

Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

May 29, 2018 09:37:13 AM

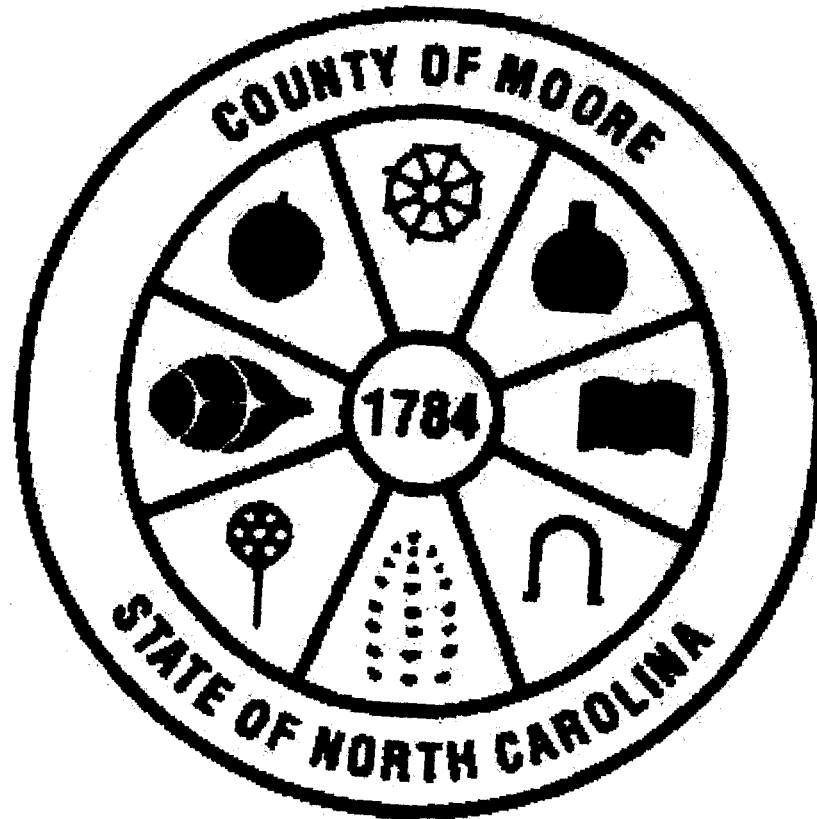
Book 17 Page 748-748

FEE: \$21.00

INSTRUMENT # 2018007478



INSTRUMENT # 2018007478



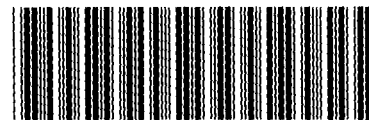
Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
August 08, 2019 10:33:59 AM
Book 18 Page 185-186
FEE: \$42.00
INSTRUMENT # 2019011484



INSTRUMENT # 2019011484

REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 5, SLIDE 907
PLAT CABINET 17, SLIDE 580
PLAT CABINET 17, SLIDE 799
MOORE COUNTY REGISTRY

RATIO OF PRECISION =
1/7,500+

ACREAGE DETERMINED BY
COORDINATE METHOD

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ERRS = EXISTING RAILROAD SPIKE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
WAG = (#) INCHES ABOVE GRADE
WBG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
PUE = PUBLIC UTILITIES EASEMENT
EDP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
● = 5/8" EIS/3AG
○ = 5/8" NIS/3AG
X = CALCULATED POINT

PARCEL ID: 00036074, 20180020

CURRENT ZONING: RA-40

PUBLIC SUPPLY WATERSHED:
WS-III-BV

PROPERTY ADDRESS:
(TBD) EXETER STREET
(TBD) WARWICK LANE
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28387
910-639-1065

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
2302 W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-725-1107

SURVEYOR:
MATTHEWS LAND SURVEYING
& MAPPING, PLLC
JOHN G. MATTHEWS, PLS
103 MONROE ST
CARTHAGE, NC 28327
910-947-2671

HOA/OPEN SPACE PARCELS:
PARCEL B = 10.30 ACRES
PARCEL C = 2.22 ACRES

PARCEL A = 25980.95 SQ. FOOT AREA
WITHIN PUBLIC RIGHT-OF-WAY TO BE
DEDICATED TO NCDOT

NOTES:
-NO NCOS MONUMENTS WITHIN 2000'
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT
-PARENT TRACT (38) TOTAL AREA = 3016 ACRES
-PARENT TRACT (TRACT 2 REMAINDER) TOTAL AREA = 2056 ACRES
-SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER.
-SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS.
-ALL STREET PAVEMENT 20' UNLESS OTHERWISE NOTED.
-ALL RIGHTS OF WAY 60' UNLESS OTHERWISE NOTED.
-CLDS/ACS 96" DIAMETER ASPHALT & 126" DIAMETER ROW.
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'.
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN SEE PANELS 8586 & 8589 MAPS 3710858600J & 3710859500J, DATED 10-12-2006.
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION DESIGN STANDARD PHASE 2 AREA = 26.69 ACRES, 14.77 ACRES OF OPEN SPACE PROVIDED (51.48%). 2.25 ACRES OF OPEN SPACE IS WATER (15.23%). 12.55 ACRES OF OPEN SPACE IS CONTIGUOUS (85%).
-WATERSHED PROTECTION: PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED III (BALANCE OF WATERSHED) ZONE. REQUIREMENTS INCLUDE A MAX BUA OF 24% AND A MAXIMUM AVERAGE OF 2 HOUSES PER ACRE. PHASE 2 INCLUDES 56,045 SF OF ROADS AND NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA PER LOT. TOTAL BUA WILL NOT EXCEED 146,045 SF (3.35 ACRES), OR 11.66%. THERE WILL BE AN AVERAGE OF 0.59 HOMES PER ACRE IN PHASE 2.
-ALL ROADS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND TURNED OVER TO NCDOT FOR MAINTENANCE.
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM OF 20' WIDE AND SHALL BE MAINTAINED BY HOA (THE NCDOT WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF SYSTEMS OUTSIDE THE ROW). PROPERTY OWNERS SHALL NOT BLOCK NOR DIVERT FLOW OF RUN OFF IN DESIGNATED DRAINAGE EASEMENTS.
-THE ENTRANCE ISLAND MEDIAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AND NOT THE NCDOT.
-ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
-CABLE, TELEPHONE AND INTERNET PROVIDED BY SPECTRUM CABLE.
-STREET LIGHTS SHALL NOT BE INSTALLED.
-HOA SHALL BE FORMED TO MAINTAIN ENTRY SIGNS, CLUSTER MAILBOXES, COMMON AREAS, AND OPEN SPACE.
-OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FURTHER SUBDIVISION.
-STREET TREES AS PER MOORE COUNTY UDO, EACH LOT SHALL HAVE A MINIMUM OF ONE (1) "STREET TREE" FOR EACH 20 FEET OF FRONTAGE ON ALL STREETS, OUTSIDE OF SITE TRIANGLES. TREES SHALL BE PLANTED ON THE LOT, OUTSIDE THE RIGHT-OF-WAY, WITHIN FIVE (5) FEET OF THE RIGHT-OF-WAY. TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND OF A TYPE THAT WILL TYPICALLY GROW TO 10 FEET WITHIN 2 YEARS AND BE OF A NATIVE SPECIES LISTED IN SECTION 7.10 (F) OF THE UDO. TREES SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING REQUESTED FOR EACH LOT. STREET TREES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND NOT THE HOA.
-LOT 28 CONTAINS 398.31 SQ. FEET OF WETLANDS
-LOT 30 CONTAINS 630.58 SQ. FEET OF WETLANDS
-20' UTILITY EASEMENT TO NCDOT FOR CULVERT MAINTENANCE, PORTION OF EASEMENT OUTSIDE OF WARWICK LANE RIGHT OF WAY TO REMAIN WITH NCDOT AFTER NCDOT TAKES OVER MAINTENANCE OF WARWICK LANE. EASEMENT EXTENDS 15' NORTHWEST OF AND 10' SOUTHEAST OF WARWICK LANE AND REMAINS PARALLEL WITH THE NORTHERN RIGHT OF WAY OF NIAGARA-CARTHAGE ROAD.
-ALL DWELLINGS SHALL HAVE A MINIMUM OF 31' OF SEPERATION AND SHALL BE ILLUSTRATED ON A CERTIFIED SITE PLAN BY A LICENSED SURVEYOR.

PLAT CABINET 18 SLIDE 185-186

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Harlin
Moore County, NC
August 08, 2019 10:33:59 AM
Book 18 Page 185-186
FEE: \$42.00
INSTRUMENT # 2019011484

MATTHEWS
LAND SURVEYING & MAPPING, PLLC
FIRM LICENSE # P-1343
JOHN G. MATTHEWS, PLS, L-5020
103 MONROE STREET, SUITE 104
CARTHAGE, NC 28327
910-947-2671

LINE BEARING	DISTANCE
U1 N 83°03'37" W 115.52'	
U2 N 35°55'24" W 112.22'	
U3 N 52°04'15" W 113.08'	
U4 N 23°55'45" W 116.09'	
U5 N 72°21'51" E 117.58'	
U6 S 17°30'09" E 119.00'	

LINE BEARING	DISTANCE
D1 N 83°03'37" W 115.52'	
D2 N 35°55'24" W 112.22'	
D3 N 52°04'15" W 113.08'	
D4 N 23°55'45" W 116.09'	
D5 N 72°21'51" E 117.58'	
D6 S 17°30'09" E 119.00'	
D7 N 83°03'37" W 115.52'	
D8 N 35°55'24" W 112.22'	
D9 N 52°04'15" W 113.08'	
D10 N 23°55'45" W 116.09'	
D11 N 72°21'51" E 117.58'	
D12 S 17°30'09" E 119.00'	
D13 N 83°03'37" W 115.52'	
D14 N 35°55'24" W 112.22'	
D15 N 52°04'15" W 113.08'	
D16 N 23°55'45" W 116.09'	
D17 N 72°21'51" E 117.58'	
D18 S 17°30'09" E 119.00'	

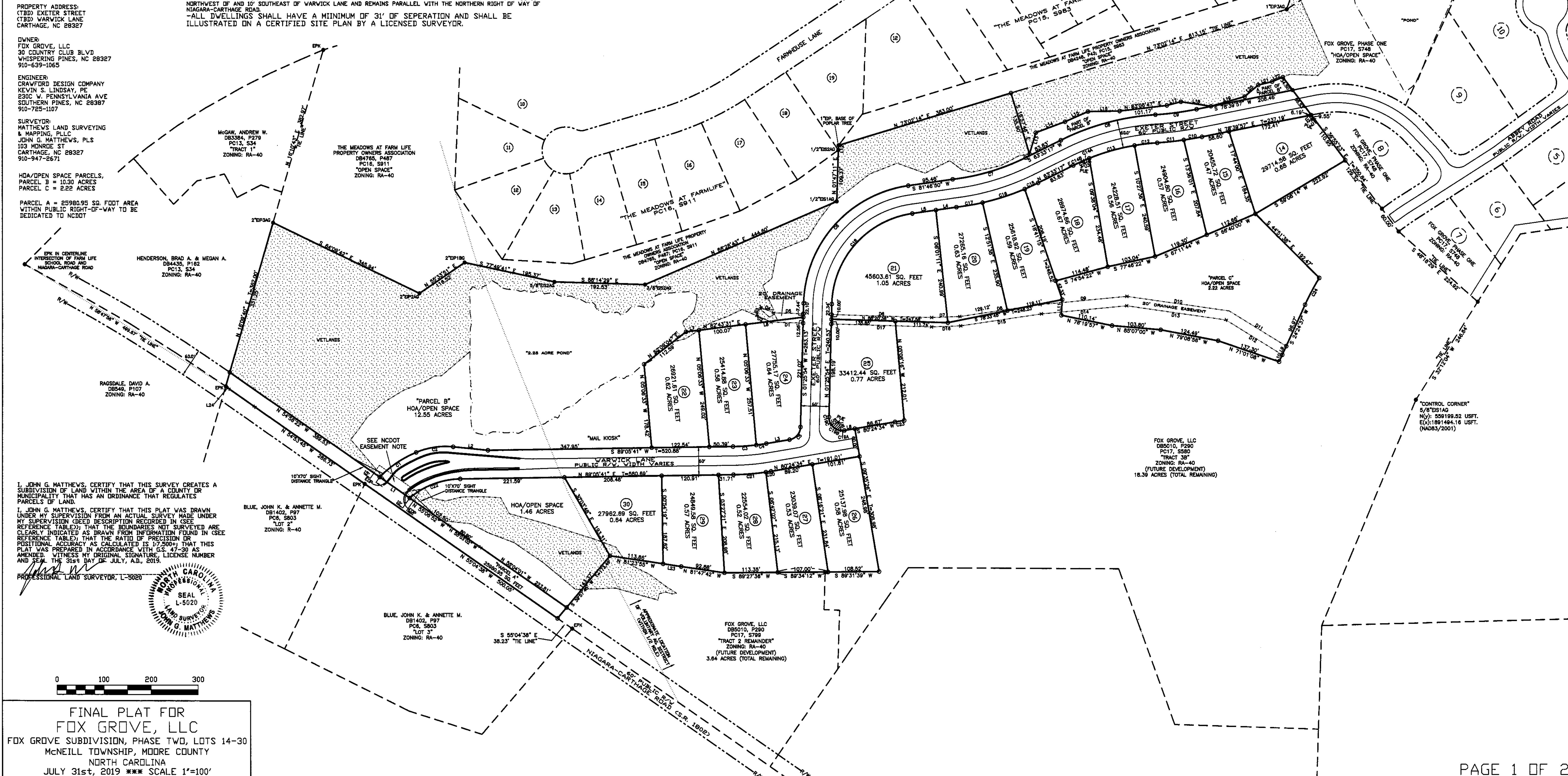
PROPERTY LINES	BEARING	DISTANCE
P1	N 83°03'37" W	115.52'
P2	N 35°55'24" W	112.22'
P3	N 52°04'15" W	113.08'
P4	N 23°55'45" W	116.09'
P5	N 72°21'51" E	117.58'
P6	S 17°30'09" E	119.00'
P7	N 83°03'37" W	115.52'
P8	N 35°55'24" W	112.22'
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P11	N 72°21'51" E	117.58'
P12	S 17°30'09" E	119.00'
P13	N 83°03'37" W	115.52'
P14	N 35°55'24" W	112.22'
P15	N 52°04'15" W	113.08'
P16	N 23°55'45" W	116.09'
P17	N 72°21'51" E	117.58'
P18	S 17°30'09" E	119.00'

PROPERTY LINES	BEARING	DISTANCE
P19	N 83°03'37" W	115.52'
P20	N 35°55'24" W	112.22'
P21	N 52°04'15" W	113.08'
P22	N 23°55'45" W	116.09'
P23	N 72°21'51" E	117.58'
P24	S 17°30'09" E	119.00'
P25	N 83°03'37" W	115.52'
P26	N 35°55'24" W	112.22'
P27	N 52°04'15" W	113.08'
P28	N 23°55'45" W	116.09'
P29	N 72°21'51" E	117.58'
P30	S 17°30'09" E	119.00'
P31	N 83°03'37" W	115.52'
P32	N 35°55'24" W	112.22'
P33	N 52°04'15" W	113.08'
P34	N 23°55'45" W	116.09'
P35	N 72°21'51" E	117.58'
P36	S 17°30'09" E	119.00'

PROPERTY LINES	BEARING	DISTANCE
P37	N 83°03'37" W	115.52'
P38	N 35°55'24" W	112.22'
P39	N 52°04'15" W	113.08'
P40	N 23°55'45" W	116.09'
P41	N 72°21'51" E	117.58'
P42	S 17°30'09" E	119.00'
P43	N 83°03'37" W	115.52'
P44	N 35°55'24" W	112.22'
P45	N 52°04'15" W	113.08'
P46	N 23°55'45" W	116.09'
P47	N 72°21'51" E	117.58'
P48	S 17°30'09" E	119.00'
P49	N 83°03'37" W	115.52'
P50	N 35°55'24" W	112.22'
P51	N 52°04'15" W	113.08'
P52	N 23°55'45" W	116.09'
P53	N 72°21'51" E	117.58'
P54	S 17°30'09" E	119.00'

LOCATION SKETCH

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY
NOTICE: THIS PROPERTY IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS



REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 580
PLAT CABINET 17, SLIDE 799
MOORE COUNTY REGISTRY

RATIO OF PRECISION =
1:7,500+

ACREAGE DETERMINED BY
COORDINATE METHOD

PARCEL ID: 00036074, 20180020

CURRENT ZONING: RA-40

PUBLIC SUPPLY WATERSHED:
WS-III-BV

PROPERTY ADDRESS:
(TBD) EXETER STREET
(TBD) WARWICK LANE
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28327
910-639-1055

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
230C W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
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HQA/OPEN SPACE PARCELS,
PARCEL B = 10.30 ACRES
PARCEL C = 2.22 ACRES

PARCEL A = 25980.95 SQ. FOOT AREA
WITHIN PUBLIC RIGHT-OF-WAY TO BE
DEDICATED TO NCDDT

CERTIFICATE OF OWNERSHIP & DEDICATION

I, FOX GROVE, LLC, HEREBY CERTIFY THAT I AM THE
OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT
I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS,
ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE
DIFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

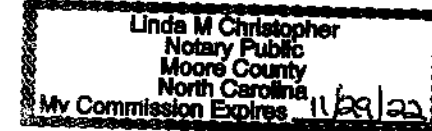
DATE 8-02-2019
OWNER FOX GROVE, LLC Colin S. Webster Manager

I, Linda M. Christopher, A NOTARY PUBLIC IN AND FOR THE
COUNTY OF MOORE IN THE STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT
PERSONALLY APPEARED BEFORE ME TO
BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 2nd DAY OF August, 2019

BY: Linda M. Christopher
NOTARY PUBLIC



PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT

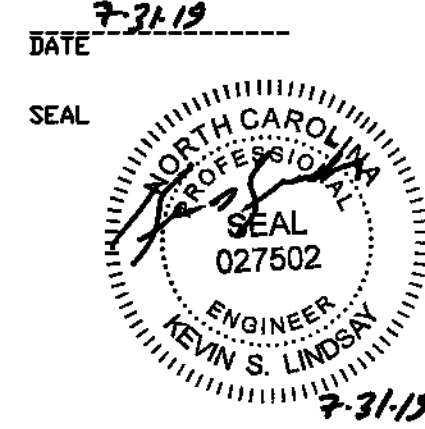
THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE
RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED
THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDDT
ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE
STREETS.

DATE 8-02-2019
OWNER FOX GROVE, LLC Colin S. Webster Manager

STORM WATER CONTROL STATEMENT

I, KEVIN S. LINDSAY, HEREBY CERTIFY THAT THE
SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS
DESIGNED TO PROTECT TO THE TEN (10) YEAR STORM LEVEL
AND WERE DESIGNED AND CONSTRUCTED TO NCDDT STANDARDS.

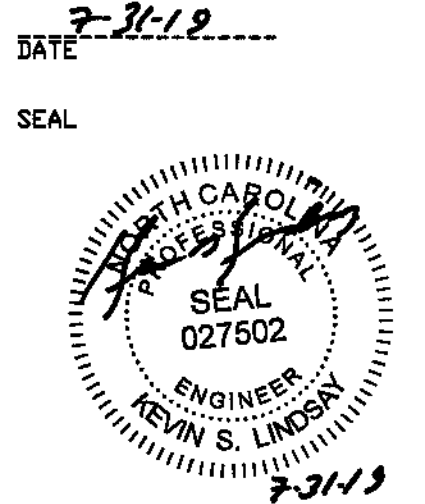
DATE 7-31-19
LICENSED PROFESSIONAL AND REGISTRATION NUMBER
PE 027502



CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I, KEVIN S. LINDSAY, HEREBY CERTIFY THAT I
HAVE INSPECTED AND FIND THAT ALL STREETS, UTILITIES, AND OTHER
REQUIRED IMPROVEMENTS AS SHOWN ON THE PRELIMINARY AND FINAL PLATS
OF THE FOX GROVE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO COUNTY AND STATE SPECIFICATION AND
STANDARDS.

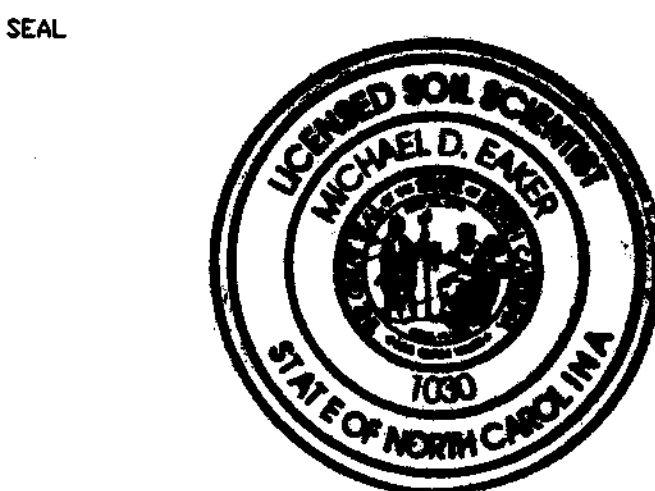
DATE 7-31-19
LICENSED PROFESSIONAL & REGISTRATION NUMBER
PE 027502



LICENSED SOIL SCIENTIST CERTIFICATE

I, MICHAEL D. EMER, HEREBY CERTIFY THAT THE
LOTS ON THIS PLAT HAVE BEEN EVALUATED UNDER THE CURRENT
PROVISIONS OF TITLE 15A NCAC 18A-1900 ET SEQ. AND HAVE FOUND TO
HAVE ADEQUATE SPACE FOR AN ON-SITE INDIVIDUAL PRIVATE WATER
SOURCE AND ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL
SYSTEM. NOTE: DUE TO VARIATIONS IN SITING SPECIFIC USES AND
POTENTIAL FOR CHANGES IN REGULATION OR SOIL CONDITIONS, ISSUANCE OF
A WELL PERMIT OR IMPROVEMENT PERMIT BY MOORE COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH IS NOT GUARANTEED.

DATE 8/5/19
LICENSED SOIL SCIENTIST AND LICENSE NUMBER
1030



DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATE

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S
MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO
THESE STANDARDS PAVED AND IN AN ACCEPTABLE STATE OF MAINTENANCE
AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL
RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE
PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE
ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED: Kevin S. Lindsay
DISTRICT ENGINEER
DATE: 8-1-19

UTILITIES CERTIFICATE

I, Handy Gould, HEREBY CERTIFY THAT THE
UTILITIES SHOWN ON THIS PLAT HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY
HAS BEEN PROVIDED TO ASSURE COMPLETION OF THE REQUIRED
IMPROVEMENTS.

DATE 8/7/19
AUTHORIZED AGENT OF UTILITY PROVIDER Handy Gould

CERTIFICATE OF WARRANTY

I, FOX GROVE, LLC, HEREBY CERTIFY THAT I KNOW OF
NO DEFECTS FROM ANY CAUSE AND WILL FULLY WARRANT ALL IMPROVEMENTS WHICH
HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP
FOR A PERIOD OF 1 YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED
I SHALL FULLY WARRANT IN THIS SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE
DATE OF THE RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE
DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL
REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

DATE 8-02-2019
SUBDIVIDER FOX GROVE, LLC Colin S. Webster Manager

ATTEST: Willy Ensminger
SUBDIVISION ADMINISTRATOR

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

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

DATE 8/8/19
WATERSHED ADMINISTRATOR Debra Ensminger

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

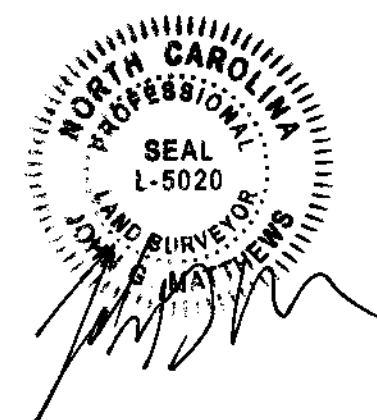
I, Debra Ensminger, HEREBY CERTIFY THAT THE
SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL
PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER
OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW. I FURTHER CERTIFY
THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF MOORE
COUNTY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE
BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF \$
HAS BEEN POSTED WITH MOORE COUNTY TO ASSURE
COMPLETION OF REQUIRED IMPROVEMENTS.

DATE 8/8/19
SUBDIVISION ADMINISTRATOR Debra Ensminger

STATE OF NORTH CAROLINA

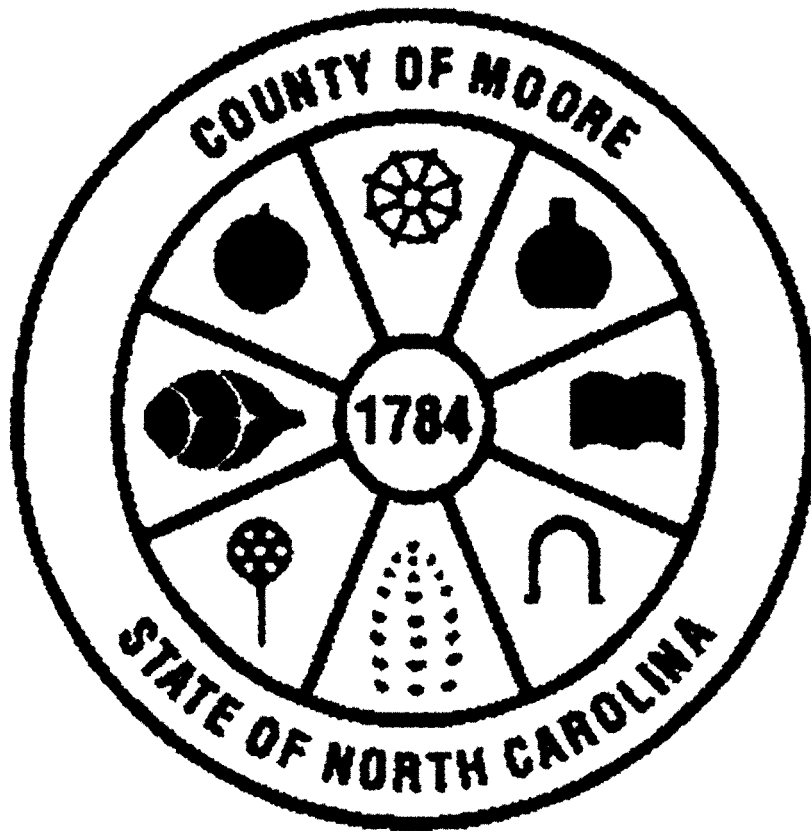
COUNTY OF MOORE

I, Debra Ensminger, REVIEW OFFICER OF
MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.
DATE 8/8/19
REVIEW OFFICER Debra Ensminger



FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE TWO, LOTS 14-30
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
JULY 31st, 2019 *** SCALE 1"=100'

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE# P-1343
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RATIO OF PRECISION = 1/7,500+
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UNLESS OTHERWISE DENIED:
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x = CALCULATED POINT

PARCEL ID: 00036074
CURRENT ZONING: RA-40
PUBLIC SUPPLY WATERSHED:
WS-III-BV

NOTES:
-NO NCOS MONUMENTS WITHIN 200'
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT
-PARENT TRACT (39 REMAINDER) TOTAL AREA 18.99 ACRES
-SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER
-SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS
-ALL STREET PAVEMENT 20' UNLESS OTHERWISE NOTED
-ALL RIGHTS OF WAY 60' UNLESS OTHERWISE NOTED
-CULDESACS 96" DIAMETER ASPHALT & 130" DIAMETER ROW
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN SEE PANELS 8586 & 8589 MAPS 3710898600J & 3710899500J, DATED 10-12-2006
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION DESIGN STANDARD
-WATERSHED PROTECTION: PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED III (BALANCE OF WATERSHED ZONE). REQUIREMENTS INCLUDE A MAX BUA OF 64% AND A MAXIMUM AVERAGE OF 8 HOUSES PER ACRE. PHASE 3 INCLUDES 41,830 SF OF ROADS AND NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA PER LOT. TOTAL BUA WILL NOT EXCEED 171,830 SF (3.95 ACRES), OR 21.86%. THERE WILL BE AN AVERAGE OF 1.44 HOUSES PER ACRE IN PHASE 3.
-ALL ROADS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND TURNED OVER TO NCDOT FOR MAINTENANCE.
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM OF 20' WIDE AND SHALL BE MAINTAINED BY HOA (THE NCDOT WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF SYSTEMS OUTSIDE THE ROW). PROPERTY OWNERS SHALL NOT BLOCK NOR DIVERT FLOW OF RUN OFF IN DESIGNATED DRAINAGE EASEMENTS.
-THE ENTRANCE ISLAND MEDIAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AND NOT THE NCDOT.
-ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
-CABLE, TELEPHONE AND INTERNET PROVIDED BY SPECTRUM CABLE.
-STREET LIGHTS SHALL NOT BE INSTALLED.
-HOA SHALL BE FORMED TO MAINTAIN ENTRY SIGNS, CLUSTER MAILBOXES, COMMON AREAS, AND OPEN SPACE.
-OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FURTHER SUBDIVISION.
-STREET TREES: AS PER MOORE COUNTY UDD, EACH LOT SHALL HAVE A MINIMUM OF ONE (1) "STREET TREE" FOR EACH 20 FEET OF FRONTAGE ON ALL STREETS, OUTSIDE OF SITE TRIANGLES. TREES SHALL BE PLANTED ON THE LOT, OUTSIDE THE RIGHT-OF-WAY, WITHIN FIVE (5) FEET OF THE RIGHT-OF-WAY. TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND OF A TYPE THAT WILL TYPICALLY GROW TO 10 FEET WITHIN 8 YEARS AND BE OF A NATIVE SPECIES LISTED IN SECTION 710 (F) OF THE UDD. TREES SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING REQUESTED FOR EACH LOT. STREET TREES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND NOT THE HOA.
-ALL DWELLINGS SHALL HAVE A MINIMUM OF 31' OF SEPERATION AND SHALL BE ILLUSTRATED ON A CERTIFIED SITE PLAN BY A LICENSED SURVEYOR.

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
December 15, 2020 04:03:35 PM
Book 18 Page 743-744
FEE \$42.00
INSTRUMENT # 2020024934

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS., L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

PLAT CABINET 18 SLIDE 743-744

DRAINAGE EASEMENT LINES		
D6	S 88°20'38" E	212.82'
D7	N 88°01'35" E	80.09'
D8	N 81°32'51" E	173.53'
D9	N 84°34'43" E	184.95'
D10	S 81°52'33" E	219.78'
D11	S 88°17'43" E	142.33'
D12	N 58°17'43" W	141.11'
D13	N 81°52'33" W	213.21'
D14	S 84°34'43" W	184.95'
D15	S 81°32'51" W	173.53'
D16	S 88°01'35" W	81.88'
D17	N 88°20'38" W	213.57'
D18	N 01°22'54" E	10.00'
D19	N 01°22'54" E	10.00'

PROPERTY LINES		
L1	S 73°08'04" E	23.86'
L2	N 18°41'58" E	35.12'
L3	N 24°24'37" E	88.10'
L4	N 24°24'37" E	18.28'
L5	N 24°24'37" E	20.19'
L6	N 51°02'14" E	19.83'
L7	S 50°52'08" W	18.82'
L8	S 24°24'37" W	25.13'
L9	S 24°24'37" W	27.35'
L10	N 73°08'04" W	23.86'
L11	S 72°34'48" W	101.84'
L12	S 72°34'48" W	9.58'
L13	S 34°48'17" W	89.21'

PROPERTY LINES					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15350.00'	19.87'	19.87'	N 80°52'35" E	0°44'11"
C2	15350.00'	122.28'	122.28'	N 83°32'04" E	4°34'40"
C3	15350.00'	99.55'	99.55'	N 87°41'19" E	3°43'43"
C4	15350.00'	101.01'	100.99'	S 86°33'21" E	3°49'58"
C5	15350.00'	98.84'	98.82'	S 84°51'18" E	3°17'08"
C6	15350.00'	102.77'	102.75'	S 81°07'17" E	3°50'54"
C7	15350.00'	98.82'	98.80'	S 77°21'03" E	3°41'35"
C8	15350.00'	83.29'	83.28'	S 74°10'09" E	2°22'12"
C9	28.00'	43.88'	38.60'	N 61°51'56" E	80°00'00"
C10	530.00'	88.79'	88.74'	N 20°39'17" E	7°32'40"
C11	530.00'	84.73'	84.69'	N 21°58'33" E	6°58'52"
C12	530.00'	180.02'	178.15'	N 21°58'33" E	18°27'38"
C13	470.00'	128.34'	125.98'	S 43°10'02" W	15°24'07"
C14	470.00'	80.89'	80.85'	S 29°58'18" W	11°03'22"
C15	470.00'	80.89'	80.85'	S 21°11'58" W	8°11'57"
C16	470.00'	11.04'	11.04'	S 17°32'18" W	1°20'43"
C17	28.00'	25.13'	24.29'	S 08°50'33" E	31°24'59"
C18	85.00'	17.18'	17.20'	S 09°59'14" E	48°00'38"
C19	85.00'	50.00'	48.79'	S 59°28'48" W	44°04'25"
C20	85.00'	98.48'	87.87'	N 59°58'35" W	85°02'48"
C21	85.00'	87.23'	88.41'	N 59°58'35" W	85°42'07"
C22	28.00'	25.13'	24.29'	N 42°54'28" E	51°24'59"
C23	28.00'	43.98'	39.80'	N 28°08'04" W	80°00'00"
C24	1470.00'	50.18'	50.18'	N 74°18'24" W	2°20'42"
C25	1470.00'	101.43'	101.41'	N 77°23'21" W	3°57'12"
C26	1470.00'	100.44'	100.42'	N 81°23'24" W	3°54'53"
C27	1470.00'	99.89'	99.87'	N 85°11'35" W	3°52'46"
C28	1470.00'	100.81'	100.80'	N 88°11'35" W	3°52'46"
C29	1470.00'	100.81'	100.80'	S 88°51'54" W	3°59'59"
C30	1470.00'	100.84'	100.82'	S 82°58'14" W	3°59'22"
C31	1470.00'	11.84'	11.84'	S 82°44'35" W	0°17'47"

LOCATION SKETCH

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY
NOTICE: THIS PROPERTY IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL AND USE. NC LAW GENERAL STATUTES SECTION 106-700 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS

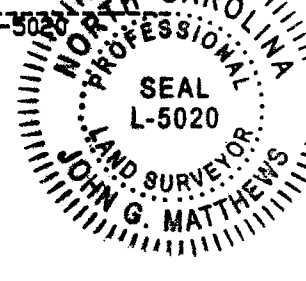
PROPERTY ADDRESS:
(TBD) ABBEY ROAD
(TBD) VARVICK LANE
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28387
910-639-1065

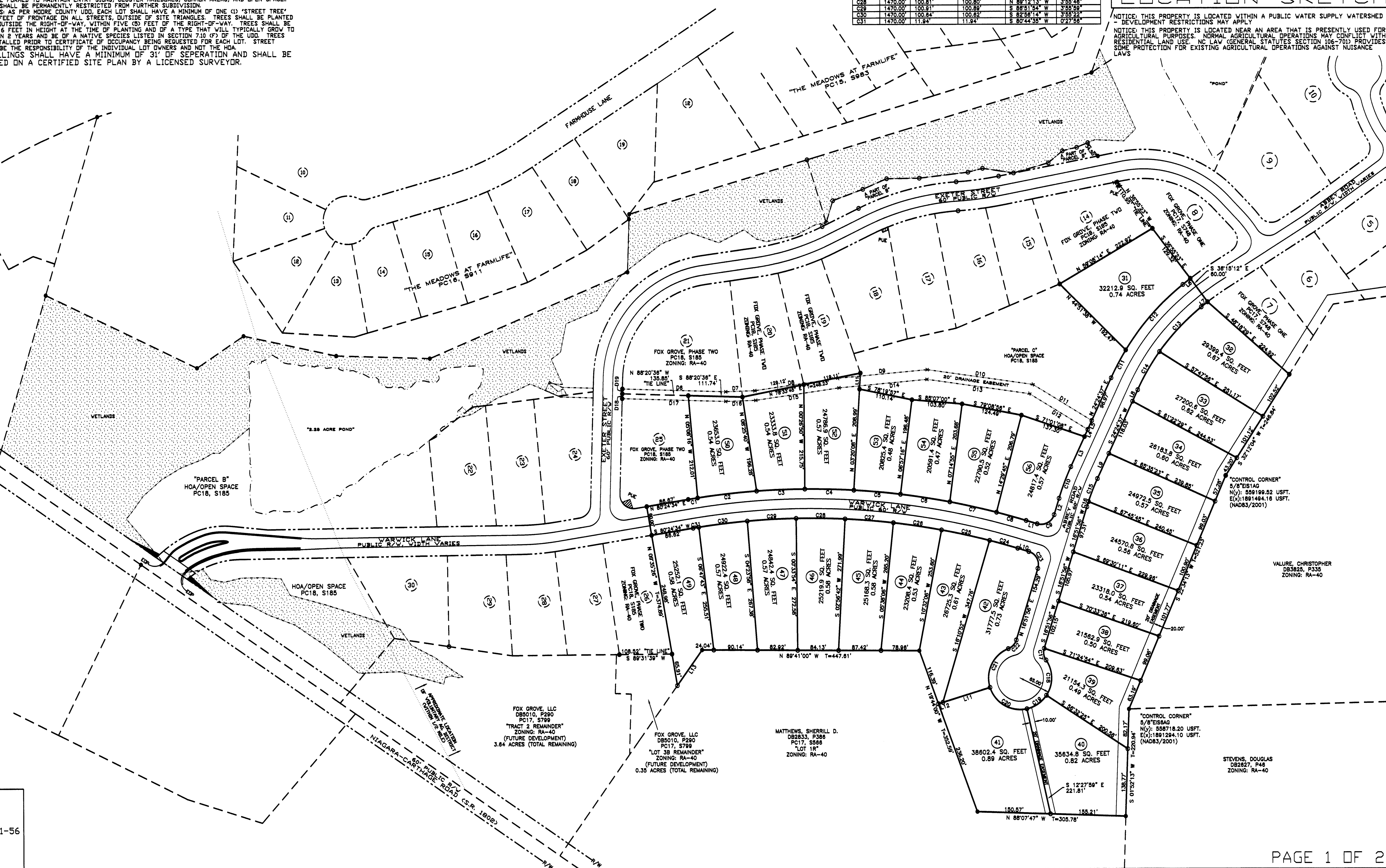
ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
2300 V. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-725-1107

SURVEYOR:
MATTHEWS LAND SURVEYING
& MAPPING, PLLC
JOHN G. MATTHEWS, PLS
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

I, JOHN G. MATTHEWS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF THE AREA WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE)) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCE TABLE). THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1/7,500+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THE 9TH DAY OF DECEMBER, A.D., 2020.



FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE THREE, LOTS 31-56
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
DECEMBER 4TH, 2020 *** SCALE 1"=100'



VALLURE, CHRISTOPHER
DB3825, P335
ZONING: RA-40

STEVENS, DOUGLAS
DB2827, P46
ZONING: RA-40

MATTHEWS, SHERRILL D.
DB2833, P386
PC17, S789
(FUTURE DEVELOPMENT)
ZONING: RA-40

FOX GROVE, LLC
DB5010, P290
PC17, S789
(FUTURE DEVELOPMENT)
ZONING: RA-40

FOX GROVE, LLC
DB5010, P290
PC17, S789
(FUTURE DEVELOPMENT)
ZONING: RA-40

REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 980
PLAT CABINET 17, SLIDE 799
PLAT CABINET 10, SLIDE 185
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 17,500+

ACREAGE DETERMINED BY
COORDINATE METHOD

PARCEL ID: 00036074

CURRENT ZONING: RA-40

PUBLIC SUPPLY WATERSHED:
WS-III-BV

PROPERTY ADDRESS:
(TBD) ABBEY ROAD
(TBD) WARWICK LANE
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28387
910-639-1065

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
230C W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-725-1107

SURVEYOR:
MATTHEWS LAND SURVEYING
& MAPPING, PLLC
JOHN G. MATTHEWS, PLS
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-5671

CERTIFICATE OF OWNERSHIP & DEDICATION

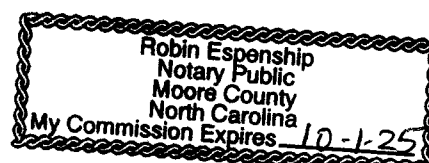
I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-11-20,
HEREBY CERTIFY THAT I AM THE
OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT
I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS,
ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE
OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

I, KEVIN S. LINDSAY, A NOTARY PUBLIC IN AND FOR THE
COUNTY OF MOORE IN THE STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT
BEFORE ME, THE SIGNED PERSONS HAVE PERSONALLY APPEARED BEFORE ME TO
BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 11 DAY OF December, 2020

BY: KEVIN S. LINDSAY
NOTARY PUBLIC



PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE
RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED
THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDOT
ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE
STREETS.

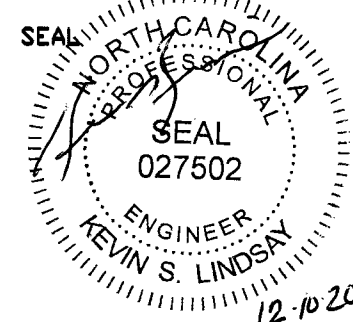
OWNER: FOX GROVE, LLC DATE 12-10-20

STORM WATER CONTROL STATEMENT

I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-10-20,
HEREBY CERTIFY THAT THE
SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS
DESIGNED TO PROTECT TO THE TEN (10) TWENTY-FIVE YEAR STORM LEVEL
AND WERE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS.

NC 027502, KEVIN S. LINDSAY,
LICENSED PROFESSIONAL AND REGISTRATION NUMBER
12-10-20

DATE



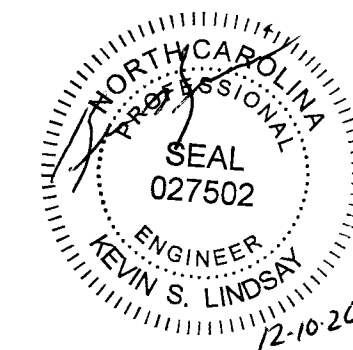
CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-10-20,
HEREBY CERTIFY THAT I
HAVE INSPECTED AND FINISHED THAT ALL STREETS, UTILITIES, AND OTHER
REQUIRED IMPROVEMENTS AS SHOWN ON THE PRELIMINARY AND FINAL PLATS
OF THE FOX GROVE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO COUNTY AND STATE SPECIFICATION AND
STANDARDS.

KEVIN S. LINDSAY, PE NO. 027502
LICENSED PROFESSIONAL & REGISTRATION NUMBER
12-10-20

DATE

SEAL

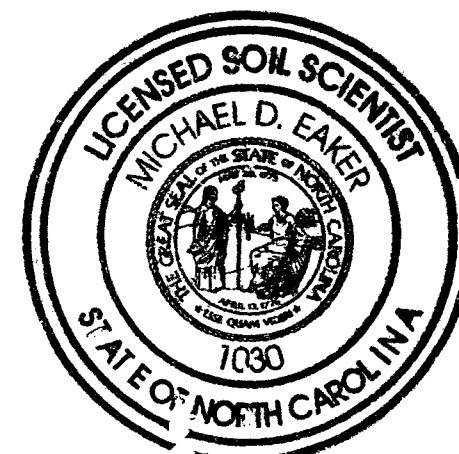


LICENSED SOIL SCIENTIST CERTIFICATE

I, MICHAEL D. EAKER, LICENSED SOIL SCIENTIST, NO. 1039, DATE 12/14/20,
HEREBY CERTIFY THAT THE
LOTS ON THIS PLAT HAVE BEEN EVALUATED UNDER THE CURRENT
PROVISIONS OF TITLE 15A NCAC 10A.1900 ET SEQ. AND HAVE FOUND TO
HAVE ADEQUATE SPACE FOR AN ON-SITE INDIVIDUAL PRIVATE WATER
SOURCE AND ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL
SYSTEM. NOTE: DUE TO VARIATIONS IN SITING SPECIFIC USES AND
POTENTIAL FOR CHANGES IN REGULATION OR SOIL CONDITIONS, ISSUANCE OF
A WELL PERMIT OR IMPROVEMENT PERMIT BY MOORE COUNTY DEPARTMENT OF
ENVIRONMENTAL HEALTH IS NOT GUARANTEED.

MICHAEL D. EAKER, 1039
LICENSED SOIL SCIENTIST AND LICENSE NUMBER
12-10-20

SEAL



DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATE

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S
MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO
THESE STANDARDS, MAINTAINED AND IN AN ACCEPTABLE STATE OF MAINTENANCE
AT THE TIME THAT THEY ARE ACCEPTED INTO THE STATE SYSTEM. ALL
RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE
PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE
ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED: KEVIN S. LINDSAY
DISTRICT ENGINEER

DATE: 12-14-2020

UTILITIES CERTIFICATE

I, KANDY GOULD, HEREBY CERTIFY THAT THE
IMPROVEMENTS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA. IF THE PERFORMANCE BOND OR OTHER SUFFICIENT SURETY
PROVIDED TO ASSURE COMPLETION OF THE REQUIRED
IMPROVEMENTS.

12-11-2020
AUTHORIZED AGENT OF UTILITY PROVIDER DATE

CERTIFICATE OF WARRANTY

I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-14-2020,
HEREBY CERTIFY THAT I KNOW OF
NO DEFECTS FROM ANY CAUSE AND WILL FULLY WARRANT ALL IMPROVEMENTS WHICH
HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP
FOR A PERIOD OF 1 YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED
I SHALL FULLY WARRANT IN THE SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE
DATE OF THE RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE
DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL
REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

KEVIN S. LINDSAY, 027502
SUBDIVIDER DATE

ATTEST: KEVIN S. LINDSAY
SUBDIVISION ADMINISTRATOR

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-15-2020,
CERTIFY THAT THE PLAT
SHOWN HEREIN COMPLIES WITH THE MOORE COUNTY WATERSHED ORDINANCE
AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW
BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

KEVIN S. LINDSAY, 027502
WATERSHED ADMINISTRATOR DATE

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-15-2020,
HEREBY CERTIFY THAT THE
SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL
PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER
OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW. I FURTHER CERTIFY
THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF MOORE
COUNTY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE
BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF
HAS BEEN POSTED WITH MOORE COUNTY TO ASSURE
COMPLETION OF REQUIRED IMPROVEMENTS.

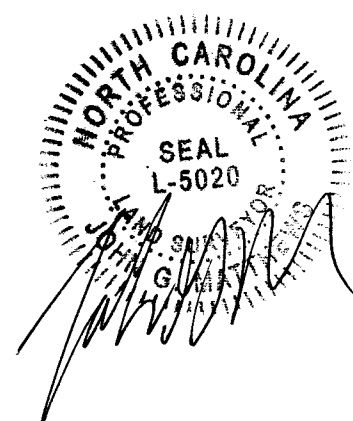
KEVIN S. LINDSAY, 027502
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA

COUNTY OF MOORE

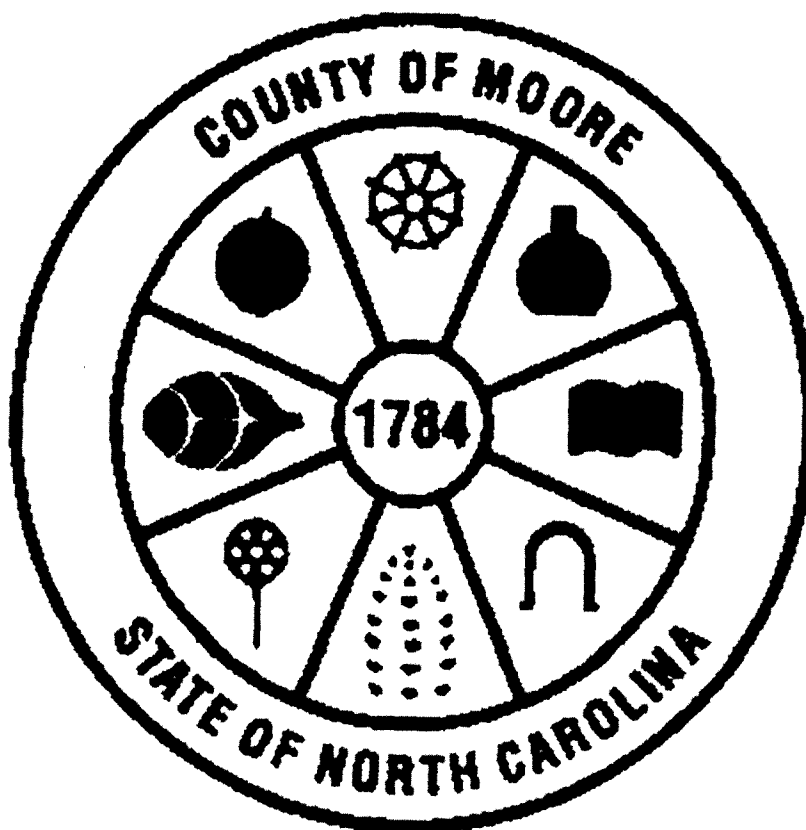
I, KEVIN S. LINDSAY, ENGINEER, NO. 027502, DATE 12-15-2020,
MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

KEVIN S. LINDSAY, 027502
REVIEW OFFICER DATE



FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE THREE LOTS 31-56
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
DECEMBER 4TH, 2020 *** SCALE 1"=100'

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-5671



Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
February 12, 2021 12:29:27 PM
Book 18 Page 826-827
FEE: \$42.00
INSTRUMENT # 2021003466



INSTRUMENT # 2021003466

REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 580
PLAT CABINET 18, SLIDE 799
PLAT CABINET 18, SLIDE 185
PLAT CABINET 18, SLIDE 743
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1/7,500+
ACREAGE DETERMINED BY
COORDINATE METHOD
UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
TIP = EXISTING IRON PIPE
ERSS = EXISTING RAILROAD SPIKE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
MAG = (#) INCHES ABOVE GRADE
#BG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
PUE = PUBLIC UTILITIES EASEMENT
EDP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
= 5/8" EIS/ISAG
O = 5/8" NIS/ISAG
X = CALCULATED POINT
PARCEL ID: 00036074
CURRENT ZONING: RA-40
PUBLIC SUPPLY WATERSHED:
WS-III-BV

NOTES:
-NO NCOS MONUMENTS WITHIN 2000'
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT
-PARENT TRACT (CB REMAINDER) TOTAL AREA = 18.39 ACRES
-SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER
-SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS
-ALL STREET PAVEMENT 20' UNLESS OTHERWISE NOTED
-ALL RIGHTS OF WAY 60' UNLESS OTHERWISE NOTED
-CUL-DE-SAC 36" DIAMETER ASPHALT & 100' DIAMETER ROW
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN. SEE PANELS 8586 & 8589 MAPS
3708860001 & 3708860002, DATED 10-18-2006.
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION
DESIGN STANDARD.
-WATERSHED PROTECTION: PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED III (BALANCE OF
WATERSHED ZONE). REQUIREMENTS INCLUDE A MAX BUA OF 24% AND A MAXIMUM AVERAGE OF 2 HOUSES PER
ACRE. PHASE 3 INCLUDES 41,850 SF OF ROADS AND NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA
PER LOT. TOTAL BUA WILL NOT EXCEED 176,830 SF (4.06 ACRES), OR 22.50%. THERE WILL BE AN AVERAGE
OF 1.50 HOMES PER ACRE IN PHASE 3.
-ALL ROADS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND TURNED OVER TO
NCDOT FOR MAINTENANCE.
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM OF 60' WIDE AND
SHALL BE MAINTAINED BY HOA (THE NCDOT WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF
SYSTEMS OUTSIDE THE ROW). PROPERTY OWNERS SHALL NOT BLOCK NOR DIVERT FLOW OF RUN OFF IN
DESIGNATED DRAINAGE EASEMENTS.
-THE ENTRANCE ISLAND MEDIAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AND NOT
THE NCDOT.
-ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
-CABLE, TELEPHONE AND INTERNET PROVIDED BY SPECTRUM CABLE.
-STREET LIGHTS SHALL NOT BE INSTALLED.
-HOA SHALL BE FORMED TO MAINTAIN ENTRY SIGNS, CLUSTER MAILBOXES, COMMON AREAS, AND OPEN SPACE.
-OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FURTHER SUBDIVISION.
-STREET TREES AS PER MOORE COUNTY UDO. EACH LOT SHALL HAVE A MINIMUM OF ONE (1) "STREET TREE"
FOR EACH 60 FEET OF FRONTAGE ON ALL STREETS OUTSIDE OF SITE TRIANGLES. TREES SHALL BE PLANTED
ON THE LOT, OUTSIDE THE RIGHT-OF-WAY, WITHIN FIVE (5) FEET OF THE RIGHT-OF-WAY. TREES SHALL BE
A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND OF A TYPE THAT WILL TYPICALLY GROW TO
10 FEET WITHIN 5 YEARS AND BE OF A NATIVE SPECIES LISTED IN SECTION 7.10 (F) OF THE UDO. TREES
SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING REQUESTED FOR EACH LOT. STREET
TREES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND NOT THE HOA.
-ALL DWELLINGS SHALL HAVE A MINIMUM OF 31' OF SEPERATION AND SHALL BE
ILLUSTRATED ON A CERTIFIED SITE PLAN BY A LICENSED SURVEYOR.

FOR REGISTRATION, REGISTER OF DEEDS
JUDY B. HILL, CLERK
February 12, 2021 12:29:27 PM
Book 18 Page 826-827
FEE: \$42.00
INSTRUMENT # 2021003466

PLAT CABINET 18 SLIDE 826-827

DRAINAGE EASEMENT LINES

D8	S 88°20'36" E	212.85'
D7	N 88°01'58" E	60.00'
D6	N 81°32'31" E	173.00'
D5	N 84°34'43" E	184.90'
D4	N 84°35'43" E	149.70'
D3	N 84°24'33" E	68.10'
D2	N 84°24'33" E	68.28'
D1	S 58°17'43" W	142.70'
D12	N 58°17'43" W	141.11'
D13	N 81°02'38" W	213.21'
D14	S 84°34'43" W	182.24'
D15	S 81°32'31" W	173.84'
D16	S 88°01'58" W	61.88'
D17	N 88°20'36" W	213.37'
D18	N 01°28'54" E	10.00'
D19	N 01°28'54" E	10.00'

PROPERTY LINES

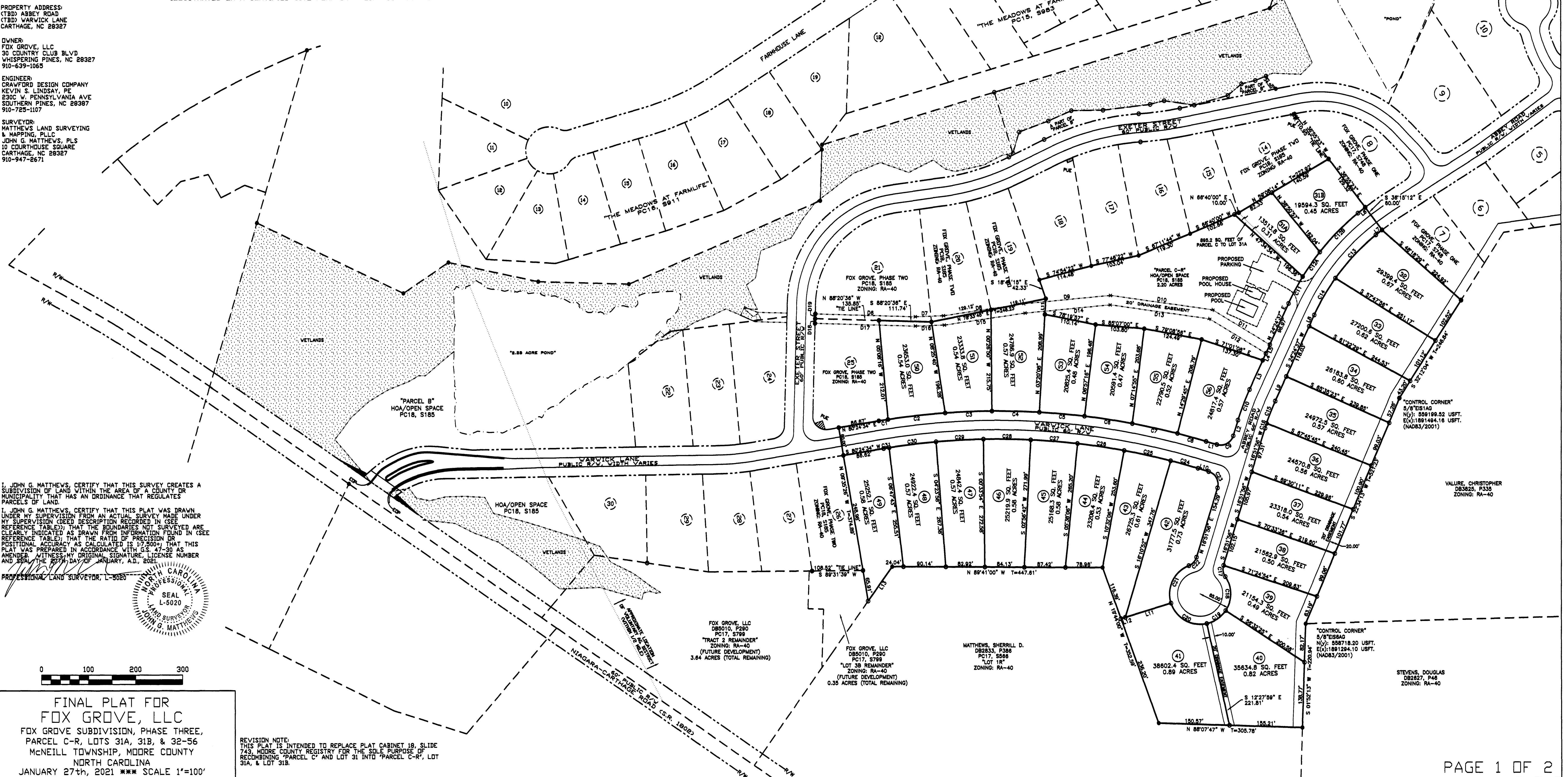
LINE	BEARING	DISTANCE
L1	S 73°09'04" E	55.85'
L2	N 18°51'58" E	55.85'
L3	N 24°24'33" E	68.10'
L4	N 24°35'43" E	68.28'
L5	N 84°24'33" E	68.10'
L6	N 81°02'38" E	18.83'
L7	S 50°28'08" W	18.83'
L8	S 52°24'33" W	23.11'
L9	S 24°24'33" W	57.39'
L10	S 24°08'04" W	33.88'
L11	S 22°34'48" W	101.84'
L12	S 22°34'48" W	8.58'
L13	S 34°48'17" W	89.21'

PROPERTY LINES

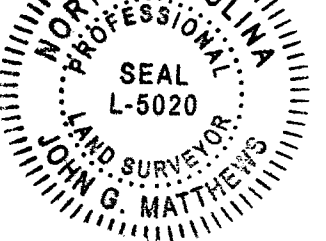
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1530.00'	19.87'	19.87'	N 83°32'04" E	0°41'17"
C2	1530.00'	122.29'	122.29'	N 83°32'04" E	0°41'17"
C3	1530.00'	98.57'	98.57'	N 87°41'19" E	0°43'43"
C4	1530.00'	101.01'	100.99'	S 88°33'21" E	0°43'43"
C5	1530.00'	88.64'	88.64'	S 88°33'21" E	0°43'43"
C6	1530.00'	102.77'	102.77'	S 81°07'17" E	0°39'08"
C7	1530.00'	63.59'	63.59'	S 74°19'09" E	0°39'08"
C8	1530.00'	63.59'	63.59'	S 74°19'09" E	0°39'08"
C9	28.00'	43.88'	38.80'	N 61°51'56" E	0°00'00"
C10	28.00'	89.79'	89.74'	N 29°38'18" E	0°00'00"
C11	28.00'	89.79'	89.74'	N 29°38'18" E	0°00'00"
C12	530.00'	180.02'	179.15'	N 41°08'17" E	18°27'38"
C13	270.00'	128.34'	125.98'	S 43°10'02" W	18°27'38"
C14	270.00'	80.89'	80.83'	S 27°04'18" E	11°03'22"
C15	270.00'	80.89'	80.83'	S 21°18'38" W	6°11'57"
C16	270.00'	11.04'	11.04'	S 17°35'18" W	1°28'43"
C17	85.00'	25.11'	24.38'	S 09°32'44" E	1°28'43"
C18	85.00'	77.18'	72.70'	S 09°32'44" E	88°00'38"
C19	85.00'	50.00'	48.78'	S 59°29'48" W	44°04'28"
C20	85.00'	50.00'	48.78'	S 59°29'48" W	44°04'28"
C21	28.00'	88.41'	88.41'	N 29°28'52" E	88°42'07"
C22	28.00'	25.13'	24.29'	N 42°34'28" E	51°24'59"
C23	148.00'	43.88'	38.80'	N 29°38'18" E	0°00'00"
C24	1470.00'	80.18'	80.18'	N 74°18'24" W	22°02'42"
C25	1470.00'	101.43'	101.41'	N 77°27'21" W	3°57'13"
C26	1470.00'	103.44'	103.42'	N 81°23'24" W	1°41'43"
C27	1470.00'	99.83'	99.83'	N 89°17'35" W	3°53'30"
C28	1470.00'	100.81'	100.80'	N 89°17'35" W	3°58'48"
C29	1470.00'	100.81'	100.80'	N 89°17'35" W	3°58'48"
C30	1470.00'	100.84'	100.82'	S 82°28'14" W	3°59'23"
C31	1470.00'	11.94'	11.94'	S 89°44'35" W	0°27'58"

LOCATION SKETCH

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED
- DEVELOPMENT RESTRICTIONS MAY APPLY
NOTICE: THIS PROPERTY IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR
AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH
RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES
SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE
LAWS



I, JOHN G. MATTHEWS, CERTIFY THAT THIS SURVEY CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR
MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND.
I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE
REFERENCE TABLE)) THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FIELD IN (SEE
REFERENCE TABLE)) THAT THE RATIO OF PRECISION OR
POSITIONAL ACCURACY AS CALCULATED IS 1/7,500+ THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS
AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER
AND SEAL, THE 27th DAY OF JANUARY, A.D., 2021.



FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE THREE,
PARCEL C-R, LOTS 31A, 31B, & 32-56
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
JANUARY 27th, 2021 *** SCALE 1"=100'

REVISION NOTE:
THIS PLAT IS INTENDED TO REPLACE PLAT CABINET 18, SLIDE
743, MOORE COUNTY REGISTRY FOR THE SOLE PURPOSE OF
RECOMBINING "PARCEL C" AND LOT 31 INTO "PARCEL C-R", LOT
31A, & LOT 31B.

REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 980
PLAT CABINET 17, SLIDE 799
PLAT CABINET 18, SLIDE 185
PLAT CABINET 18, SLIDE 743
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1/7,500+

ACREAGE DETERMINED BY
COORDINATE METHOD

PARCEL ID: 00036074

CURRENT ZONING: RA-40

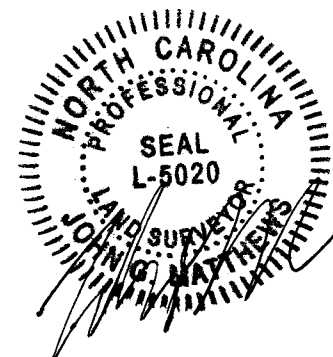
PUBLIC SUPPLY WATERSHED:
WS-III-BV

PROPERTY ADDRESS:
(TBD) ABBEY ROAD
(TBD) WARWICK LANE
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28327
910-639-1065

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
230C W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-765-1107

SURVEYOR:
MATTHEWS LAND SURVEYING
& MAPPING, PLLC
JOHN G. MATTHEWS, PLS
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671



CERTIFICATE OF OWNERSHIP & DEDICATION

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT I HEREBY FREELY ADAPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

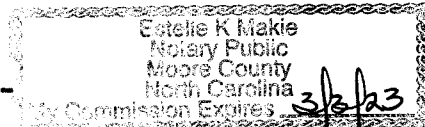
OWNER: FOX GROVE, LLC DATE: 1-29-2021

I, Kevin S. Lindsay, PE, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MOORE IN THE STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT Kevin S. Lindsay, PE PERSONALLY APPEARED BEFORE ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 29 DAY OF January, 2021

BY: Kevin S. Lindsay, PE NOTARY PUBLIC



PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDOT ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE STREETS.

OWNER: FOX GROVE, LLC DATE: 1-29-2021

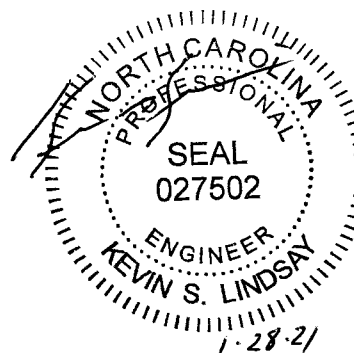
STORM WATER CONTROL STATEMENT

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT THE SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS DESIGNED TO PROTECT TO THE TEN (10) YEAR TWENTY-FIVE YEAR STORM LEVEL AND WERE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS.

ENGINEER: KEVIN S. LINDSAY, PE # 027502

DATE: 1-29-21

SEAL



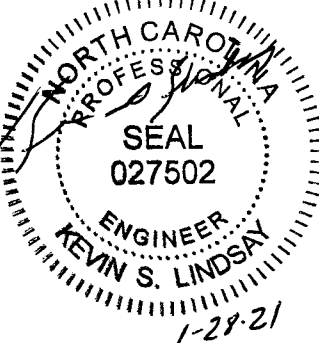
CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I HAVE INSPECTED AND FIND THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS AS SHOWN ON THE PRELIMINARY AND FINAL PLATS OF THE FOX GROVE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY AND STATE SPECIFICATION AND STANDARDS.

ENGINEER: KEVIN S. LINDSAY, PE # 027502

DATE: 1-29-21

SEAL

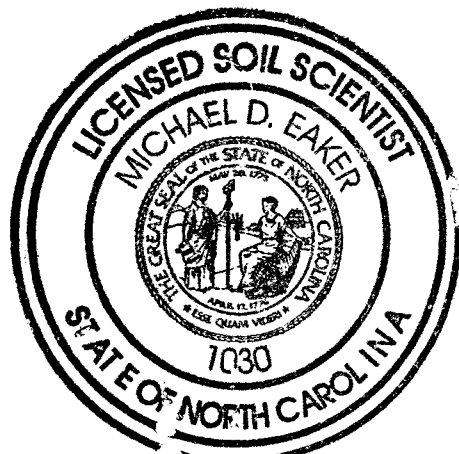


LICENSED SOIL SCIENTIST CERTIFICATE

I, Michael D. Eaker, HEREBY CERTIFY THAT THE LOTS ON THIS PLAT HAVE BEEN EVALUATED UNDER THE CURRENT PROVISIONS OF TITLE 15A NCAC 18A1900 ET SEQ. AND HAVE FOUND TO HAVE ADEQUATE SPACE FOR AN ON-SITE INDIVIDUAL PRIVATE WATER SOURCE AND ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL SYSTEM. NOTE: DUE TO VARIATIONS IN SITING SPECIFIC USES AND POTENTIAL FOR CHANGES IN REGULATION OR SOIL CONDITIONS, ISSUANCE OF A WELL PERMIT OR IMPROVEMENT PERMIT BY MOORE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS NOT GUARANTEED.

ENGINEER: Michael D. Eaker, PLS # 1030 DATE: 2/4/21

SEAL



DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO THESE STANDARDS, PAVED AND IN AN ACCEPTABLE STATE OF MAINTENANCE AT THE TIME THAT THEY ARE ACCEPTED INTO THE STATE SYSTEM. ALL RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED: Kevin S. Lindsay, PE DISTRICT ENGINEER

DATE: 1-29-2021

UTILITIES CERTIFICATE

I, Barry Gould, HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY HAS BEEN PROVIDED TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS.

AUTHORIZED AGENT OF UTILITY PROVIDER: Barry Gould DATE: 2/5/21

CERTIFICATE OF WARRANTY

I, Debra Eslinger, HEREBY CERTIFY THAT I KNOW OF NO DEFECTS FROM ANY CAUSE AND WILL FULLY GUARANTEE ALL IMPROVEMENTS WHICH HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FROM THE DATE ANY IMPROVEMENTS YET TO BE INSTALLED. I SHALL FULLY WARRANT IN THIS SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE DATE OF THE RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

SUBDIVIDER: Kevin S. Lindsay, PE DATE: 2/5/21

ATTEST: Kevin S. Lindsay, PE SUBDIVISION ADMINISTRATOR

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

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

WATERSHED ADMINISTRATOR: Debra Eslinger DATE: 2/5/21

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

I, Debra Eslinger, HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW. I FURTHER CERTIFY THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF MOORE COUNTY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF \$ HAS BEEN POSTED WITH MOORE COUNTY TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

SUBDIVISION ADMINISTRATOR: Debra Eslinger DATE: 2/5/21

STATE OF NORTH CAROLINA

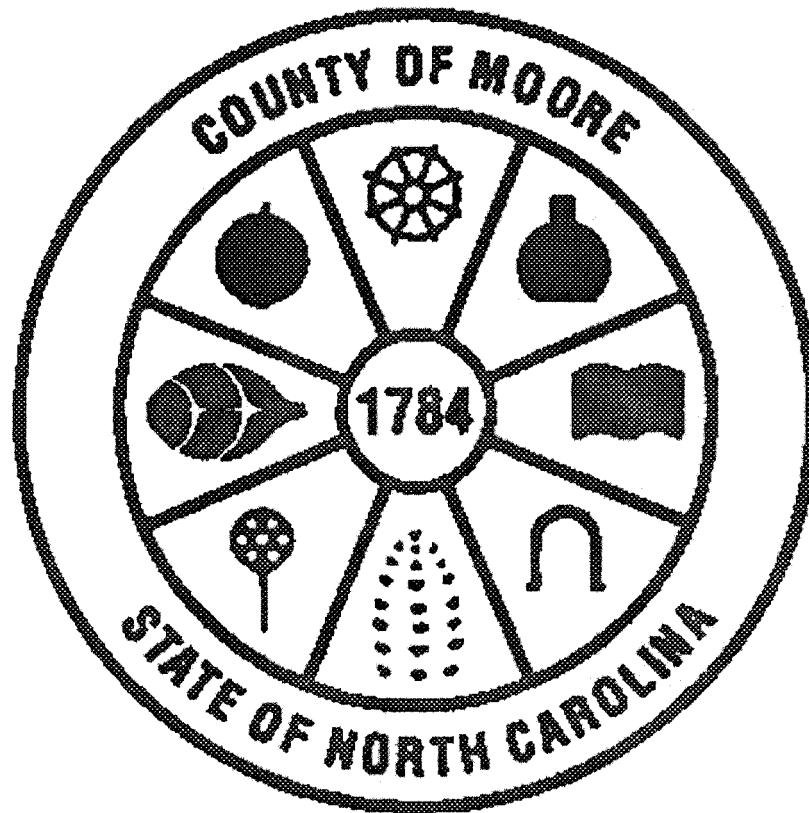
COUNTY OF MOORE

I, Debra Eslinger, REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Debra Eslinger DATE: 2/5/21

FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE THREE,
PARCEL C-R, LOTS 31A, 31B, & 32-56
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
JANUARY 27th, 2021 *** SCALE 1"=100'





Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
November 05, 2021 10:05:16 AM
Book 19 Page 167-167
FEE: \$21.00
INSTRUMENT # 2021024405



INSTRUMENT # 2021024405

REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 580
PLAT CABINET 17, SLIDE 799
PLAT CABINET 18, SLIDE 185
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1/7,500+

ACREAGE DETERMINED BY
COORDINATE METHOD

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ERS = EXISTING RAILROAD SPIKE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
WAG = (W) INCHES ABOVE GRADE
WBG = (W) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
PUE = PUBLIC UTILITIES EASEMENT
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
● = 5/8" EIS/AG
○ = 5/8" NIS/AG
X = CALCULATED POINT

PARCEL ID: 00036074

CURRENT ZONING: RA-40

PUBLIC SUPPLY WATERSHED:
WS-IIIIP

PROPERTY ADDRESS:
2155 NIAGARA-CARTHAGE ROAD
2145 NIAGARA-CARTHAGE ROAD
2155 NIAGARA-CARTHAGE ROAD
2165 NIAGARA-CARTHAGE ROAD
2175 NIAGARA-CARTHAGE ROAD
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28387
910-639-1065

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
2300 W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-725-1107

SURVEYOR:
MATTHEWS LAND SURVEYING
& MAPPING, PLLC
JOHN G. MATTHEWS, PLS
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

NOTES:
-NO NCOS MONUMENTS WITHIN 2000'
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT
-PARENT TRACT (33 REMAINDER) TOTAL AREA = 3.61 ACRES
-SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER
-SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS
-ALL STREET PAVEMENT 20' UNLESS OTHERWISE NOTED
-ALL RIGHTS OF WAY 60' UNLESS OTHERWISE NOTED
-CULDESACS DIAMETER ASPHALT 14' 10" DIAMETER RDV
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN. SEE PANELS 8586 & 8589 MAPS
3710089600.J & 3710089600.J, DATED 10-18-2006
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION
DESIGN STANDARD
-WATERSHED PROTECTION: PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED III (BALANCE OF
WATERSHED) ZONE. REQUIREMENTS INCLUDE A MAX BUA OF 24% AND A MAXIMUM AVERAGE OF 2 HOUSES PER
ACRE. PHASE 4 INCLUDES 0.57 OF ROADS AND NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA PER
LOT. TOTAL BUA WILL NOT EXCEED 15,000 SF (0.34 ACRES), OR 9.53%. THERE WILL BE AN AVERAGE OF 0.83
HOUSES PER ACRE IN PHASE 4.
-ALL RIGHTS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND TURNED OVER TO
NCDOT FOR MAINTENANCE.
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM OF 20' WIDE AND
SHALL BE MAINTAINED BY HOA (THE NCDOT WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF
SYSTEMS OUTSIDE THE ROW). PROPERTY OWNERS SHALL NOT BLOCK NOR DIVERT FLOW OF RUN OFF IN
DESIGNATED DRAINAGE EASEMENTS.
-THE ENTRANCE ISLAND MEDIAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AND NOT
THE NCDOT.
-ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
-CABLE, TELEPHONE AND INTERNET PROVIDED BY SPECTRUM CABLE.
-STREET LIGHTS SHALL NOT BE INSTALLED.
-HOA SHALL BE FORMED TO MAINTAIN ENTRY SIGNS, CLUSTER MAILBOXES, COMMON AREAS, AND OPEN SPACE.
-OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FURTHER SUBDIVISION
-STREET TREES: AS PER MOORE COUNTY UDD, EACH LOT SHALL HAVE A MINIMUM OF ONE (1) "STREET TREE"
FOR EACH 20 FEET OF FRONTAGE ON ALL STREETS, OUTSIDE OF SITE TRIANGLES. TREES SHALL BE PLANTED
ON THE LOT, OUTSIDE THE RIGHT-OF-WAY, WITHIN FIVE (5) FEET OF THE RIGHT-OF-WAY. TREES SHALL BE
A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND OF A TYPE THAT WILL TYPICALLY GROW TO
10 FEET WITHIN 2 YEARS AND BE OF A NATIVE SPECIES LISTED IN SECTION 710 (F) OF THE UDD. TREES
SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING REQUESTED FOR EACH LOT. STREET
TREES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND NOT THE HOA.
-ALL DWELLINGS SHALL HAVE A MINIMUM OF 31' OF SEPARATION AND SHALL BE
ILLUSTRATED ON A CERTIFIED SITE PLAN BY A LICENSED SURVEYOR.

CERTIFICATE OF OWNERSHIP & DEDICATION

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I AM THE
OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT
I HEREBY FREELY ADOP THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS,
ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE
OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

OWNER: Kevin S. Lindsay, PE DATE: 10-25-2021

I, Kevin S. Lindsay, PE, A NOTARY PUBLIC IN AND FOR THE
COUNTY OF MOORE IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
BEING THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS 25 DAY OF October, 2021

BY: Kevin S. Lindsay, PE
NOTARY PUBLIC

PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE
RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED
THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET UNTIL SUCH TIME AS THE NCDOT
ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE
STREETS.

OWNER: Kevin S. Lindsay, PE DATE: 10-25-2021

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE # P-1343
JOHN G. MATTHEWS, PLS. L-3020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

PLAT CABINET 19 SLIDE 167

FOR REGISTRATION REGISTER OF DEEDS
MOORE COUNTY, NC
November 05, 2021 10:05:16 AM
Book 19 Page 157-167
FEE: \$21.00
INSTRUMENT # 2021024405

STORM WATER CONTROL STATEMENT

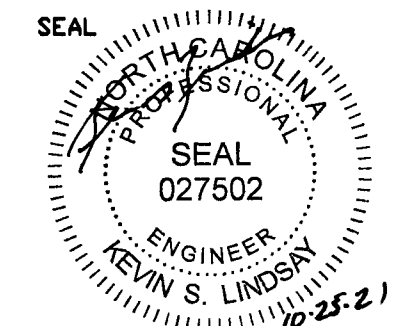
I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT THE
SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS
DESIGNED TO PROTECT TO THE TEN (10) TWENTY-FIVE YEAR STORM LEVEL
AND WERE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS.

DATE: 10-25-21

LICENSED PROFESSIONAL AND REGISTRATION NUMBER
027502 KEVIN S. LINDSAY, PE

DATE: 10-25-21

SEAL



CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

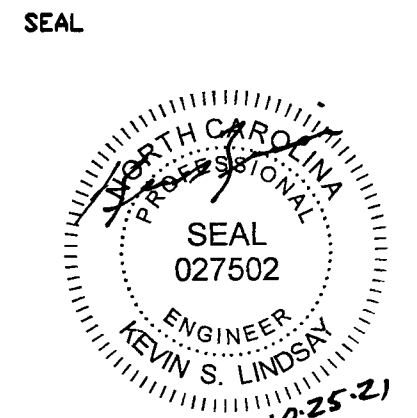
I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I
HAVE INSPECTED AND FIND THAT ALL "STREETS", UTILITIES, AND OTHER
REQUIRED IMPROVEMENTS AS SHOWN ON THE PRELIMINARY AND FINAL PLATS
OF THE FOX GROVE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO COUNTY AND STATE SPECIFICATION AND
STANDARDS.

DATE: 10-25-21

LICENSED PROFESSIONAL & REGISTRATION NUMBER
027502 KEVIN S. LINDSAY, PE

DATE: 10-25-21

SEAL



LICENSED SOIL SCIENTIST CERTIFICATE

I, Michael D. Baker, HEREBY CERTIFY THAT THE
LOTS AND AREAS HAVE BEEN EVALUATED UNDER THE CURRENT
PROVISIONS OF TITLE 15A NCAC 18A1900 ET SEQ. AND HAVE FOUND TO
HAVE ADEQUATE SPACE FOR AN ON-SITE INDIVIDUAL PRIVATE WATER
SOURCE AND ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL
SYSTEM. NOTE: DUE TO VARIATIONS IN SITING SPECIFIC USES AND
POTENTIAL FOR CHANGES IN REGULATION OR SOIL CONDITIONS, ISSUANCE OF
A WELL PERMIT OR IMPROVEMENT PERMIT BY MOORE COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH IS NOT GUARANTEED.

DATE: 10/20/21

LICENSED SOIL SCIENTIST AND LICENSE NUMBER
1070

SEAL

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATE

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S
MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO
THESE STANDARDS, PAVED AND IN AN ACCEPTABLE STATE OF MAINTENANCE
AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL
RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE
PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE
ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED: Matthews DISTRICT ENGINEER

DATE: 10-27-21

UTILITIES CERTIFICATE

I, Randy G. Gell, HEREBY CERTIFY THAT THE
INSTALLATION OF ALL ACCEPTABLE "WATERSHED" IMPROVEMENTS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY
HAS BEEN PROVIDED TO ASSURE COMPLETION OF THE REQUIRED
IMPROVEMENTS.

DATE: 11/3/21

AUTHORIZED AGENT OF UTILITY PROVIDER

CERTIFICATE OF WARRANTY

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I KNOW OF
NO DEFECTS FROM ANY CAUSE AND WILL FULLY WARRANT ALL IMPROVEMENTS WHICH
HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP
FOR A PERIOD OF 1 YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED
I SHALL FULLY WARRANT IN THIS SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE
RELEASE OF THE WARRANTIES. IN THE EVENT THAT DEFECTS ARE
DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL
REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

DATE: 11/3/21

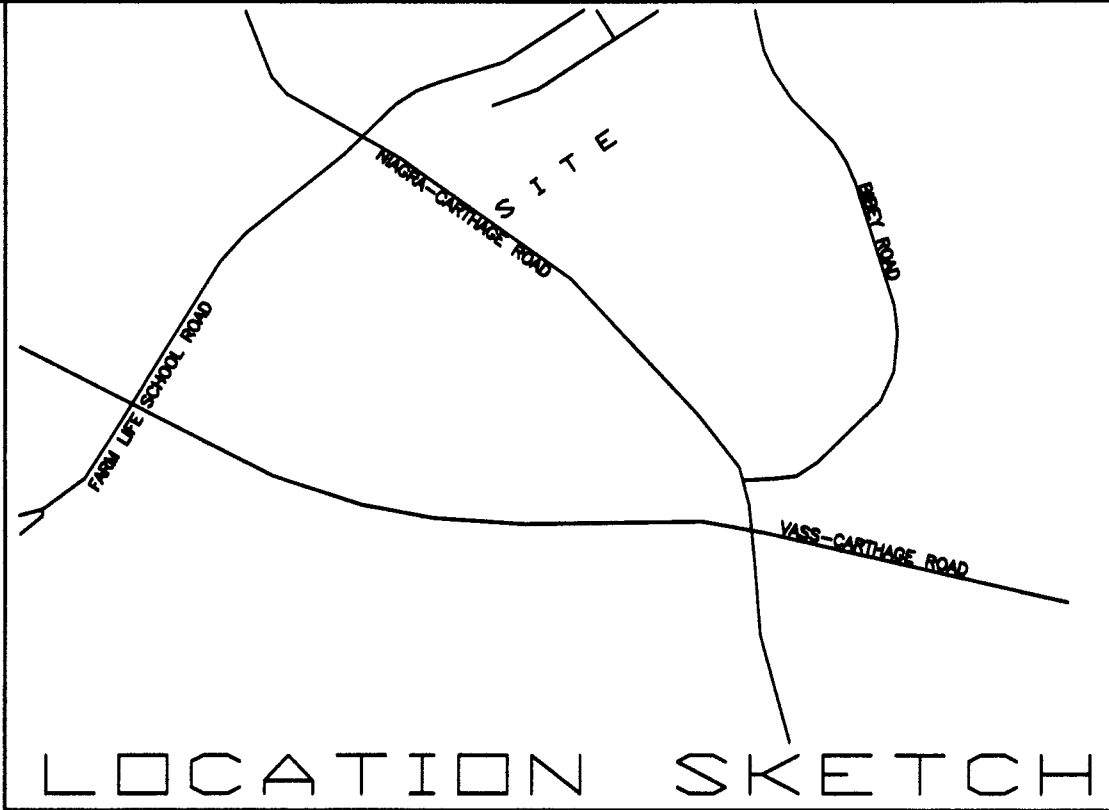
SUBDIVIDER

ATTEST: Jaimie Walters
SUBDIVISION ADMINISTRATOR

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

I, Jaimie Walters, CERTIFY THAT THE PLAT
SHOWN HEREON COMPLIES WITH THE MOORE COUNTY WATERSHED ORDINANCE
AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW
BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE
Jaimie Walters DATE: 11/5/21

WATERSHED ADMINISTRATOR



NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED
- DEVELOPMENT RESTRICTIONS MAY APPLY
NOTICE: THIS PROPERTY IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR
AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH
RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES
SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE
LAWS

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

I, Jaimie Walters, HEREBY CERTIFY THAT THE
SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL
PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH
CAROLINA SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER
OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW. I FURTHER CERTIFY
THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF MOORE
COUNTY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE
BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF
COMPLETION OF RECORDS HAS BEEN POSTED WITH MOORE COUNTY TO ASSURE
COMPLETION OF RECORDS.

DATE: 11-5-21

SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA

COUNTY OF MOORE

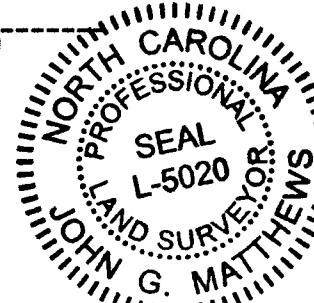
I, Jaimie Walters, REVIEW OFFICER OF
MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING
Jaimie Walters DATE: 11/5/21

REVIEW OFFICER

I, JOHN G. MATTHEWS, CERTIFY THAT THIS SURVEY CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR
MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND.

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (SEE DESCRIPTION RECORDED IN (SEE
REFERENCE TABLE)) THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE
REFERENCE TABLE) THAT THE RATIO OF PRECISION FOR
POSITIONAL ACCURACY AS CALCULATED IS 1/7,500+ THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER
AND SEAL, THE 25th DAY OF OCTOBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-3020



0 100 200 300

FINAL PLAT FOR
FOX GROVE, LLC

FOX GROVE SUBDIVISION, PHASE FOUR, LOTS 57-59
MCNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
OCTOBER 18TH, 2021 *** SCALE 1"=100'