

REFERENCE:  
DEED BOOK 4322, PAGE 148  
DEED BOOK 4320, PAGE 210  
DEED BOOK 2833, PAGE 386  
DEED BOOK 1462, PAGE 382  
PLAT CABINET 6, SLIDE 907  
PLAT CABINET 17, SLIDE 566  
PLAT CABINET 17, SLIDE 560  
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:7,500+

ACREAGE DETERMINED BY  
COORDINATE METHOD

UNLESS OTHERWISE DENOTED:  
BIS = 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 PKNAIL  
#BG = (8) INCHES ABOVE GRADE  
#B = (8) INCHES BELOW GRADE  
FL = FLUSH WITH GRADE  
CL = CENTERLINE  
RCP = REINFORCED CONCRETE PIPE  
EOP = EDGE OF PAVEMENT  
RW = RIGHT-OF-WAY  
C = CENTERLINE  
X = CALCULATED POINT  
+ = TELEPHONE PEDESTAL  
+ = UTILITY POLE  
+ = FIRE HYDRANT  
+ = WATER VALVE  
+ = ENTRY SIGN

PARCEL ID: 00036074  
CURRENT ZONING: RA-40  
PUBLIC SUPPLY WATERSHED: WS-II-BW

PROPERTY ADDRESS:  
(TBD) BIBEY ROAD  
(TBD) ABBEY ROAD  
(TBD) TRINITY COURT  
(TBD) CROMWELL COURT  
CARTHAGE, NC 28327

OWNER:  
FOX GROVE, LLC  
30 COUNTRY CLUB BLVD  
WHISPERING PINES, NC 28387  
910-636-1056

ENGINEER:  
CRAWFORD DESIGN COMPANY  
KEVIN S. LINDSEY, PE  
230C 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  
910-447-2671

HOA/OPEN SPACE PARCELS:  
25 VEGETATIVE BUFFERS:  
PARCEL B = 4008.4 SQ. FEET  
PARCEL C = 6673.1 SQ. FEET  
PARCEL D = 10578.5 SQ. FEET

PARCEL A = 20888.8 SQ. FOOT AREA  
WITHIN PUBLIC RIGHT-OF-WAY TO BE  
DEDICATED TO NCDOT

NOTES:  
-NO NC036 MONUMENTS WITHIN 200'  
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT  
-PARENT TRACT TOTAL AREA = 16.31 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 86" DIAMETER ASPHALT & 126" DIAMETER ROW  
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'  
-DESIGNATED 20' BUFFER SHALL BE UNDISTURBED TYPE 3 VEGETATIVE SCREENING  
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN, SEE PANELS 8588  
& 8589 MAPS 371086000 & 371086000, DATED 10-12-2006  
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS  
UNDER THE CONSERVATION DESIGN STANDARD: PHASE 1 AREA = 15.62 ACRES, 4.72 ACRES  
OF OPEN SPACE PROVIDED (30%), 1.68 ACRES OF OPEN SPACE IS WATER (36%), 4.24 ACRES  
OF OPEN SPACE IS CONTIGUOUS (60%)  
-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 2.1 HOUSES PER ACRE. PHASE 1 INCLUDES 43,862 SF OF ROADS AND  
NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA PER LOT. TOTAL BUA WILL NOT  
EXCEED 108,852 SF (2.49 ACRES), OR 16%. THERE WILL BE AN AVERAGE OF .88 HOMES PER  
ACRE IN PHASE 1.  
-ALL ROADS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND  
TURNED OVER TO NCDOT FOR MAINTENANCE.  
-DRIVEWAYS FOR ALL LOTS SHALL ACCESS THE INTERNAL SUBDIVISION ROADS AND NOT HAVE  
ACCESS TO BIBEY ROAD (SR 1888) WITH THE EXCEPTION OF LOT 13  
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM  
OF 20' WIDE AND SHALL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS (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 AND COMMON  
AREAS.  
-A TEMPORARY CLUSTER MAILBOX SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY IN  
THE NORTHWEST QUADRANT OF THE INTERSECTION OF ABBEY ROAD AND THE UNNAMED  
ROAD. THIS MAILBOX WILL BE RELOCATED TO A PERMANENT LOCATION WITHIN PHASE TWO,  
AND ON HOA MAINTAINED PROPERTY, UPON COMPLETION OF PHASE TWO AND WILL BE  
MAINTAINED BY THE HOA UNTIL THIS TIME  
-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.  
-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 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 ONE YEAR FROM THIS DATE. ANY  
IMPROVEMENTS YET TO BE INSTALLED I SHALL FULLY WARRANT IN THE SAME MANNER FOR A PERIOD OF  
ONE YEAR FROM THE DATE OF THE RELEASE OF GUARANTEE. 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: FOX GROVE, LLC DATE: 05-11-2018  
ATTEST: Kevin S. Lindsey DATE: 5/14/18  
SUBDIVISION ADMINISTRATOR  
COUNTY CLERK

UTILITIES CERTIFICATE  
I, Randy G. 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.  
DATE: 5/25/18  
AUTHORIZED AGENT OF UTILITY PROVIDER

STORM WATER CONTROL STATEMENT  
I, Kevin S. Lindsey, HEREBY CERTIFY THAT THE SUBDIVISION OF  
PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS DESIGNED TO PROTECT TO  
THE TEN (10) OR TWENTY-FIVE YEAR STORM LEVEL AND WERE DESIGNED AND CONSTRUCTED  
TO NCDOT STANDARDS.  
DATE: 5-14-18  
LICENSED PROFESSIONAL AND REGISTRATION NUMBER: 027502

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 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. Lindsey DATE: 5/14/18  
DISTRICT ENGINEER

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE  
I, Theresa M. Thompson, 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: 5/25/18  
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL  
I, Theresa M. Thompson, 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 90 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 \$10,000 HAS BEEN POSTED WITH MOORE COUNTY  
TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.  
DATE: 5/25/18  
SUBDIVISION ADMINISTRATOR

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 PLAT 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 OWNER OF THE PROPERTY IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

OWNER: FOX GROVE, LLC DATE: 05-11-2018  
ATTEST: Kevin S. Lindsey DATE: 5/14/18  
SUBDIVISION ADMINISTRATOR

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS 11th DAY OF May, 2018  
BY: Estelle K. Mabe  
NOTARY PUBLIC  
My Commission Expires: 3-2-23

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES,  
AND OTHER REQUIRED IMPROVEMENTS  
I, Kevin S. Lindsey, HEREBY CERTIFY THAT I HAVE INSPECTED  
THE PRELIMINARY AND FINAL PLATS OF THE FOX GROVE SUBDIVISION HAVE BEEN  
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY AND STATE  
SPECIFICATIONS AND STANDARDS.  
DATE: 5-14-18  
LICENSED PROFESSIONAL & REGISTRATION NUMBER: 027502

LICENSED SOIL SCIENTIST CERTIFICATE  
I, Michael D. Eick, 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: 5/16/18  
LICENSED SOIL SCIENTIST & LICENSE NUMBER: 51010

LICENSED SOIL SCIENTIST CERTIFICATE  
I, Michael D. Eick, HEREBY CERTIFY THAT THE LOTS ON THIS  
PLAT HAVE BEEN EVALUATED UNDER THE CURRENT PROVISIONS OF TITLE 15A NCAC  
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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: 05-21-2018  
ATTEST: Kevin S. Lindsey DATE: 5/14/18  
SUBDIVISION ADMINISTRATOR

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CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS  
ALL STATUTORY REQUIREMENTS FOR RECORDING  
DATE: 5/25/18  
REVIEW OFFICER

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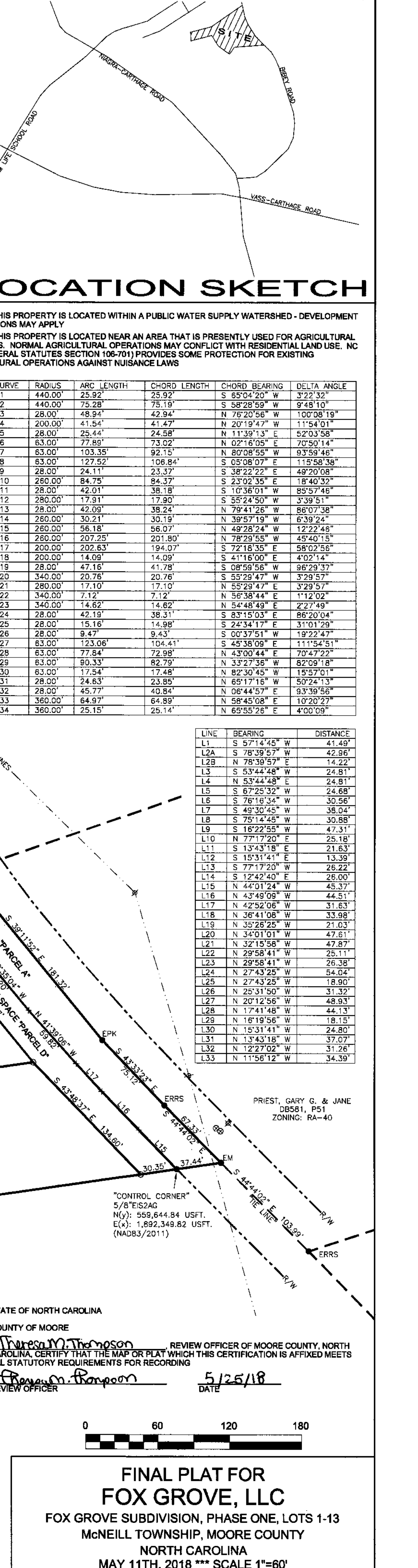
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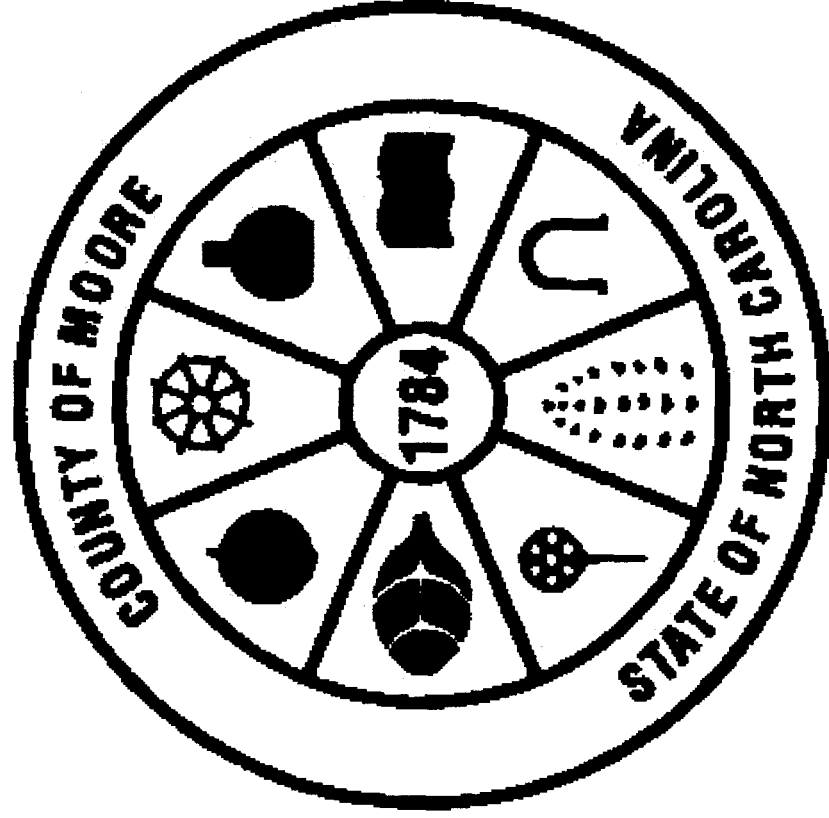
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FINAL PLAT FOR  
FOX GROVE, LLC  
FOX GROVE SUBDIVISION, PHASE ONE, LOTS 1-13  
McNEILL TOWNSHIP, MOORE COUNTY  
NORTH CAROLINA  
MAY 11TH, 2018 \*\*\* SCALE 1"=60'



Judy D. Martin

Register of Deeds

Moore County, North Carolina

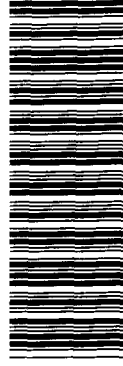
MAP

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



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