

Return to Emmett S. Raynor

PLAT CABINET 15 SLIDE 609

MRS. AUDY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CHARLOTTE, NORTH CAROLINA 28237



NORTH CAROLINA, MOORE COUNTY
I, Emmett S. Raynor, Registered Land Surveyor, do hereby certify that this map was drawn by me from my actual field survey; that the precision ratio was determined by latitude and departure is better than 1:7000; that the survey was made for legal description recorded in the instrument listed under "Reference herein" and that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my signature, seal, and registration number this 21st Day of March, 2012.

Emmett S. Raynor
Emmett S. Raynor
Surveyor, L-2521

KATHLEEN P. LILES
KATHLEEN P. LILES, Review Officer of the State and County aforesaid, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Kathleen P. Liles
Kathleen P. Liles
Review Officer

Date: 3-22-12

I, Emmett S. Raynor, Professional Land Surveyor, do hereby certify herewith that this survey is correct (by definition) from the Town of Southern Pines U.D.D. and H.C. General Statutes by virtue of the following, in reference to Article 1, Section 15, Item (100), in said U.D.D.:
(1) The combination of re-combination of portions of previously platted lots where the total number of lots is not increased and the recombined lots are equal to or exceed the minimum standards set forth in this chapter...

Emmett S. Raynor
Emmett S. Raynor, PLS L-2521

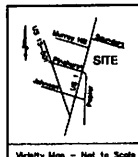
CERTIFICATE OF CORRECTION
I hereby certify that I am the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the Town of Southern Pines, and that I freely adopt this plan of subdivision re-combination.

3-22-2012
John A. Baddour
John A. Baddour
Owner

CERTIFICATE OF APPROVAL
I hereby certify that the recommended subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with Chapter 101 of the Southern Pines Town Code, and that 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.

3-22-12
John A. Baddour
John A. Baddour
Planning Director

OWNER'S ADDRESS:
Baddour Properties, LLC
P. O. Box 2436,
Southern Pines, NC 28388
Emmett S. Raynor, PLS L-2521
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703



Vicinity Map - Not to Scale

Notes: This map is prepared for recording in accordance with GS 47-30.

Area by coordinate method.
The property described herein does not lie within a F.E.M.A. designated flood hazard area.

Rainfall run-off across the subject property shown herein drains into Aberdeen Creek.

- Legend:**
- IPF= Iron Pipe Found
 - IRF= Iron Rod Found
 - CMF= Concrete Monument Found
 - IRSF= Iron Rod Set
 - SSM= Sanitary Sewer Manhole
 - WM= Water Meter
 - FH= Fire Hydrant
 - WM= 6" Water Main
 - WM= 8" Water Main
 - U= Utility Pole
 - OHE= Overhead Electric/Telephone Lines

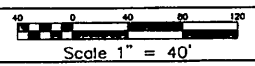
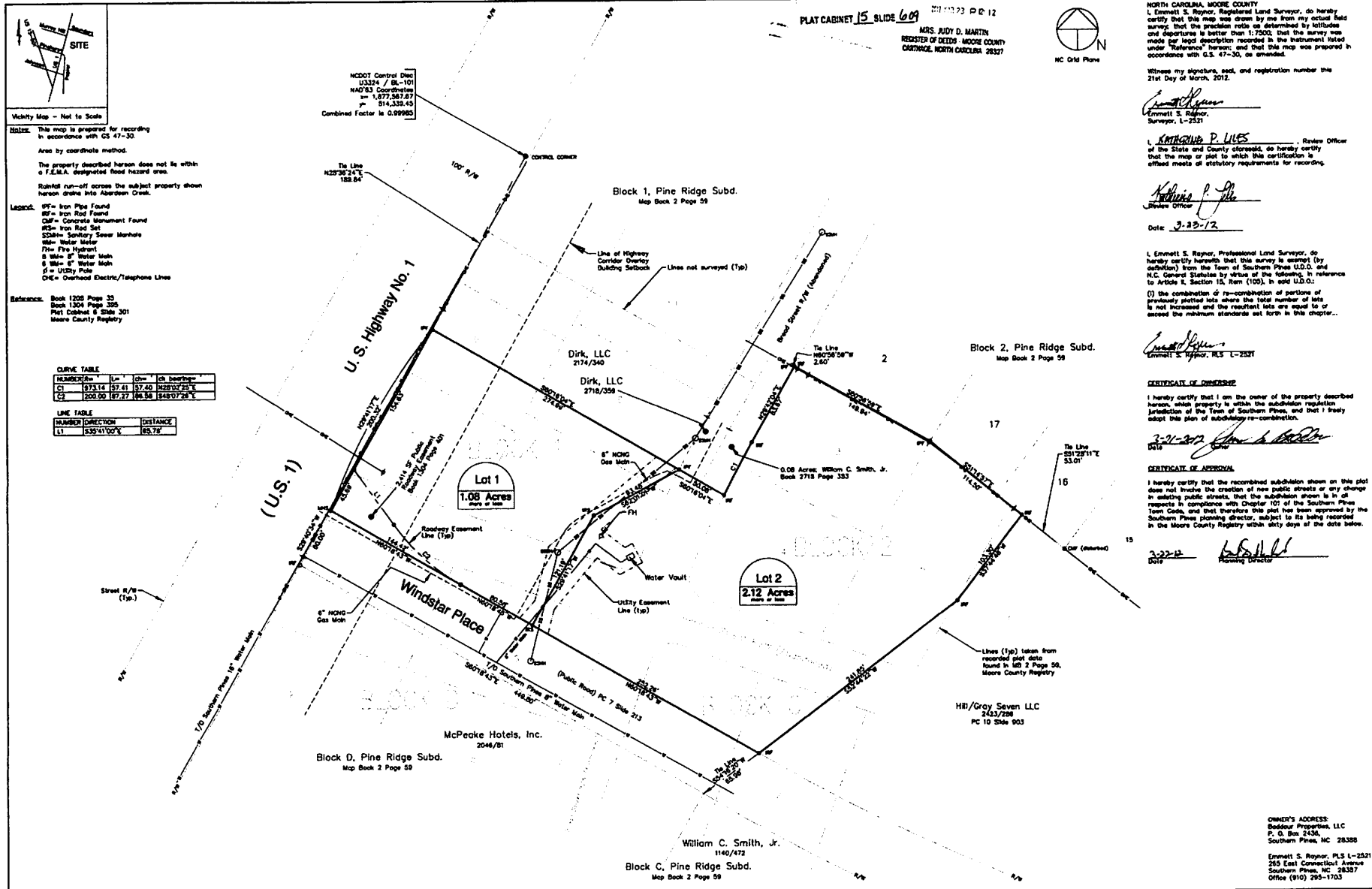
References: Book 1208 Page 33
Book 1304 Page 305
Plat Cabinet B Slide 301
Moore County Registry

CURVE TABLE

NUMBER	ANGLE	CHORD	CHORD BEARING	
C1	97.14	87.41	87.40	8229°25'25"
C2	200.00	87.27	86.98	1849°07'28"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S59°41'00"E	65.72



Plot of the Re-combination Survey of
LRK# 9600544 to create Lot 1 & Lot 2
from abandoned Streets and Lots in Block 1, 2, C & D, Pine Ridge Subdivision
Southern Pines, Moore County,
Southern Pines, North Carolina

Made for
BADDOUR PROPERTIES, LLC

DESIGNED BY: E. S. Raynor	APPROVED BY: [Signature]	REVISION: Revised 08/25/87 to include 0.13 addition to Baddour Properties, LLC property; added utility easement 02/03/06; Re-combination of Map survey 03-21-2012.
DATE: 08/29/06	DATE: [Signature]	
DRAWN BY: [Signature]	DATE: [Signature]	