

Plat Cabinet 6 Slide 319

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION AND REGULATION JURISDICTION OF THE TOWNSHIP OF SOUTHERN PINES, THAT I HEREBY PRESENTLY ADVISE THIS PLAN OF DEDICATION AND PROPOSED TO PERMIT 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: ROBERT P. LEVY, JR., PRESIDENT

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWS HERON COMPLIES WITH THE MOORE COUNTY WATERSEED PROTECTION ORDINANCE AND IS APPROVED BY MESELF AS AGENT FOR THE WATERSEED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

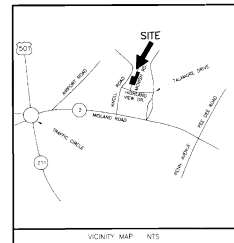
DATE: _____ WATERSEED ADMINISTRATOR: _____
 NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSEED - DEVELOPMENT RESTRICTIONS MAY APPLY

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWNSHIP OF SOUTHERN PINES PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN PREPARED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION WITHIN TWELVE MONTHS AFTER THE DATE HEREON HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SECURITY, AND THAT THE DEDICATION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH CHAPTER 161 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 REGISTER WITHIN SIXTY DAYS OF THE DATE HEREON.

PLANNING DIRECTOR: _____

DATE: _____



STATE OF PENNSYLVANIA
 COUNTY OF _____
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT _____ IS SECRETARY OF TALAMORE ACQUISITION CORP., A PENNSYLVANIA CORPORATION, SOLE GENERAL PARTNER OF TALAMORE PARTNERS LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AUTHORITY SOLELY 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



AREA INFORMATION
 AREAS BY CONSECUTIVE COMPUTATION
 TOTAL AREA IN EACH LOT AS SHOWN
 BEHIND NEW DRIVE - 1.80 ACRES
 MCINISH ROAD - 2.35 ACRES

- NOTES:
- BOUNDARY INFORMATION FROM SURVEY BY BALLENTINE & BRET SUTHERS CHAPPEL, HILL, APRIL 1981, 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, EASEMENTS AND ASSIGNMENTS, IF ANY, OF THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, COUNTY OF MOORE, TOWN OR COUNTY TAX OFFICES OR WHERE MAY HAVE BEEN ACQUIRED BY PRESCRIPTION USE.
 - IRON STAKES AT ALL CORNERS.
 - MINIMUM SINGLE FAMILY HOME STRUCTURE SHALL BE 3000 SQ. FT.
 - DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHTS-OF-WAY FOR THE MAINTENANCE OF VEGETATION APPROVED BY THE TOWNSHIP OF SOUTHERN PINES.
 - RECORDING OFFICERS SHALL BE INFORMED BY THE BUILDING ENVELOPE OF THE DASHED LINE WITHIN EACH LOT.
 - NOTE WITHIN THE TALAMORE DEVELOPMENT ARE SUBJECT TO A DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND ENCUMBRANCES AS FILED IN THE MOORE COUNTY, NORTH CAROLINA, REGISTER OF DEEDS, AND A SUPPLEMENTAL DECLARATION ALSO FILED IN THE MOORE COUNTY REGISTER.

LINE TABLE

LINE	DIRECTION	LENGTH	AREA
1	N 89°45'27" E	21.24	
2	S 89°45'27" W	20.48	
3	S 89°45'27" W	4.25	
4	N 27°24'58" E	43.14	
5	S 27°24'58" W	11.98	
6	N 58°11'33" E	38.85	
7	S 58°11'33" W	38.85	
8	N 38°20'11" E	60.43	
9	N 79°51'43" E	75.97	
10	N 79°51'43" E	66.73	
11	N 79°51'43" E	75.12	
12	N 27°24'58" E	10.56	
13	S 27°24'58" W	8.93	

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
01	2100.00	317.91	11.46	N 89°45'27" W	02°48'52"
02	510.00	224.59	271.84	N 87°17'42" W	02°43'16"
03	280.00	258.44	271.84	N 87°46'31" W	02°43'16"
04	547.76	89.05	88.86	N 57°31'35" W	02°18'54"
05	607.76	248.41	251.84	N 29°42'42" W	02°28'25"
06	547.76	84.51	84.41	S 38°05'28" E	08°22'28"
07	134.50	126.94	84.41	S 10°08'17" W	03°04'44"
08	213.42	130.19	133.76	N 17°08'28" W	03°04'44"
09	80.14	73.27	70.75	S 44°44'21" E	02°12'10"
10	2100.00	317.91	11.46	N 89°45'27" W	02°48'52"
11	945.00	601.01	601.00	N 28°43'39" E	02°48'52"
12	280.00	130.23	129.84	N 28°43'39" E	02°48'52"
13	240.00	107.99	106.88	N 28°43'39" E	02°48'52"
14	850.00	212.06	212.00	S 68°54'17" E	01°23'55"
15	850.00	96.53	96.51	S 22°31'31" W	05°32'23"
16	850.00	96.53	96.52	N 28°59'24" E	02°24'41"
17	790.00	43.30	43.29	N 26°17'13" E	03°28'24"
18	790.00	125.26	125.12	S 58°55'35" W	06°53'51"
19	790.00	31.27	31.27	S 83°59'27" W	02°18'04"
20	790.00	168.48	160.16	S 58°55'35" W	02°08'00"
21	850.00	89.52	89.48	S 53°12'42" W	08°32'30"
22	850.00	89.52	89.48	N 36°47'18" E	02°08'00"
23	850.00	18.91	18.91	N 83°05'04" E	01°38'28"
24	850.00	84.21	84.12	N 29°32'34" E	08°28'28"
25	850.00	18.91	18.91	N 79°51'43" E	01°23'55"
26	790.00	68.58	68.47	N 79°51'43" E	02°38'21"
27	790.00	68.58	69.16	N 22°21'17" E	02°38'21"

I, WILLIAM C. MCLWAIN, JR. CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM A PARTIAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION REFERENCES AS SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAFTY FROM INFORMATION FOUND (REFERENCES AS SHOWN) THAT THE DATE OF PRECISION AS CALCULATED IS 1710 AD AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED BY RESOLUTION 1981-10, REGISTRATION NUMBER AND SEAL THIS 19 DAY OF Sept. A.D. 1976

WILLIAM C. MCLWAIN, JR.
 REGISTERED LAND SURVEYOR
 L-2421
 REGISTRATION NUMBER

NORTH CAROLINA
 MOORE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL OF THE STATE OF NORTH CAROLINA, THIS 19 DAY OF Sept. 1976.

NOTARY PUBLIC
 PAT S. WILLETT
 BY COMMISSION EXPIRES: _____

NORTH CAROLINA
 MOORE COUNTY

THE FOREGOING CERTIFICATE OF PAT S. WILLETT, A NOTARY PUBLIC OF CHEROKEE COUNTY, IS CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK OF MAPS PL 66, PAGE 319, THIS THE 19 DAY OF Sept. 1976.

WILLIAM M. ARBON
 By Carol C. Wilson, Deputy

TITLE REFERENCE
 SEE DEED BOOK 773 PAGE 61
 SEE DEED BOOK 731 PAGE 47

TALAMORE
 LIVINGSTON VILLAGE
 LOTS 105-112 & 120-123
 SOUTHERN PINES MOORE COUNTY
 SEPT. 1996

MCCNEILL TOWNSHIP
 NORTH CAROLINA
 SCALE 1"=100'

