Plat Cabinet 7 Slide 216

216

Dec 1 8 30 AM '98

MRS. JULIA W. ADAMS
REGISTER OF DEEDS
MOORE CO. N.C.

NOTES:

1. BOUNDARY INFORMATION FROM SURVEY BY BALLENTINE & RILEY SURVEYORS, CHAPEL HILL, APRIL 1991. LOT SURVEY AND CALCULATION BY WILLIAM C. McILWAIN, JR.
2. THIS SURVEY IS LOCATED IN A PORTION OF THE COUNTY THAT IS REGULATED BY ORDINANCES THAT REGULATE LAND.
3. 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.
4. IRON STAKES AT ALL CORNERS.
5. MINIMUM SINGLE FAMILY HOME STRUCTURE SHALL BE 2,000 SQUARE FEET.
6. DEVELOPER SPECIFICALLY RESERVES AN EASEMENT OVER THE STREET RIGHT-OF-WAY FOR THE MAINTENANCE OF VEGETATION APPROVED BY THE TOWN OF SOUTHERN PINES.
7. BUILDING SETBACKS SHALL BE DETERMINED BY THE BUILDING ENVELOPE (THE DASHED LINE WITHIN EACH LOT.)
8. LOTS WITHIN THE TALAMORE DEVELOPMENT ARE SUBJECT TO A DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, CONVENANTS, AGREEMENTS, LIENS AND CHARGES AS FILED IN THE MOORE COUNTY, NORTH CAROLINA, REGISTRY OF DEEDS, AND A SUPPLEMENTAL DECLARATION ALSO FILED IN THE MOORE COUNTY REGISTRY.

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

11/4/98
DATE

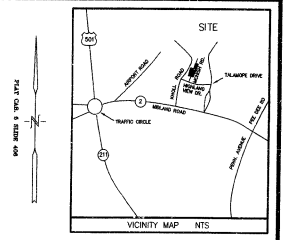
CERTIFICATE OF APPROVAL FOR RECORDING

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.

11/30/98
DATE

WATERSHED ADMINISTRATOR

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



TITLE REFERENCE

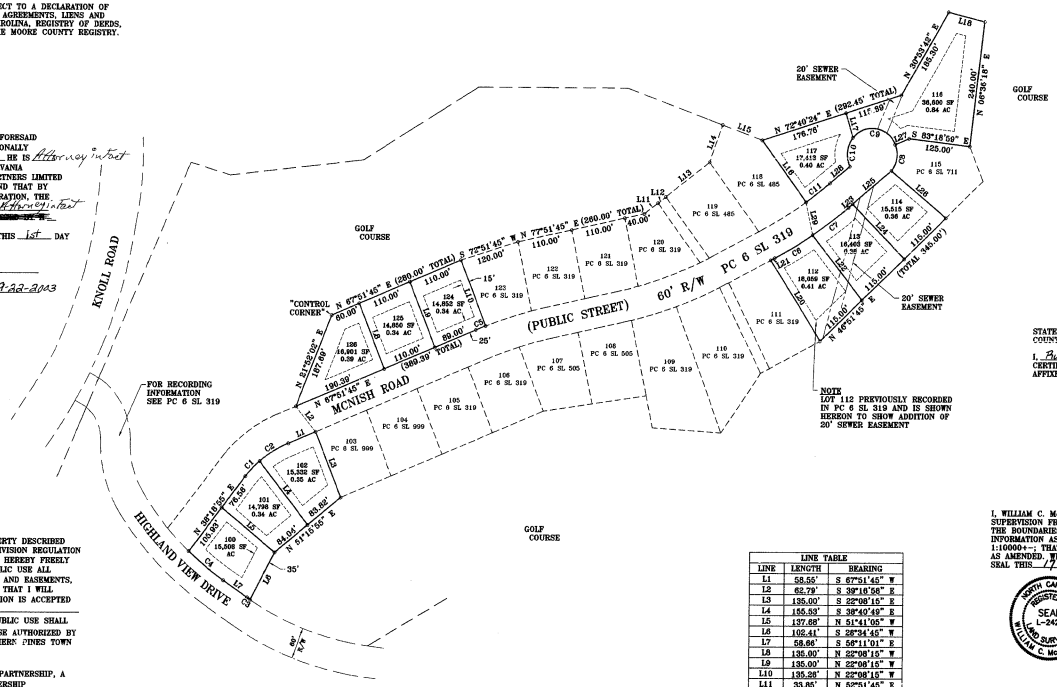
SEE DEED BOOK 773 PAGE 61
SEE DEED BOOK 731 PAGE 427

STATE OF ~~CONNECTICUT~~ North Carolina
COUNTY OF 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 COPORATION, 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 ~~PRESIDENT, SEALED WITH ITS CORPORATE SEAL AND ATTESTED BY HIS SECRETARY~~.

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

NOTARY PUBLIC
MY COMMISION EXPIRES: 9-22-2003



NOTE
LOT 112 PREVIOUSLY RECORDED IN PC 6 SL 319 AND IS SHOWN HEREON TO SHOW ADDITION OF 20' SEWER EASEMENT

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 PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ruth May
REVIEW OFFICER

12-1-98
DATE

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)

By: Robert S. Thompson
Attorney in Fact

ATTEST:

_____ SECRETARY

BY: _____
ROBERT F. LEVY, JR., PRESIDENT

LEGEND

- PROPERTY BOUNDARY
- PREVIOUSLY RECORDED PROPERTY BOUNDARY
- ROAD RIGHT-OF-WAY
- BUILDING SETBACKS
- IRON STAKE SET

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	40.70'	220.00'	40.64'	S 45°20'45" W	10°36'02"
C2	57.05'	220.00'	56.79'	S 59°22'39" W	17°27'47"
C3	7.59'	570.00'	7.59'	S 56°35'54" E	00°45'46"
C4	89.05'	547.78'	88.96'	S 51°31'35" E	09°18'54"
C5	21.00'	950.00'	21.00'	S 68°34'13" W	01°24'55"
C6	88.52'	850.00'	88.48'	N 59°52'45" E	05°58'01"
C7	89.50'	850.00'	89.46'	N 53°52'45" E	06°01'59"
C8	53.29'	50.00'	50.50'	N 08°20'10" E	61°04'05"
C9	103.36'	50.00'	85.92'	N 81°10'14" W	118°26'43"
C10	58.52'	50.00'	55.24'	S 05°55'41" W	67°03'28"
C11	60.85'	790.00'	60.84'	N 53°04'09" E	04°24'46"

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.55'	S 67°51'45" W
L2	62.79'	S 39°16'58" E
L3	135.00'	S 22°08'15" E
L4	155.53'	S 39°40'49" E
L5	137.68'	N 51°41'05" W
L6	102.41'	S 28°34'45" W
L7	58.66'	S 56°11'01" E
L8	135.00'	N 22°08'15" W
L9	135.00'	N 22°08'15" W
L10	135.28'	N 22°08'15" W
L11	33.85'	N 52°51'45" E
L12	20.00'	S 52°51'45" W
L13	110.00'	N 52°51'45" E
L14	75.81'	N 19°53'41" E
L15	85.27'	S 70°08'19" E
L16	147.99'	S 37°08'15" E
L17	49.07'	N 17°19'36" W
L18	75.85'	S 76°13'03" E
L20	164.61'	N 32°21'25" W
L21	8.93'	N 52°51'45" E
L22	159.99'	N 39°08'15" W
L23	10.66'	N 50°51'45" E
L24	147.93'	S 44°50'53" E
L25	99.78'	N 50°14'46" E
L26	143.35'	S 51°04'53" E
L27	30.16'	S 67°54'07" W
L28	51.14'	N 50°51'45" E
L29	64.32'	N 12°47'16" E

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 1:10000+-; 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

NORTH CAROLINA REGISTERED SEAL L-2421 LAND SURVEYOR WILLIAM C. McILWAIN, JR.

William C. McIlwain Jr.
SURVEYOR

L-2421
REGISTRATION NUMBER

TALAMORE

LIVINGSTON VILLAGE

LOTS 100, 101, 102, 112, 113, 114, 116, 117, 124, 125, 126

SOUTHERN PINES — MCNEILL TOWNSHIP
MOORE COUNTY — NORTH CAROLINA
NOVEMBER, 1998 — SCALE 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYOR
WILLIAM C. MCILWAIN, JR.
290 SW BROAD ST.
SOUTHERN PINES, N. C. 28387
(919) 692-5616

HOBBS UPCHURCH & ASSOC. X:\SP9471\LSTLOTS.DWG EDITED BY: DHS DATE: 11/16/98 SCALE: 1"=100.00'