

PLAT CABINET 1 SLIDE 217

NOTES:

- BOUNDARY INFORMATION FROM SURVEY BY BALLENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991, LOT SURVEY AND CALCULATION 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, RIGHT-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.
- MINIMUM SINGLE FAMILY HOME STRUCTURE SHALL BE 2,000 SQUARE FEET.
- DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHT-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.)
- LOTS WITHIN THE TALAMORE DEVELOPMENT ARE SUBJECT TO A DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHANGES AS FILED IN THE MOORE COUNTY, NORTH CAROLINA, REGISTER OF DEEDS, AND A SUPPLEMENTAL DECLARATION ALSO FILED IN THE MOORE COUNTY REGISTRY.

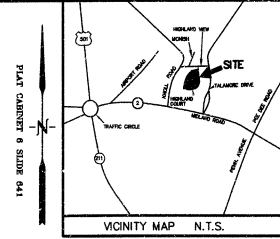
TITLE REFERENCE
 SEE DEED BOOK 773 PAGE 61
 SEE DEED BOOK 731 PAGE 427

Dec 1 8 36 AM '98
 MRS. JUDITH M. ADAMS
 REGISTER OF DEEDS
 MOORE COUNTY, N.C.

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.

William C. McIlwain, Jr.
 PLANNING DIRECTOR
 4/30/98
 DATE



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



I, WILLIAM C. McILWAIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:100,000-- THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17 DAY OF Nov, A.D., 1998

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

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.

4/30/98
 DATE
Paul G. Mink
 WATERSHED ADMINISTRATOR

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

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 ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT 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)

Robert P. Levy, Jr.
 Attorney in Fact

ATTEST:

BY: ROBERT P. LEVY, JR., PRESIDENT
 SECRETARY

STATE OF ~~PENNSYLVANIA~~ North Carolina
 COUNTY OF ~~DADE~~ MOORE
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT *Robert S. Thompson* PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS *Attorney in fact* ~~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 *Attorney in fact* ~~SECRETARY~~.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 1st DAY OF December, 1998: 1998

Ruth May
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-22-2003

NORTH CAROLINA
 MOORE COUNTY

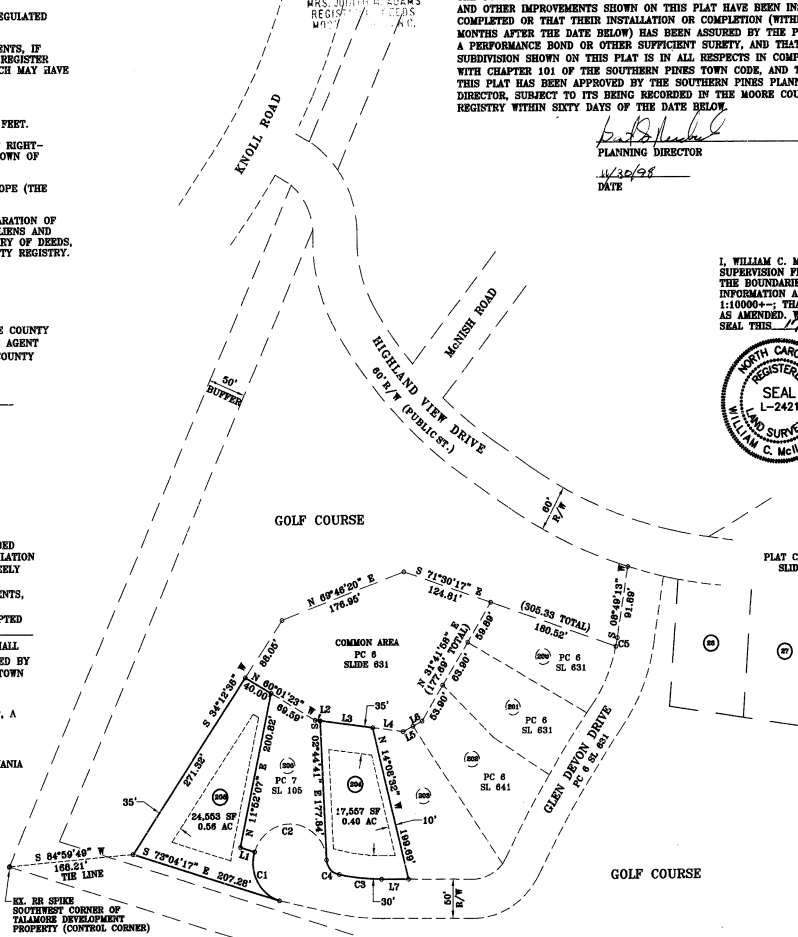
REGISTERED AND RECORDED THIS OFFICE IN BOOK OF MAPS PAGE THIS THE DAY OF 19

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF *Moore*

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

Ruth May
 REVIEW OFFICER
 12-1-98
 DATE



LINE	LENGTH	BEARING
L1	20.00'	S 73°04'12" E
L2	6.79'	N 82°45'10" W
L3	71.95'	N 82°45'10" W
L4	42.00'	N 82°45'10" W
L5	15.00'	S 82°56'19" E
L6	14.63'	S 82°56'19" E
L7	36.64'	S 89°41'22" E

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	78.64'	50.00'	70.71'	S 28°04'17" E	00°00'00"
C2	138.06'	50.00'	98.31'	N 83°37'45" E	158°58'09"
C3	58.10'	275.00'	57.96'	S 83°38'12" E	12°00'19"
C4	27.43'	20.00'	25.33'	S 43°18'06" E	78°34'48"
C5	11.27'	200.00'	11.27'	N 10°58'05" E	03°19'45"

TALAMORE
 THE HIGHLANDS
 LOTS 204 & 206

SOUTHERN PINES MOORE COUNTY NOVEMBER, 1998
 MCNEILL TOWNSHIP NORTH CAROLINA
 GRAPHIC SCALE SCALE 1"=100'
 (IN FEET)
 1 inch = 100 ft.

HOBBBS UPCLURCH & ASSOC. X:\PROJECTS\SP9847\LOT204-206.DWG DATE: 11/16/98 SCALE: 1"=100.00'

SURVEYOR
 WILLIAM C. McILWAIN, JR.
 290 SW BROAD ST.
 SOUTHERN PINES, N. C. 28387
 (910) 682-5616