

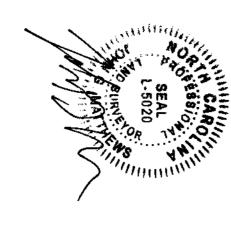
FUX FINAL PLAT FOR
FOX GROVE, LLC

IX GROVE SUBDIVISION, PHASE TWO, LOTS 14

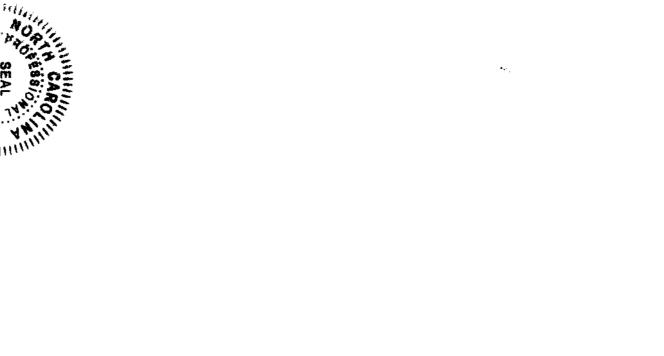
MCNEILL TOWNSHIP, MOORE COUNTY

NORTH CAROLINA

JULY 31st, 2019 *** SCALE 1"=100" 14-30







PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT
THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE T
RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDE
THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NODE
ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE
STREETS. THER FOX GROUP, LLC. Colin S. Wabster Monager

8-02-2019

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

HUA/UPEN 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

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

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS DAY OF ALECUENT 2018
BY NOTARY PUBLIC

PUBLIC SUPPLY WATERSHED: WS-III-BW

CURRENT ZUNING RA-40

INTENDED LA COUNTY SHOWN AND DESCRIBED HEREBY CERTIFY THAT I AM THE DWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREBN, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF MODRE COUNTY, NORTH CAROLINA, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND BESCHITT ID 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.

SOUNTY OF MODRE 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

PARCEL ID: 00036074, 20180020

ACREAGE DETERMINED BY CODRDINATE METHOD

RATIO OF PRECISION = 1.7,500+





CERTIFICATE DF WARRANTY

I. TOK CRANGE IN WARRANT ALL IMPROVEMENTS WHICH 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 IN SHALL FULLY WARRANT IN THIS SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

SUBDIVIDER CAMBON ADMINISTRATOR

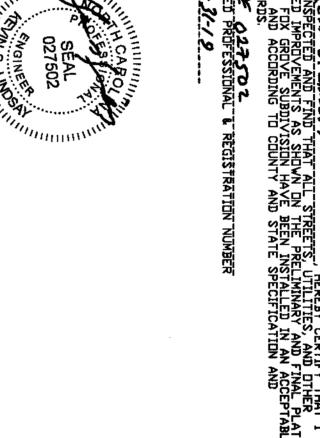
ATTEST. SUBDIVISION ADMINISTRATOR

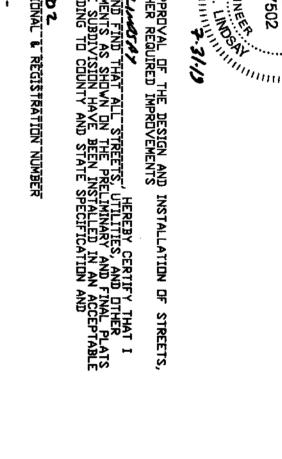
PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

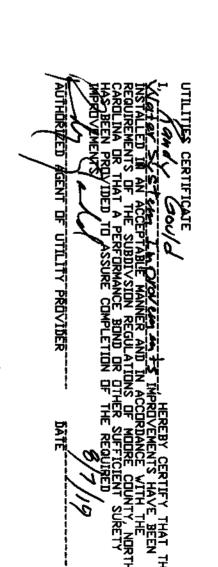
L DLOCO ENSINGLY
SHOWN HEREON COMPLIES WITH THE MODRE COUNTY WATERSHED ORDINANCE
AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW
BRARD FOR RECORDING IN THE MODRE COUNTY REGISTER, OF DEEDS OFFICE

WATERSHED ADMINISTRATOR

WATERSHED ADMINISTRATOR







DEPARTMENT'S SITRUCTED TO MAINTENANCE YSTEM. ALL ROADS ARE RTATION. RTATION.
— м

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

I. Dela Carolia Alereon has been granted final approval subdivision depicted hereon has been granted final approval pursuant to the subdivision regulations of modre 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 impovements have been installed in an acceptable manner and according to specifications of modre county in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of the subdivision depicted hereon or that a performance completion of required improvements.

**COMPLETION OF REQUIRED IMPROVEMENTS.

SUBDIVISION ADMINISTRATOR

DATE

DATE

THAT APPROVAL

HAS BEEN POSTED WITH MODRE COUNTY TO ASSURE COMPLETION ADMINISTRATOR

DATE

DATE**

DATE**

DATE

**DATE*

AGE Γ

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They aka

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SUBDIVISION ROAD MINIMUM CONSTRUCTION
CERTIFICATE

REFERENCE,

DEED BOOK 5010, PAGE 290

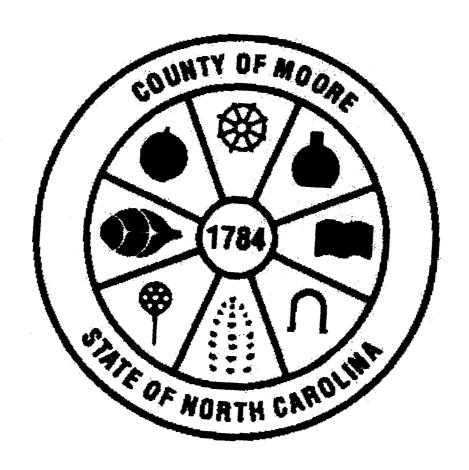
PLAT CABINET 6, SLIDE 907

PLAT CABINET 17, SLIDE 580

PLAT CABINET 17, SLIDE 799

MODRE COUNTY REGISTRY

CERTIFICATE OF OWNERSHIP & DEDICATION



Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS

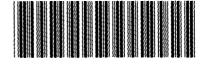
Judy D. Martin
Moore County, NC

August 08, 2019 10:33:59 AM

Book 18 Page 185-186

FEE: \$42.00

INSTRUMENT # 2019011484



INSTRUMENT # 2019011484