

NOTES:

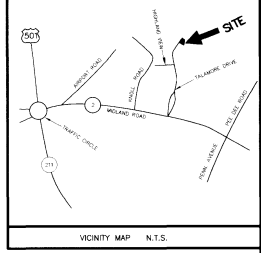
- BOUNDARY INFORMATION FROM SURVEY BY HALLENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991. LOT SURVEY AND CALCULATIONS BY WILLIAM C. MCLWAIN, JR.
- THIS SURVEY IS LOCATED IN A PORTION OF THE COUNTY THAT IS REGULATED BY ORDINANCES THAT REGULATE LAND.
- SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY STREETS 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

Plat Cabinet 6 Slide 62

Dec 15 2 07 PM '95

SURVEYOR  
WILLIAM C. MCLWAIN, JR.  
840 SW BROAD ST.  
SOUTHERN PINES, N. C. 28387  
(910) 692-6616



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 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  
SECRETARY

STATE OF PENNSYLVANIA  
COUNTY OF MOORE  
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT I 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.

PLANNING DIRECTOR  
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

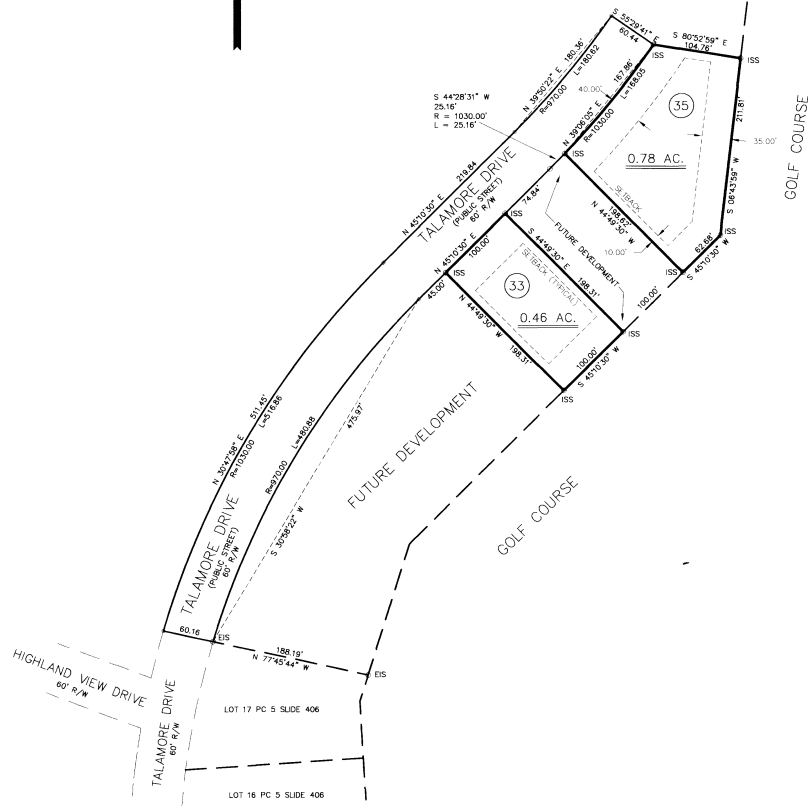
I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE MOORE COUNTY WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

DATE  
WATERSHED ADMINISTRATOR

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

LEGEND

- ISS = IRON STAKE SET
- EIS = EXISTING IRON STAKE



TITLE REFERENCE

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

AREA INFORMATION

AREA BY COORDINATE COMPUTATION.  
TOTAL AREA IN LOT 33 AND 35 AS SHOWN.

I, WILLIAM C. MCLWAIN, 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 13 DAY OF Dec., A.D., 1995

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 CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF 1995.

NOTARY PUBLIC  
MY COMMISSION EXPIRES

NORTH CAROLINA MOORE COUNTY

THE FOREGOING CERTIFICATE OF NOTARY PUBLIC OF CHARLOTTE COUNTY, IS CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK OF MAPS PAGE THIS 18 DAY OF DECEMBER 1995.

GWITH M. ADAMS  
REGISTER OF DEEDS  
By: Carol C. Wilson, Deputy

**TALAMORE**  
PHASE 1 SECTION 2  
LOT 33 AND 35

SOUTHERN PINES  
MOORE COUNTY  
NOV. 1995

MCCNEILL TOWNSHIP  
NORTH CAROLINA  
SCALE 1"=100'

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.