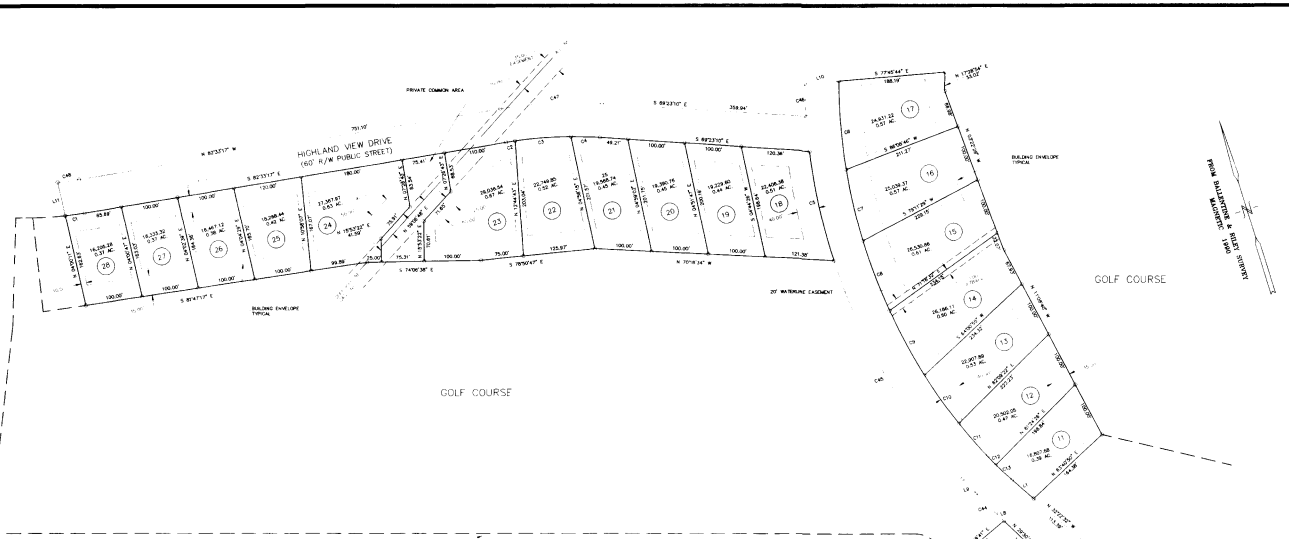
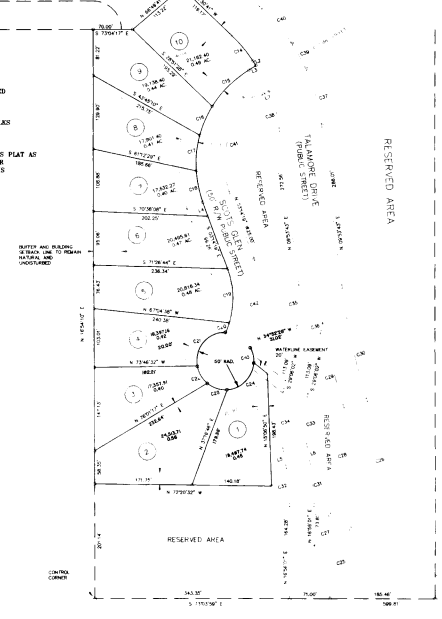
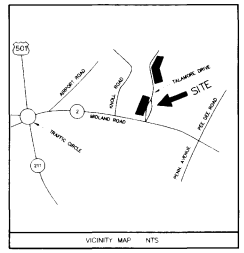
PLAT CABINET 4/6

Mar 19 3 46 PM '93







LINE	DIRECTION	DISTANCE
L1	N 32°03'16" W	50.14'
L2	N 14°31'12" W	9.58'
L3	N 75°23'21" E	15.28'
L4	S 20°14'18" E	20.14'
L5	N 69°45'42" E	35.34'
L6	S 38°54'21" E	20.00'
L7	S 69°45'42" W	11.79'
L8	N 20°20'21" W	18.00'
L9	S 69°45'42" E	14.85'
L10	N 77°45'24" E	80.31'
L11	N 64°50'11" E	60.47'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	830.00'	34.34'	17.17'	34.33'	S 80°06'12" E	2°22'17"
C2	830.00'	34.34'	17.17'	34.33'	S 77°43'55" E	2°22'17"
C3	750.00'	48.71'	24.40'	48.66'	S 77°23'06" E	3°43'25"
C4	750.00'	50.81'	25.42'	50.80'	S 71°12'29" E	3°53'02"
C5	1030.00'	127.34'	63.73'	127.25'	N 06°38'12" E	7°04'56"
C6	970.00'	158.15'	79.22'	155.85'	N 10°08'26" E	9°20'17"
C7	970.00'	158.15'	79.22'	155.85'	N 19°28'43" E	9°20'17"
C8	970.00'	170.05'	85.20'	169.84'	N 29°24'21" E	10°02'43"
C9	970.00'	170.05'	85.20'	169.84'	N 39°27'04" E	10°02'43"
C10	970.00'	170.05'	85.20'	169.84'	N 49°29'46" E	10°02'43"
C11	970.00'	71.08'	35.56'	71.06'	N 53°26'12" E	4°11'57"
C12	970.00'	99.07'	49.60'	99.02'	N 47°03'39" E	5°51'12"
C13	30.00'	47.12'	30.00'	42.42'	S 20°14'18" E	90°00'00"
C14	258.80'	63.91'	32.02'	63.77'	N 27°45'21" E	14°08'58"
C15	184.13'	87.50'	44.51'	86.65'	S 61°53'24" E	27°00'00"
C16	184.13'	53.13'	26.75'	53.13'	N 40°13'06" E	16°32'00"
C17	184.13'	53.13'	26.75'	53.13'	N 56°45'06" E	16°32'00"
C18	184.13'	34.37'	17.24'	34.32'	N 73°35'06" E	10°41'00"
C19	149.87'	95.53'	50.00'	94.07'	S 33°05'06" W	36°31'00"
C20	149.87'	38.68'	19.44'	38.57'	S 57°20'51" W	14°47'42"
C21	50.00'	66.72'	41.37'	61.88'	S 57°19'06" W	76°26'00"
C22	50.00'	23.37'	11.89'	23.15'	N 87°04'06" W	26°46'00"
C23	50.00'	43.35'	23.07'	42.00'	N 59°27'06" W	49°40'00"
C24	50.00'	70.67'	44.02'	65.03'	S 80°26'03" W	80°57'57"
C25	225.00'	129.53'	66.30'	127.69'	S 31°11'21" E	32°58'41"
C26	225.00'	236.86'	130.44'	225.97'	N 24°26'06" E	60°30'00"
C27	225.00'	236.86'	130.44'	225.97'	N 84°56'06" E	60°30'00"
C28	225.00'	128.19'	65.70'	126.43'	S 57°26'21" E	32°38'21"
C29	1093.00'	153.63'	76.93'	153.50'	S 33°51'06" E	8°03'00"
C30	113.00'	202.79'	131.00'	177.00'	S 00°24'06" E	103°20'00"
C31	425.00'	75.08'	37.64'	74.98'	N 11°19'06" E	10°07'00"
C32	425.00'	75.08'	37.64'	74.98'	N 21°26'06" E	10°07'00"
C33	138.00'	84.32'	43.70'	83.00'	S 33°05'06" E	35°00'00"
C34	275.00'	196.91'	103.19'	192.79'	S 21°56'06" E	41°01'00"
C35	225.00'	19.98'	10.00'	19.97'	S 19°29'21" E	5°05'41"
C36	275.00'	18.78'	9.39'	18.77'	N 20°05'21" E	3°55'04"
C37	275.00'	178.13'	92.46'	174.97'	N 42°26'21" E	37°07'00"
C38	248.00'	14.19'	7.10'	14.18'	N 42°34'21" E	3°16'57"
C39	343.00'	50.10'	25.12'	50.06'	N 11°19'21" E	8°22'00"
C40	283.13'	84.17'	42.38'	83.88'	N 12°07'21" E	17°02'00"
C41	184.13'	167.81'	88.04'	162.03'	N 39°07'06" E	52°12'00"
C42	184.87'	468.68'	244.88'	361.74'	N 34°07'06" E	145°12'00"
C43	275.00'	50.10'	25.12'	50.06'	N 11°19'21" E	10°26'00"
C44	1030.00'	400.11'	203.01'	397.53'	N 13°51'21" E	22°14'00"
C45	1030.00'	58.43'	29.22'	58.42'	N 14°57'06" E	3°15'00"
C46	780.00'	133.64'	67.03'	133.48'	N 15°52'21" E	9°49'00"
C47	530.00'	37.96'	18.99'	37.95'	S 80°36'43" E	4°06'15"

NOTES:

1. BOUNDARY INFORMATION FROM SURVEY BY BALLENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991. LOT SURVEY AND CALCULATIONS BY WILLIAM C. MCILWAIN, JR.
2. THIS SURVEY IS LOCATED IN A PORTION OF THE COUNTY THAT IS REGULATED BY ORDINANCES THAT REGULATE LAND.
3. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY STREETS AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE
4. IRON STAKES AT ALL CORNERS
5. LOTS 2 THROUGH 9 AS SHOWN ON THE PLAT ARE SUBJECT TO A 50 FOOT BUFFER WHICH SHALL BE RETAINED IN ITS NATURAL CONDITION. IN THE EVENT THAT THE 50 FOOT NATURAL VEGETATION BUFFER IS ACCIDENTALLY DISTURBED DURING THE CONSTRUCTION PERIOD, THE OWNER SHALL REPLACE THE VEGETATION REMOVED WITH SUBSTANTIALLY SIMILAR VEGETATION TO RETAIN THE NATURAL APPEARANCE OF THE BUFFER.
6. DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHTS OF WAY FOR THE MAINTENANCE OF VEGETATION APPROVED BY THE TOWN OF SOUTHERN PINES.
7. BUILDING SETBACKS SHALL BE DETERMINED BY THE BUILDING ENVELOPE (THE DASHED LINE WITHIN EACH LOT).
8. THE BOUNDARIES OF THE TALAMORE DEVELOPMENT ARE SUBJECT TO A 50 FOOT NATURAL VEGETATION BUFFER WHICH CANNOT BE DISTURBED.
9. LOTS WITHIN THE TALAMORE DEVELOPMENT ARE SUBJECT TO A DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES AS FILED IN THE MOORE COUNTY, NORTH CAROLINA, REGISTRY OF DEEDS.

TITLE REFERENCE

SEE DEED BOOK 773 PAGE 61
SEE DEED BOOK 731 PAGE 427

AREA INFORMATION

AREA BY COORDINATE COMPUTATION
TOTAL AREA IN EACH LOT SHOWN

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF SOUTHERN PINES PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 101 OF THE SOUTHERN PINES TOWN CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SOUTHERN PINES PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

PLANNING DIRECTOR

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SOUTHERN PINES. THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE SOUTHERN PINES TOWN COUNCIL IN THE PUBLIC INTEREST.

TALAMORE PARTNERS LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY ITS SOLE GENERAL PARTNER
TALAMORE ACQUISITION CORP., A PENNSYLVANIA CORPORATION

(CORPORATE SEAL)

ATTEST:

BY:

SECRETARY

ROBERT P. LEVY, JR., PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS ASSISTANT SECRETARY OF TALAMORE ACQUISITION CORP., A PENNSYLVANIA CORPORATION, SOLE GENERAL PARTNER OF TALAMORE PARTNERS LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE ANNEXED INSTRUMENT WAS SIGNED IN ITS NAME BY ITS PRESIDENT, SEALED WITH ITS CORPORATE SEAL AND ATTESTED BY HIS AS ITS ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 6th DAY OF MAY, 1993.

NOTARY PUBLIC

MY COMMISION EXPIRES:

NOTARIAL SEAL
ANITA N. CERRATO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Apr. 15, 1994

CONSENT OF LENDER TO SUBDIVISION:

CONTINENTAL BANK, A PENNSYLVANIA BANKING CORPORATION, HEREBY CONSENTS TO THE SUBJECT SUBDIVISION OF TALAMORE THIS 5th DAY OF MAY, 1993.

CONTINENTAL BANK, LENDER (CORPORATE SEAL)

BY: VICE PRESIDENT

ATTEST: SECRETARY

I, WILLIAM C. MCILWAIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A PARTIAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION REFERENCES AS SHOWN):
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4th DAY OF May, A.D., 1993

NORTH CAROLINA REGISTERED SEAL L-2421 WILLIAM C. MCILWAIN JR. LAND SURVEYOR

REGISTERED LAND SURVEYOR

L-2421

REGISTRATION NUMBER

NORTH CAROLINA, CHATHAM COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT WILLIAM C. MCILWAIN, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 4th DAY OF May, 19 93

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 11 1997

NORTH CAROLINA
MOORE COUNTY

THE FOREGOING CERTIFICATE OF
A NOTARY PUBLIC OF PHILADELPHIA COUNTY, IS
CERTIFIED TO BE CORRECT. PRESENTED FOR
REGISTRATION AND RECORDED IN THIS OFFICE IN
BOOK OF MAPS 5 PAGE 26
THIS THE, 19th DAY OF MAY, 1993.

REGISTER OF DEEDS

By: Andrew Vernon, Deputy

SURVEYOR
WILLIAM C. MCILWAIN, JR.
200 SW BROAD ST.
SOUTHERN PINES, N. C. 28387
(919) 692-5816

TALAMORE

PHASE 1

SOUTHERN PINES
MOORE COUNTY
APRIL 1993

MCNEILL TOWNSHIP
NORTH CAROLINA
SCALE 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft