

Plat Cabinet 5 Slide 643
 Jul 13 3 27 PM '94

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NOTES:

- BOUNDARY INFORMATION FROM SURVEY BY VALENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991; LOT SURVEY AND CALCULATIONS BY WILLIAM C. MCILWAIN, JR.
- THIS SURVEY IS LOCATED IN A PORTION OF THE COUNTY THAT IS REGULATED BY ORDINANCES THAT REGULATE LAND.
- 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.
- IRON STAKES AT ALL CORNERS.
- LOT 2 IS 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.
- DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHTS OF WAY FOR THE MAINTENANCE OF VEGETATION APPROVED BY THE TOWN OF SOUTHERN PINES.
- BUILDING SETBACKS SHALL BE DETERMINED BY THE BUILDING ENVELOPE (THE DASHED LINE WITHIN EACH LOT).
- THE BOUNDARIES OF THE TALAMORE DEVELOPMENT ARE SUBJECT TO A 50 FOOT NATURAL VEGETATION BUFFER WHICH CANNOT BE DISTURBED.
- 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.

PLAT CABINET 5 SLIDE 406

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 PLAN AS STREETS, ALLEYS, WALKS AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE PLAN OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN 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: Robert P. Levy, Jr.
 SECRETARY ROBERT P. LEVY, JR., PRESIDENT

STATE OF PENNSYLVANIA
 COUNTY OF CHATHAM

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT William C. McIlwain, Jr. PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS Notary 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 him AS ITS Notary SECRETARY.
 WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 13th DAY OF July, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE TOWN OF SOUTHERN PINES PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN 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 PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 101 OF THE SOUTHERN PINES TOWN CODE, AND THEREFORE THIS PLAN 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.

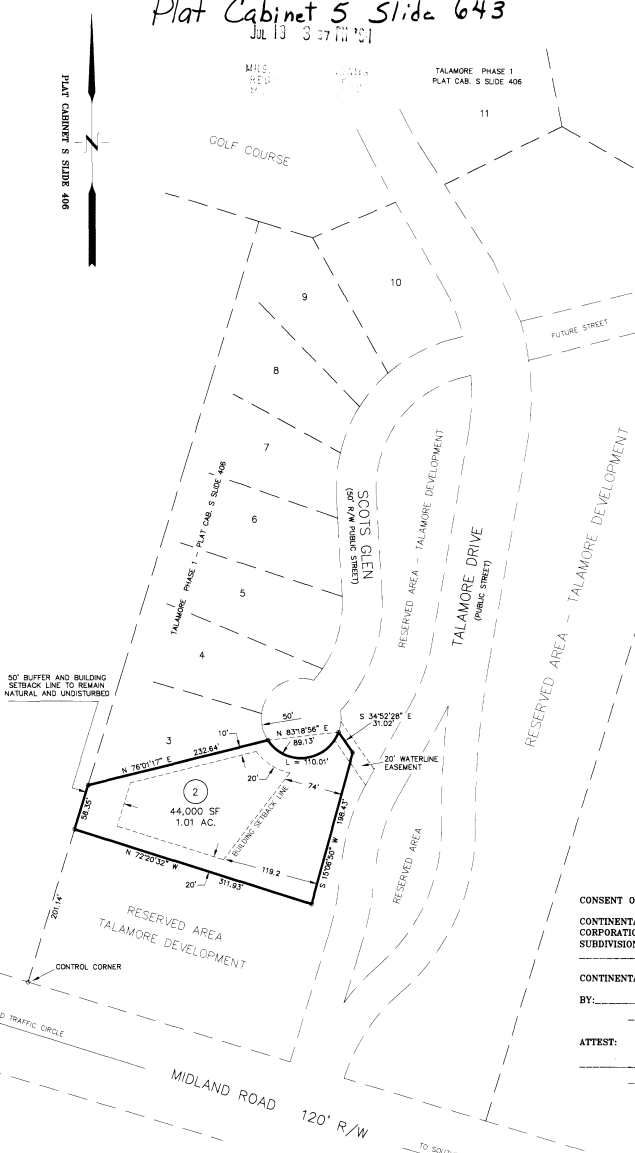
By: Paul S. Willett
 PLANNING DIRECTOR
 DATE 12 July 94

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE MOORE COUNTY WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

By: Paul S. Willett
 WATERSHED ADMINISTRATOR
 DATE 12 July 94

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY



CONSENT OF LENDER TO SUBDIVISION:
 FIRST UNION BANK, A NATIONAL BANKING CORPORATION, HEREBY CONSENTS TO THESE REPLATED LOTS AS SHOWN THIS 13th DAY OF July, 1994.

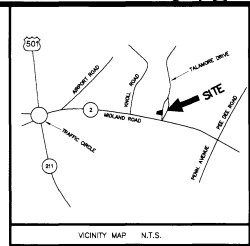
FIRST UNION BANK LENDER (CORPORATE SEAL)
 BY: William C. McIlwain, Jr. PRESIDENT

ATTEST:
 SECRETARY

CONSENT OF LENDER TO SUBDIVISION:
 CONTINENTAL BANK, A PENNSYLVANIA BANKING CORPORATION, HEREBY CONSENTS TO THE SUBJECT SUBDIVISION OF TALAMORE THIS 13th DAY OF July, 1994.

CONTINENTAL BANK, LENDER (CORPORATE SEAL)
 BY: _____ PRESIDENT

ATTEST:
 SECRETARY



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

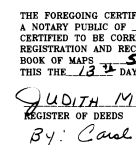
AREA INFORMATION
 AREA BY COORDINATE COMPUTATION
 TOTAL AREA IN EACH LOT SHOWN

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 1/22,200±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5th DAY OF July, A.D. 1975.



By: William C. McIlwain, Jr.
 REGISTERED LAND SURVEYOR
4-2421
 REGISTRATION NUMBER

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 13th DAY OF July, 1994.



By: Pat S. Willett
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 11, 1997

TALAMORE
 PHASE 1 REVISION
 COMBINE LOTS 1 & 2 INTO NO. 2

SOUTHERN PINES
 MOORE COUNTY
 JULY 1994

MCNEILL TOWNSHIP
 NORTH CAROLINA
 SCALE 1"=100'

