

Plat Cabinet 6, Slide 999

999

NOTES:

- 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 THEY 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 LINES 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 2000 SQ. FT.
- LOTS WITHIN THE TALAMORE DEVELOPMENT ARE SUBJECT TO DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES AS FILED IN THE MOORE COUNTY, NORTH CAROLINA REGISTRY OF DEEDS.
- DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHTS-OF-WAY FOR THE MAINTENANCE OF VEGETATION APPROVED BY THE TOWN OF SOUTHERN PINES.

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, 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 191 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.

Barbara Jane King
PLANNING DIRECTOR
6/5/98
DATE

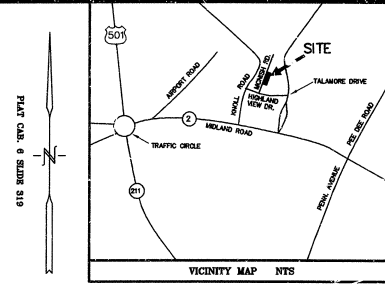
JUN 5 4 02 PM '98

TITLE REFERENCE

SEE DEED BOOK 773 PAGE 61
SEE DEED BOOK 731 PAGE 427
PLAT CABINET 6 SLIDE 318

AREA INFORMATION

AREA BY COORDINATE COMPUTATION
TOTAL AREA IN LOTS AS SHOWN



STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT *Robert P. Levy*, 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 AFORESAID 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 SEAL OR SEAL, THIS DAY OF June, 1998.

Barbara Jane King
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 23 2000

GOLF COURSE

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, *Ruth May* REVIEW OFFICER OF Moore COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

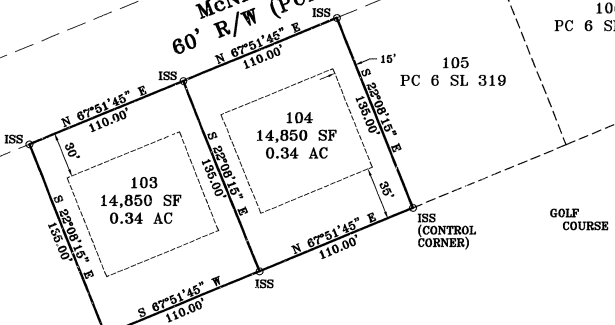
Ruth May
REVIEW OFFICER
6-5-98
DATE
9600497
992391

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 5 DAY OF June, A.D., 1998.



William C. McIlwain, Jr.
REGISTERED LAND SURVEYOR
L-2421
REGISTRATION NUMBER

McNISH ROAD
60' R/W (PUBLIC ST.)



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 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: *Robert P. Levy*
SECRETARY
BY: *Robert P. Levy, Jr.*
ROBERT P. LEVY, JR., PRESIDENT

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 REGISTRY OF DEEDS OFFICE.

6/5/98
DATE
Barbara King
WATERSHED ADMINISTRATOR

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

TALAMORE
LIVINGSTON VILLAGE
LOTS 103 & 104

SOUTHERN PINES
MOORE COUNTY
JUNE, 1998

MCNEILL TOWNSHIP
NORTH CAROLINA
SCALE 1"=50'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SURVEYOR:
WILLIAM C. McILWAIN, JR.
280 SW BROAD ST.
SOUTHERN PINES, N. C. 28387
(910) 685-5616

NORTH CAROLINA
MOORE COUNTY

REGISTERED AND RECORDED THIS OFFICE IN
PLAT CABINET 6, SLIDE
THIS THE 5 DAY OF June, 1998.

REGISTER OF DEEDS

LEGEND

- ISS IRON STAKE SET
- STREET RIGHT-OF-WAY
- LOT BOUNDARY
- BUILDING SETBACKS