

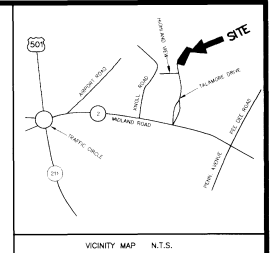
NOTES:

- BOUNDARY INFORMATION FROM SURVEY BY HALLENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991. LOT SURVEY AND CALCULATIONS BY WILLIAM C. MCLWAIN, 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.
- BUILDING SETBACKS SHALL BE DETERMINED BY THE BUILDING ENVELOPE (THE DASHED LINE WITHIN EACH LOT).
- 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.
- MINIMUM SINGLE FAMILY HOME STRUCTURE SHALL BE 1800 SQ. FT.

PLAT CABINET S SLIDE 406

NOV 15 1 49 PM '96

W.C. MCLWAIN, JR.  
REGISTERED LAND SURVEYOR  
SOUTHERN PINES, N.C. 28387  
(910) 892-5616



SURVEYOR  
WILLIAM C. MCLWAIN, JR.  
300 SW BROAD ST.  
SOUTHERN PINES, N. C. 28387  
(910) 892-5616

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 OFFER 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: \_\_\_\_\_  
SECRETARY ROBERT P. LEVY, JR., PRESIDENT

STATE OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_  
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT \_\_\_\_\_ PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS 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 SECRETARY.  
WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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.

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.

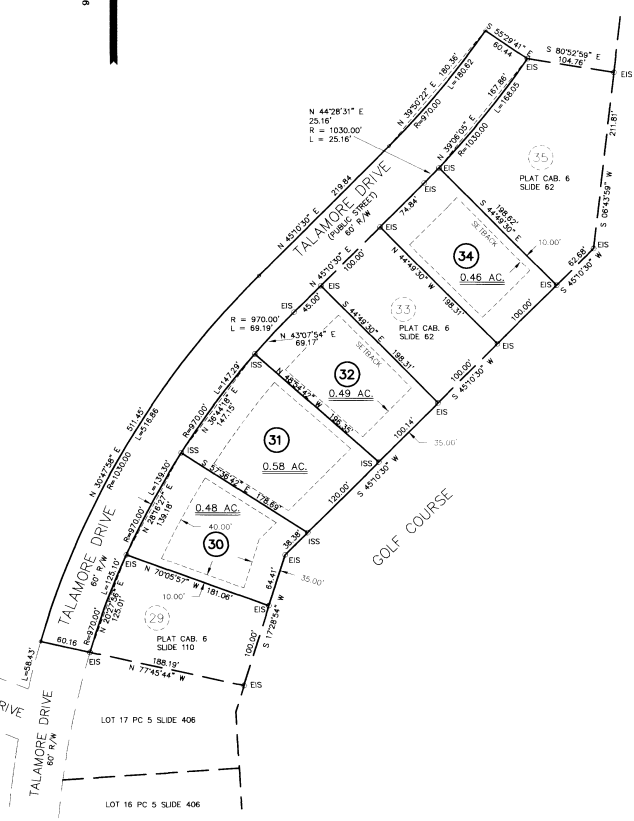
LEGEND

ISS = IRON STAKE SET  
EIS = EXISTING IRON STAKE

PLANNING DIRECTOR

DATE

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



GOLF COURSE

TITLE REFERENCE

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

AREA INFORMATION

AREA BY COORDINATE COMPUTATION.  
TOTAL AREA IN LOTS AS SHOWN.

I, WILLIAM C. MCLWAIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A 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 27 DAY OF June, A.D., 1996

William C. McLwain, Jr.  
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. MCLWAIN, 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 27 DAY OF June, 1996

Pat S. Willett  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Oct 11, 1997.

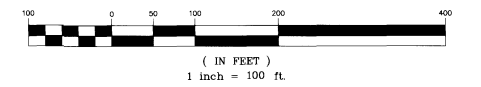
NORTH CAROLINA  
MOORE COUNTY

THE FOREGOING CERTIFICATE OF PAT S. WILLETT A NOTARY PUBLIC OF CHATHAM COUNTY, IS CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK OF MAPS PC 6 PAGE 514 269, THIS THE 27 DAY OF August, 1996.

JUDITH M. ADAMS  
REGISTER OF DEEDS  
By: Carol C. Sloan, Deputy

TALAMORE  
PHASE 1 SECTION 2  
LOTS 30, 31, 32, AND 34

SOUTHERN PINES MOORE COUNTY JUNE 1996  
MCNEILL TOWNSHIP NORTH CAROLINA SCALE 1"=100'  
GRAPHIC SCALE



220753