King, PLS
PROFESSIONAL LAND SURVEYOR
(W. LARRY KING, F.L.S.)
LICENSE NUMBER L-1339

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

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 5. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THAT PLAT IS OUR FREE ACT AND DEED. I DO HEREBY REDEEMED 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, Lori Simpson Epler 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 11th day of January, 2024.

NOTARY PUBLIC
11/14/2024
MY COMMISSION EXPIRES

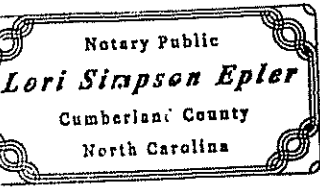
NOTES:

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. TAX PIN - 0404-02-5266.
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 1/11/24.
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.

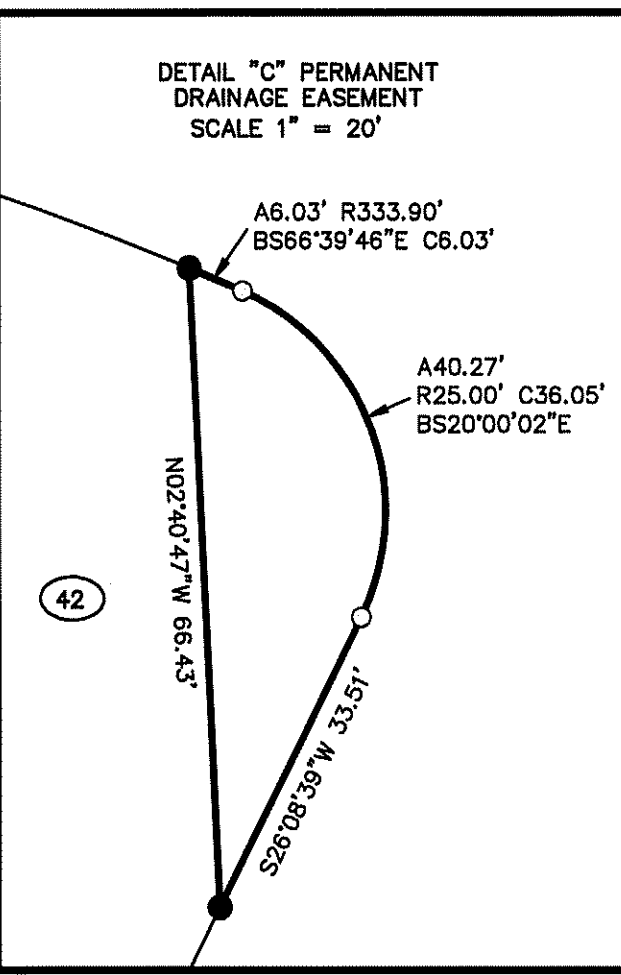
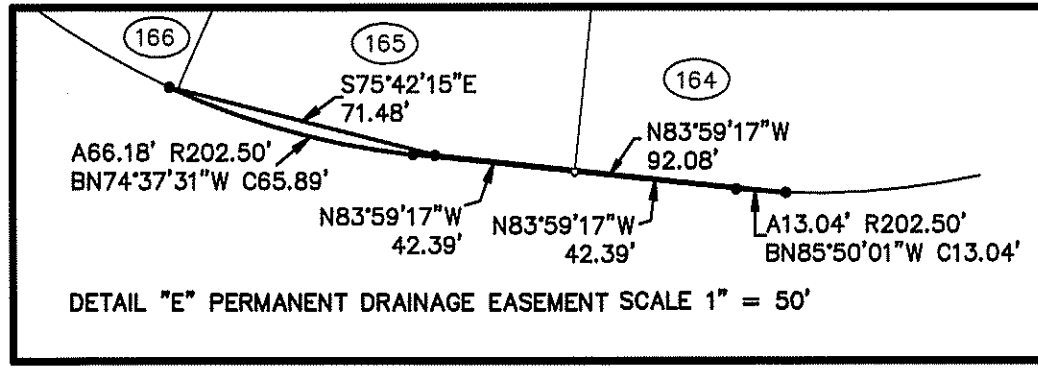
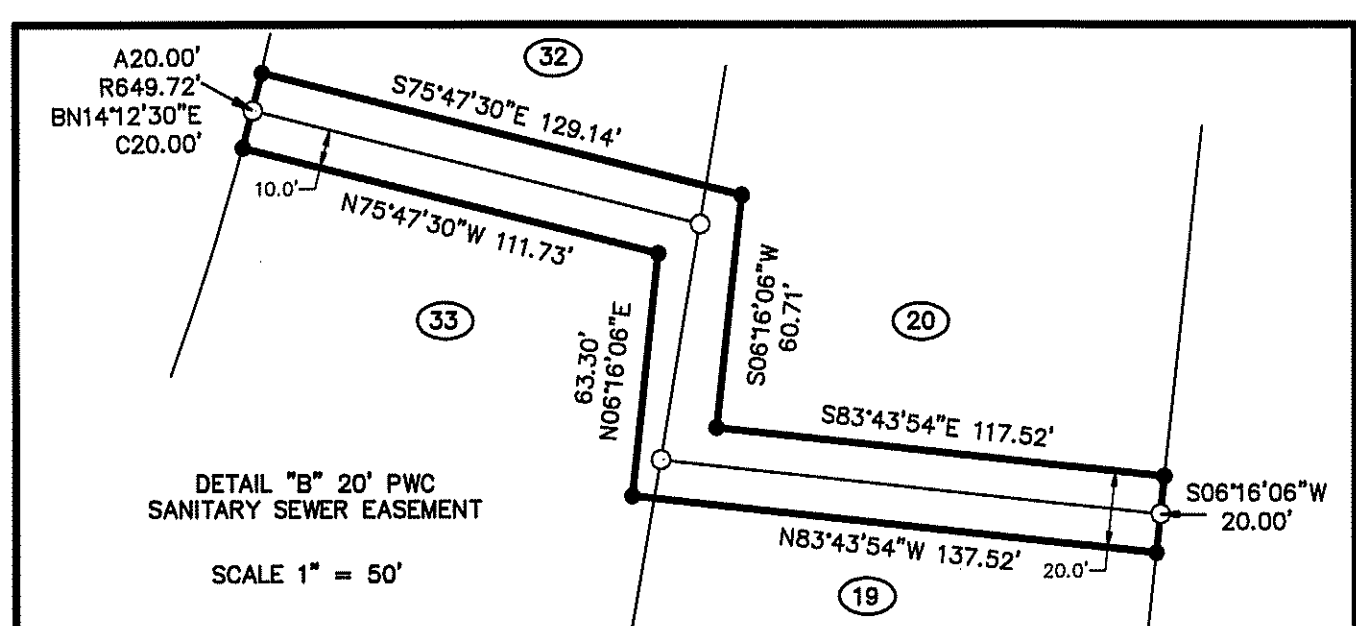
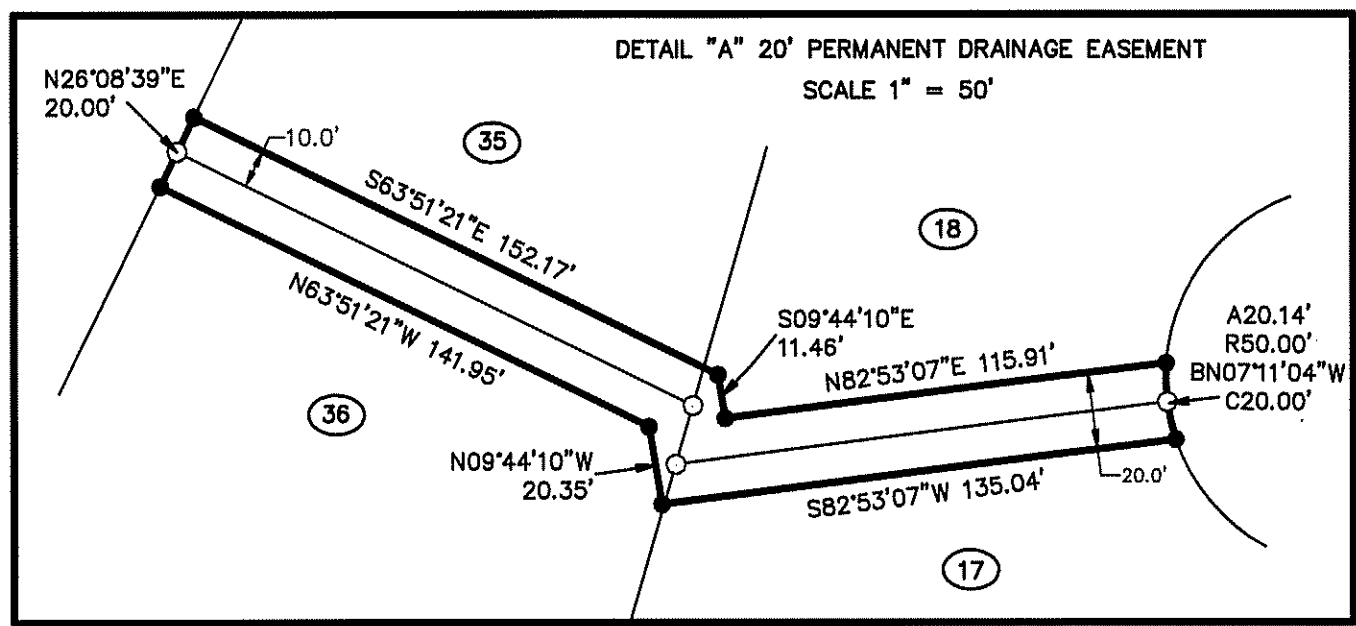
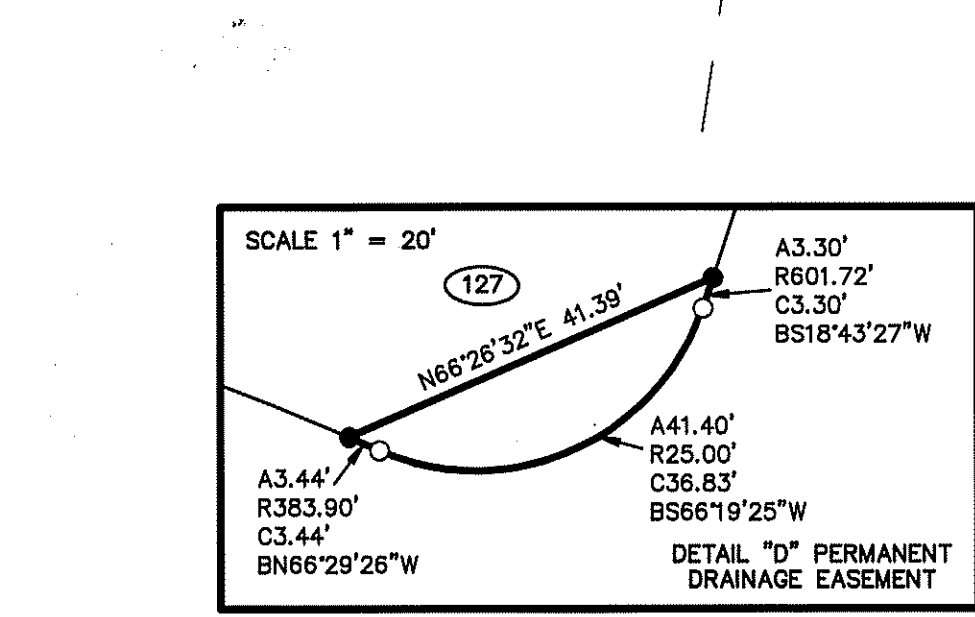
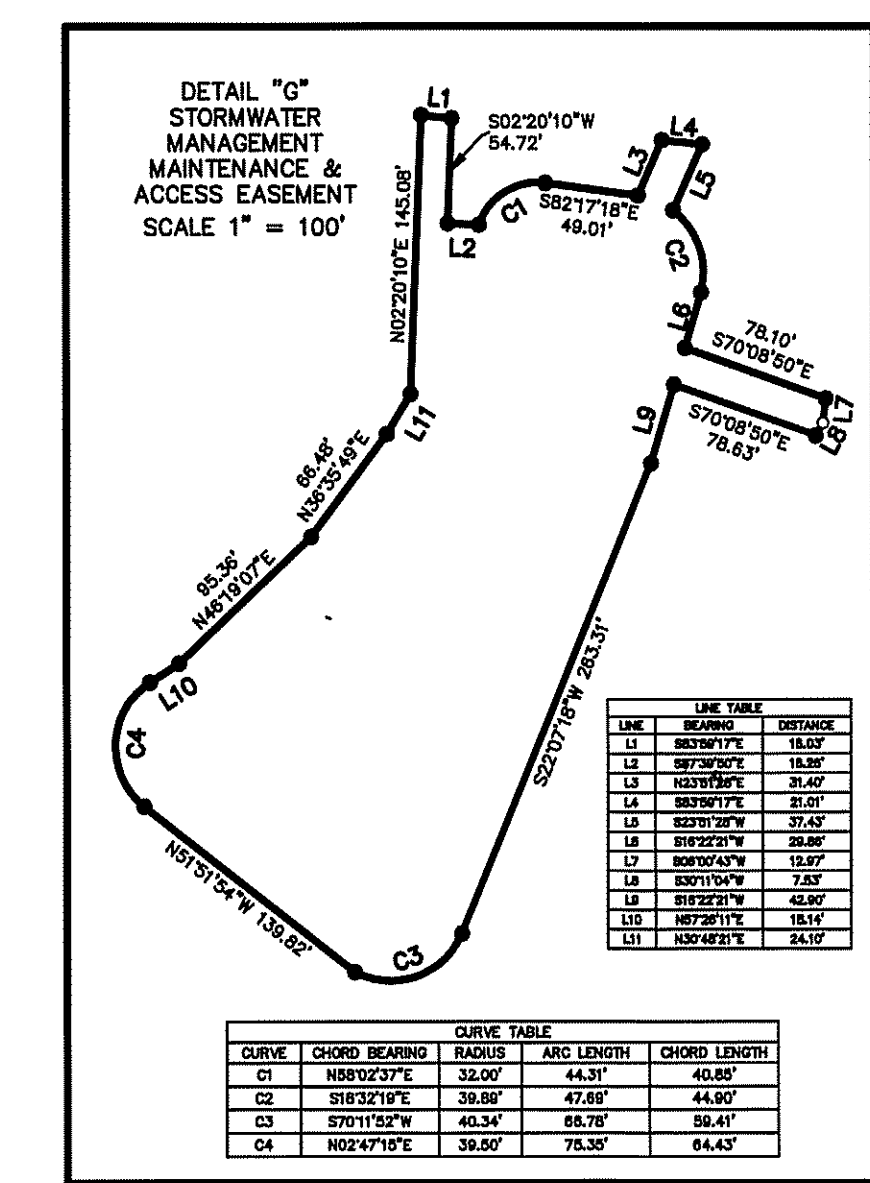
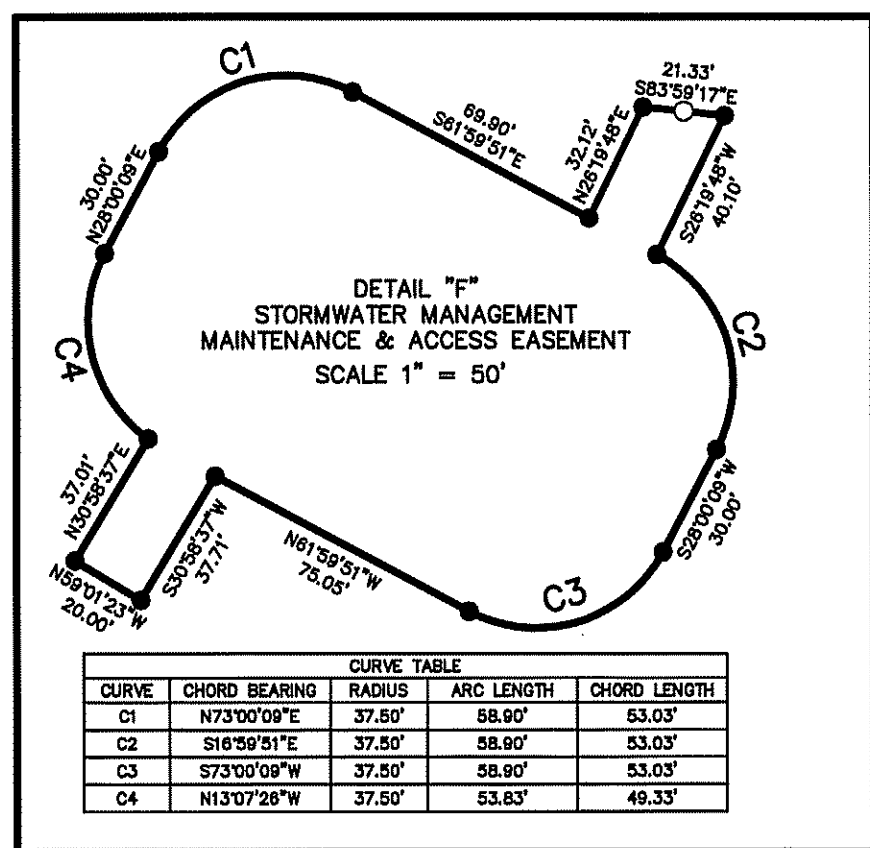
STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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

Shirley Dineen
Review Officer
Date: 1/16/2024



"NO APPROVAL REQUIRED"
Signed: [Signature]
Date: 1/16/2024



HORIZONTAL CONTROL
"A" S83°59'17"E 534.77' "B" S83°59'17"E 393.03' "C" S77°00'56"E 269.78' "D" S26°02'27"W 277.16' "E" S09°17'21"W 341.56' "F" S07°14'35"W 175.04' "G" S09°43'49"W 484.30' "H" S09°43'49"W 484.30' "I" S09°43'49"W 484.30' "J" S09°43'49"W 484.30'

LINE TABLE
— BOUNDARY LINE
— ADJOINERS
— EASEMENT
— RIGHT OF WAY
○ SET IRON REBAR
△ CONTROL MONUMENT
● BREAK IN LINE
SMN - SET MAGNETIC NAIL
EWN - EXISTING MAGNETIC NAIL
PDE - PERMANENT DRAINAGE EASEMENT
R/W - RIGHT OF WAY
*ALL PROPERTY CORNERS FLUSH WITH GROUND UNLESS NOTED OTHERWISE

FILED Jan 18, 2024 03:05:15 pm FILED CUMBERLAND COUNTY, NC
BOOK 00150 PAGE 0171 THRU 0171
INSTRUMENT # 01514
RECORDING \$21.00
EXCISE TAX (None)

GRAPHIC SCALE
1" = 100'
0 100 200 300

ZERO LOT LINE

VALLEY END
PHASE THREE

TOWNSHIP: ROCKFISH STATE: NORTH CAROLINA
COUNTY: CUMBERLAND
PROPERTY OF: STOUT LAND DEVELOPMENT CO LLC

AREA TABLE		CURVE TABLE			
LOT NO.	ACRES	CURVE	CHORD BEARING	RADIUS	ARC LENGTH
11	0.35	C1	N05°16'37"E	3958.47'	7.51'
12	0.25	C2	N05°32'21"E	50.00'	44.40'
13	0.25	C3	S06°39'10"E	30.00'	13.53'
14	0.28	C4	N84°46'38"W	30.00'	31.46'
15	0.27	C5	N38°59'17"W	25.00'	39.27'
16	0.27	C6	S51°00'43"W	25.00'	35.36'
17	0.43	C7	S31°09'39"W	50.00'	66.96'
18	0.29	C8	S34°17'02"E	50.00'	47.27'
19	0.24	C9	S88°51'08"E	50.00'	47.97'
20	0.23	C10	N38°33'19"E	50.00'	43.82'
21	0.31	C11	N03°03'42"W	50.00'	28.82'
22	0.19	C12	S72°52'25"E	383.90'	88.98'
23	0.19	C13	N68°19'25"E	25.00'	41.40'
24	0.19	C14	N75°04'00"W	333.90'	103.98'
25	0.26	C15	N20°00'02"W	25.00'	40.27'
26	0.25	C16	N05°46'17"E	3958.47'	3.93'
27	0.32	C17	N05°46'17"E	3910.47'	63.94'
28	0.19	C18	S38°07'35"E	25.00'	35.88'
29	0.19	C19	S51°52'25"E	25.00'	34.82'
30	0.19	C20	S76°42'15"E	247.50'	62.93'
31	0.26	C21	S74°56'29"E	202.50'	63.85'
32	0.26	C22	N88°43'40"E	247.50'	62.93'
33	0.26	C23	N73°44'06"E	247.50'	66.60'
34	0.26	C24	N58°19'02"E	247.50'	66.60'
35	0.26	C25	N42°53'58"E	247.50'	66.60'
36	0.26	C26	N27°28'54"E	247.50'	66.60'
37	0.26	C27	N12°53'32"E	247.50'	59.44'
38	0.26	C28	N86°57'42"E	202.50'	63.97'
39	0.26	C29	N59°38'44"E	202.50'	126.94'
40	0.26	C30	N23°41'45"E	202.50'	125.02'
41	0.26	C31	N49°09'56"E	35.00'	27.38'
42	0.26	C32	S03°07'21"W	35.00'	27.38'
43	0.26	C33	S60°48'06"W	50.00'	19.87'
44	0.26	C34	S23°37'58"W	50.00'	43.50'
45	0.26	C35	S27°56'00"E	50.00'	43.50'
46	0.26	C36	N78°37'50"E	50.00'	73.91'
47	0.26	C37	N23°21'03"E	649.72'	63.35'
48	0.26	C38	N12°34'29"E	601.72'	132.40'
49	0.26	C39	S00°52'07"E	247.50'	59.44'
50	0.26	C40	S15°27'28"E	247.50'	66.60'
51	0.26	C41	S30°52'32"E	247.50'	66.60'
52	0.26	C42	S46°17'36"E	247.50'	66.60'
53	0.26	C43	S13°31'43"E	202.50'	135.46'
54	0.26	C44	N38°59'17"W	25.00'	39.27'
55	0.26	C45	S51°00'43"W	25.00'	35.36'
56	0.26	C46	S61°42'40"E	247.50'	66.60'
57	0.26	C47	S49°28'55"E	202.50'	114.44'
58	0.26	C48	S81°45'02"E	383.90'	29.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°16'19"W	10.00'
L2	N16°13'14"E	15.89'
L3	N16°13'14"E	35.53'
L4	N26°08'39"E	40.98'
L5	N59°01'21"W	10.97'
L6	N09°34'34"E	24.64'
L7	N09°34'34"E	16.02'
L8	S06°00'43"W	10.00'
L9	S06°00'43"W	10.00'
L10	S06°16'06"W	28.01'
L11	S06°16'06"W	18.71'
L12	S06°16'06"W	39.72'
L13	N06°00'43"E	10.00'
L14	N06°00'43"E	10.00'
L15	S16°13'14"E	55.18'
L16	S16°13'14"E	60.46'
L17	N26°08'39"E	35.00'
L18	N26°08'39"E	34.85'
L19	N09°34'34"E	63.48'
L20	N09°34'34"E	62.11'
L21	N06°16'06"E	18.93'
L22	N83°59'17"W	5.00'
L23	N83°59'17"W	74.77'
L24	N83°59'17"W	5.00'
L25	N83°59'17"W	42.39'
L26	N83°59'17"W	42.38'
L27	S66°18'19"E	57.61'
L28	S83°59'17"E	28.11'
L29	S83°59'17"E	41.89'
L30	S83°59'17"E	41.11'
L31	S83°59'17"E	28.89'
L32	N78°05'21"E	56.87'

THE MAXIMUM ALLOWABLE BUILD-UPON AREA PER LOT IS 32,000 SQUARE FEET. THIS ALLOTTED AMOUNT INCLUDES ANY BUILD-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES, AND THAT PORTION OF THE RIGHT-OF-WAY BETWEEN THE FRONT LOT LINE AND THE EDGE OF THE PAVED DRIVEWAY. BUILD-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA, AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.

LARRY KING & ASSOCIATES, R.L.S., P.A.
1333 MORGANTOWN ROAD, SUITE 201
FAYETTEVILLE, N.C. 28305
TELEPHONE: (910) 483-4300
FAX: (910) 483-4052
DATE: 1/11/24 SURVEYED BY: LKA FIELD BOOK: LKA
SCALE: 1"=100' DRAWN: JIR FILE REF: PDRIIVE
CHECKED & CLOSED BY: LARRY KING DRAWING NO: PHASE 3 PLAT