

REFERENCE:  
 DEED BOOK 234, PAGE 339  
 DEED BOOK 241, PAGE 222  
 DEED BOOK 294, PAGE 74  
 DEED BOOK 470, PAGE 817  
 DEED BOOK 1064, PAGE 433  
 DEED BOOK 1267, PAGE 325  
 DEED BOOK 4147, PAGE 589  
 DEED BOOK 4500, PAGE 333  
 DEED BOOK 4500, PAGE 337  
 DEED BOOK 5019, PAGE 5032  
 DEED BOOK 5032, PAGE 52  
 PLAT CABINET 4, SLIDE 2  
 PLAT CABINET 6, SLIDE 518  
 PLAT CABINET 14, SLIDE 615  
 MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:10,000\*

ACREAGE DETERMINED BY  
 COORDINATE METHOD

UNLESS OTHERWISE DENOTED:  
 EIS = EXISTING IRON STAKE  
 EIP = EXISTING IRON PIPE  
 ECM = EXISTING CONCRETE MONUMENT  
 ERRS = EXISTING RAILROAD SPIKE  
 EA = EXISTING AXLE  
 EPK = EXISTING P.K. NAIL  
 NIP = NEW IRON PIPE  
 NIS = NEW IRON STAKE  
 NMI = NEW IRON MONUMENT  
 AI = ANGLE IRON  
 CP = CALCULATED POINT  
 #AG = (#) INCHES ABOVE GRADE  
 #BG = (#) INCHES BELOW GRADE  
 FL = FLUSH WITH GRADE  
 RW = RIGHT-OF-WAY  
 U = UTILITY POLE

PUBLIC SUPPLY WATERSHED: WS-III-BW

PARCEL DATA:  
 -ROSS (27.07 ACRES):  
 PID-00038374  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (10.67 ACRES):  
 PID-00038372  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (10.03 ACRES):  
 PID-00038372  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (5.91 ACRES):  
 PID-00038373  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (0.36 ACRES):  
 PID-00038373  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (19.21 ACRES):  
 PID-00038373  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: J.E. ROSS (C/O JIMMIE ROSS), 45 SANDPIPER DRIVE, WHISPERING PINES, NC 28327

-ROSS (6.61 ACRES):  
 PID-00032317  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: ADRIANE DEGHAN, 2901 ISABELLA DRIVE, RALEIGH, NC 27603

-DEGHAN (9.95 ACRES):  
 PID-00041610  
 SOUTHERN PINES ETJ, ZONED RS-3  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: ADRIANE DEGHAN, 2901 ISABELLA DRIVE, RALEIGH, NC 27603

-CHAMBERS (2.82 ACRES):  
 PID-97000413  
 SOUTHERN PINES ZONING, ZONED RS-3  
 PROPERTY ADDRESS: 369 WAYNOR ROAD, SOUTHERN PINES  
 OWNERS ADDRESS: TREATER CHAMBERS & OTHERS, 122 FORREST DRIVE ABERDEEN, NC, 28315

-RAVENS BROOK (1.36 ACRES):  
 PID-00040331  
 SOUTHERN PINES ZONING, ZONED RS-3  
 PROPERTY ADDRESS: 396 WAYNOR ROAD, SOUTHERN PINES  
 OWNERS ADDRESS: RAVENS BROOK, LLC, P.O. BOX 1872, SOUTHERN PINES, NC 28388

-MEDLIN (1.03 ACRES):  
 PID-00091862  
 SOUTHERN PINES ZONING, ZONED PD  
 PROPERTY ADDRESS: N/A  
 OWNERS ADDRESS: LYNN MEDLIN & OTHERS, P.O. BOX 15990, SURFSIDE BEACH, SC 29587

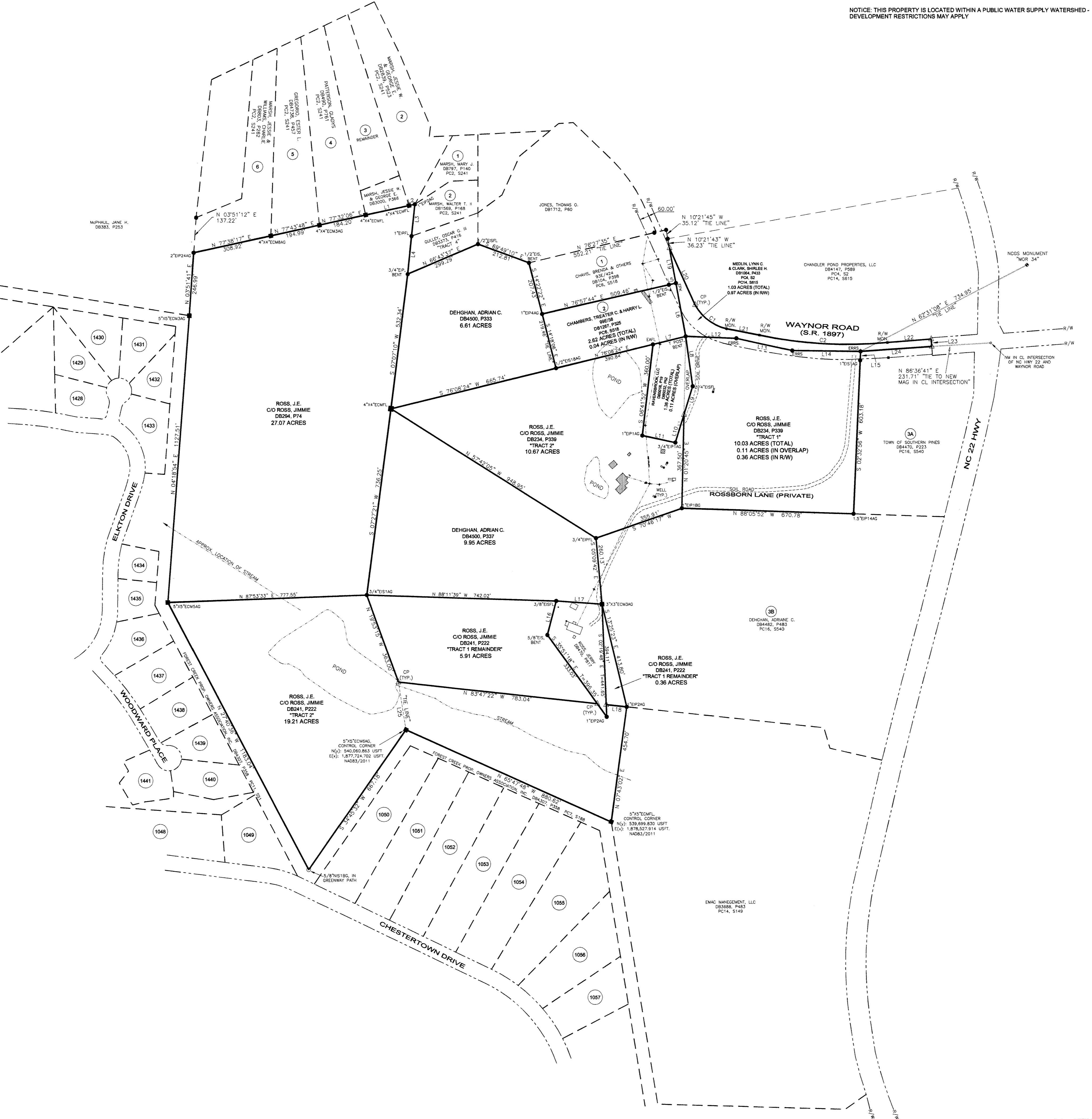
NOTE:  
 -ROSS "TRACT 2" (DB241, P222)  
 12.94 ACRES WEST OF L25 "TIE LINE"  
 6.27 ACRES EAST OF L25 "TIE LINE"

I, JOHN G. MATTHEWS, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

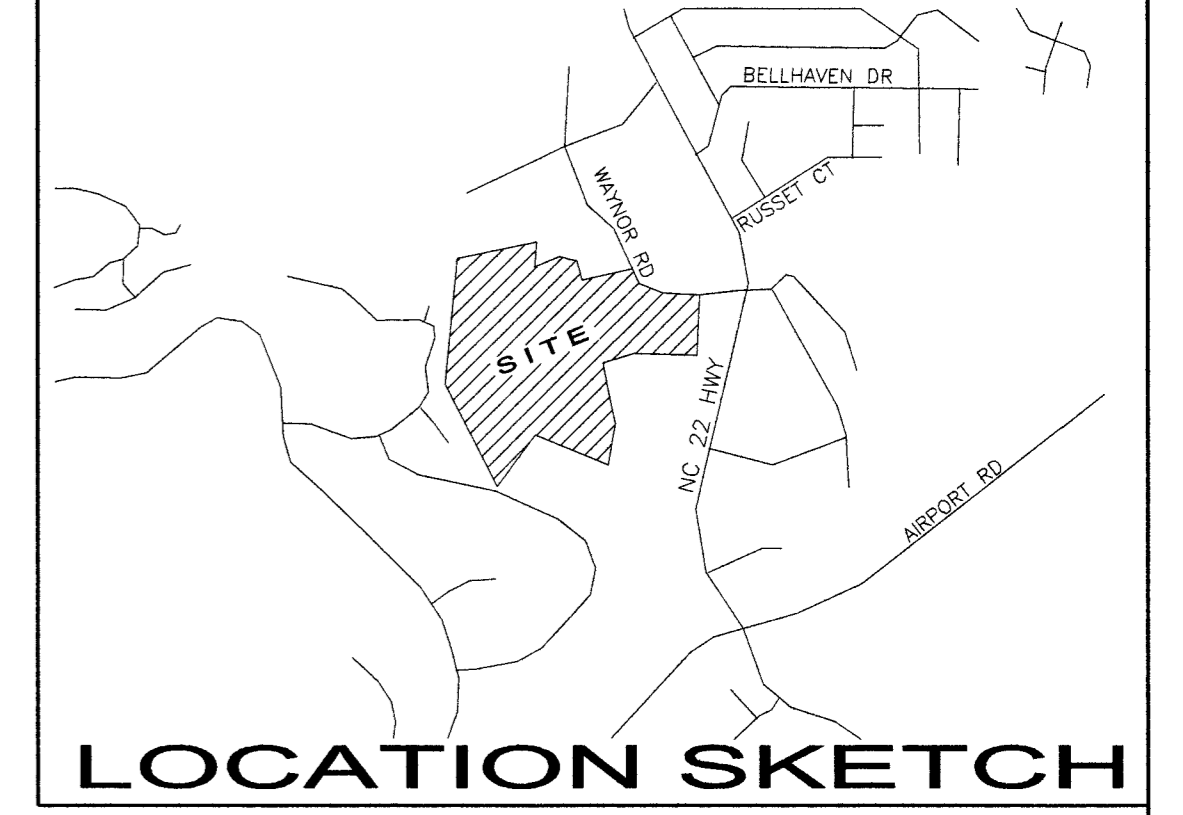
I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE)), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCE TABLE) THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND STATE, THE 1ST DAY OF OCTOBER, A.D. 2018.

PROFESSIONAL LAND SURVEYOR, L-5020  
 JOHN G. MATTHEWS  
 SEAL L-5020  
 JOHN G. MATTHEWS  
 LAND SURVEYOR  
 JOHN G. MATTHEWS

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



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

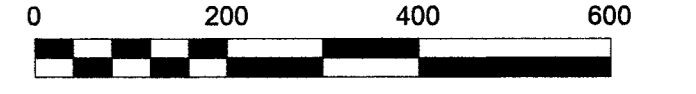


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	189.83'	159.63'	154.97'	S 52°42'48" E	48°10'49"
C2	1657.70'	502.54'	500.62'	S 86°40'13" E	1°22'10"

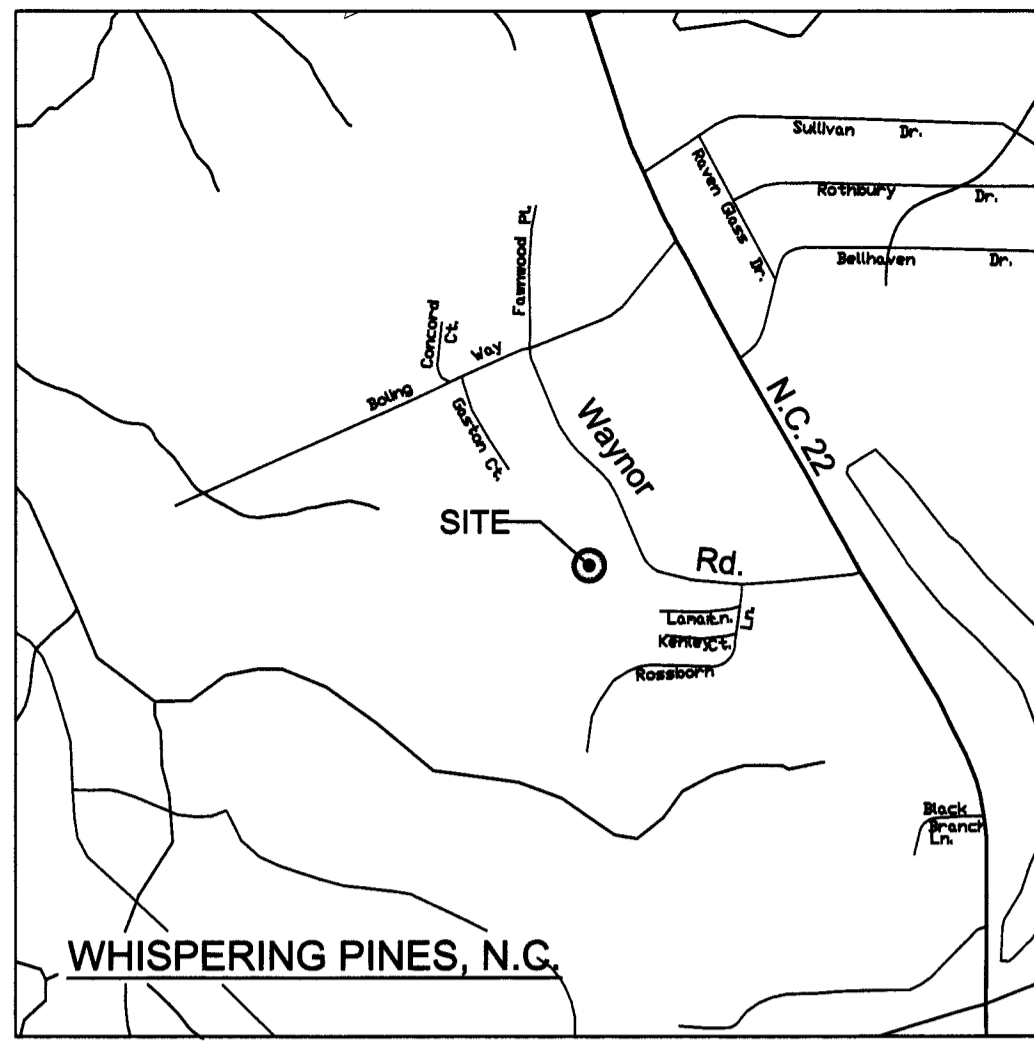
LINE	BEARING	DISTANCE
L1	N 77°38'21" E	173.86'
L2	N 77°39'03" E	23.78'
L3	S 05°58'10" W	125.20'
L4	S 05°49'05" W	148.77'
L5	N 76°57'44" E	28.05'
L6	S 10°23'48" E	212.21'
L7	S 76°09'10" W	132.05'
L8	S 07°51'04" E	197.96'
L9	S 17°08'38" W	118.22'
L10	S 17°08'38" W	114.80'
L11	N 77°53'35" W	132.09'
L12	S 87°38'33" E	198.42'
L13	S 77°41'33" E	222.90'
L14	S 89°14'28" E	266.94'
L15	S 02°33'21" W	35.06'
L16	N 14°40'59" E	132.24'
L17	S 89°56'42" E	179.86'
L18	N 83°47'22" W	80.51'
L19	N 10°21'43" W	140.81'
L20	S 24°03'27" E	245.20'
L21	S 79°08'50" E	131.24'
L22	N 85°31'34" E	171.71'
L23	S 04°17'44" E	28.84'
L24	S 85°59'51" W	279.38'
L25	N 08°56'12" W	189.09'

PLAT CABINET 17 SLIDE 875

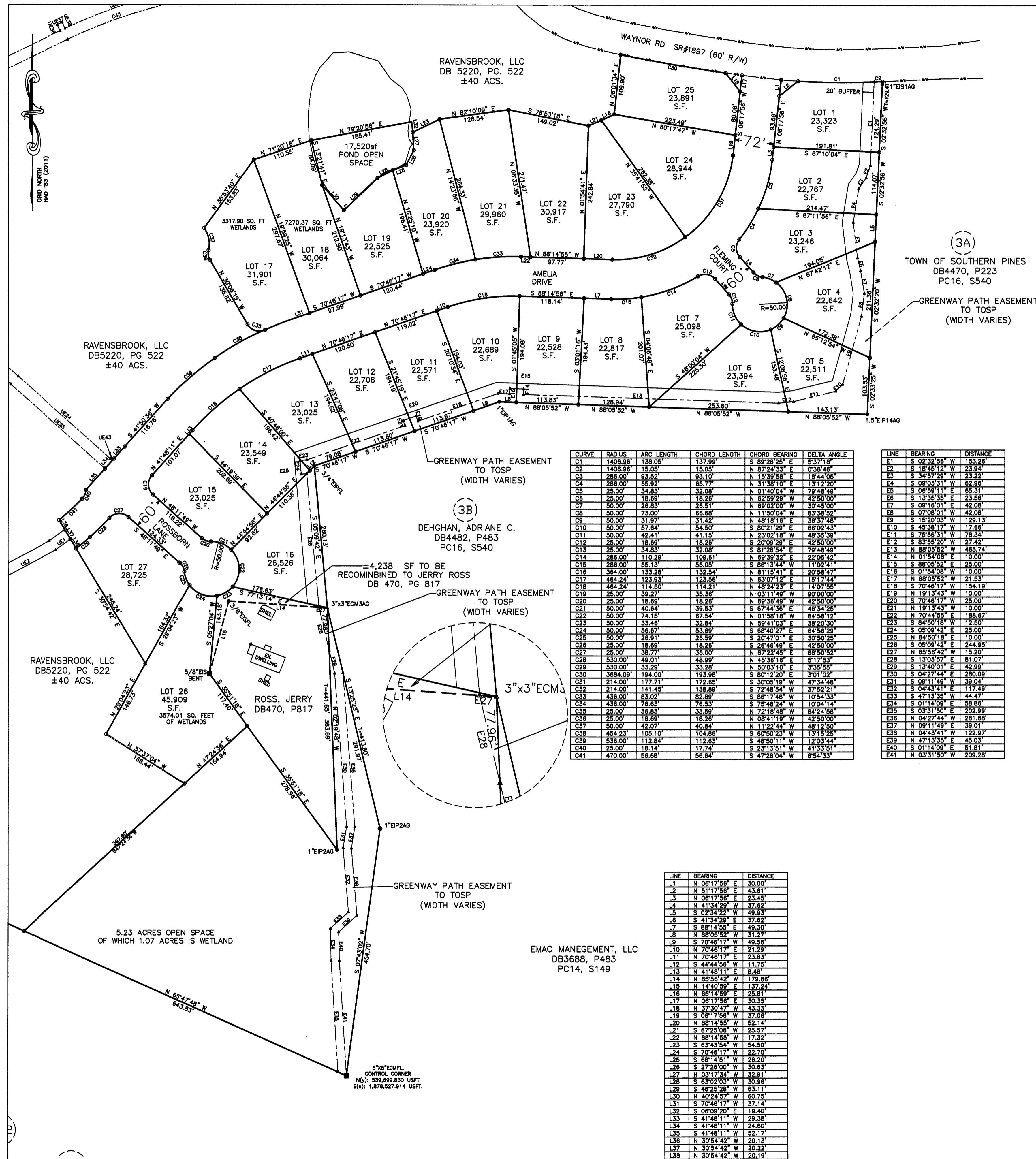
FOR REGISTRATION REGISTER OF DEEDS  
 Moore County, NC  
 October 01, 2018 09:05:19 AM  
 Book 17 Page 875-875  
 Fee \$21.80  
 INSTRUMENT # 2018014182



**EXISTING PARCEL SURVEY & RECOMBINATION SURVEY & RAVENS BROOK, LLC**  
 EXISTING PARCEL SURVEYS OF PID'S: 00038374, 00038372, 00038373, 00032317, 00041610, 00040331, 00991862, 97000413.  
 McNEILL TOWNSHIP, MOORE COUNTY  
 SOUTHERN PINES, NORTH CAROLINA  
 OCTOBER 1, 2018 \*\*\* SCALE 1"=200'



VICINITY MAP (N.T.S.)



PLAT NOTES

- 1. OWNER: Mr. Colin Webster, 910-638-1065, colin@acoipg.com
2. ZONING DISTRICT: RS-3
3. 27 LOT SUBDIVISION, SINGLE-FAMILY RESIDENTIAL 685,809 SF = 16 ACS
4. SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER.
5. ALL STREET PAVEMENT 22' UNLESS OTHERWISE NOTED.
6. ALL RIGHTS OF WAY 72' UNLESS OTHERWISE NOTED. 148,809 SF = 3.42 AC.
7. CULDESACS 78' DIAMETER ASPHALT & 100' DIAMETER ROW.
8. OPEN SPACE: 245,644 SF = 5.63 AC.
9. BUILDING SETBACKS ARE 30' FRONT AND REAR, 10' INTERIOR SIDE, 15' EXTERIOR SIDE (ALONG ROW). 31' OF SEPARATION BETWEEN HOMES.
10. SUBDIVISION IS NOT IN A FLOODPLAIN. FEMA MAP REF.: 37108573J AND 3718574J. DATED: OCTOBER 17, 2006.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION 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 PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN 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.

MARCH 18, 2020 RAVENSBROOK, LLC by Colin Webster, MGR. DATE OWNER

State of North Carolina Moore County, NC

I, Lori M. Short, Notary Public of the County and State aforesaid, certify that Colin Webster personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of March 18, 2020.

Notary Public My commission expires 11/2/2023 Lori M. Short

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 Register within sixty days of the date below.

DATE DISTRICT ENGINEER Approved by Dayoberto Juarez-Pozos via email dated May 7, 2020. (BS)

- 1. RECOMBINATION OF PARCELS 00038374, 20180418, 00038372, 20180419, 00038373, 20180420, 00032317, 00041810, 97000413, 00040331 RECOMBINATION SURVEY PREPARED FOR RAVENSBROOK, LLC WAYNOR ROAD, MOORE TOWNSHIP, MOORE COUNTY, SOUTHERN PINES, NORTH CAROLINA, DATED 03-03-2020, SCALE 1"=200' SHEET 1 OF 1 MOORE COUNTY REGISTER OF DEEDS PLAT CABINET 18 SLIDE 434.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains curve data for lots 1-27.

Table with columns: LINE BEARING, DISTANCE. Contains line data for lots 1-27.

RATIO OF PRECISION = 1:10,000+
ACREAGE DETERMINED BY COORDINATE METHOD

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.

- UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
ERRS = EXISTING RAILROAD SPIKE
EA = EXISTING AXLE
NIP = NEW IRON PIPE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
CP = CALCULATED POINT
WAG = (#) INCHES ABOVE GRADE
WBG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
U = UTILITY POLE
C = CALCULATE POINT

PLAT CABINET 18 SLIDE 546

FOR REGISTRATION REGISTER OF DEEDS
June 18, 2020 12:01:13 PM
Book 18 Page 546-547
FEE: \$42.00
INSTRUMENT # 2020010372

A PORTION OF THE SUBDIVISION HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A WETLAND. ANY SUBSEQUENT FILL OR ALTERATION OF THIS AREA SHALL CONFORM TO THE REQUIREMENTS OF THE FEDERAL RULES ADDRESSING WETLAND IMPACT NOTED IN THE CODE OF FEDERAL REGULATIONS AT THE TIME OF THE PROPOSED ALTERATION. THE INTENT OF THIS PROVISION IS TO PREVENT ADDITIONAL WETLAND AND STREAM IMPACT, SO THE PROPERTY OWNER SHOULD NOT ASSUME THAT A FUTURE APPLICATION FOR FILLING OR ALTERATION OF THIS AREA WILL BE APPROVED. THE PROPERTY OWNER SHALL REPORT THE NAME OF THE SUBDIVISION IN ANY APPLICATION PERTAINING TO SAID RULES. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM.

AREAS DESIGNATED AS WETLANDS BY U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT

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 (PLAT DESCRIPTION RECORDED IN PLAT CABINET 18, SLIDE 434, MOORE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET 18, SLIDE 434, MOORE COUNTY REGISTRY; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITNESS MY (HONORARY) SIGNATURE, LICENSE NUMBER AND SEAL THE 18TH DAY OF MARCH, A.D., 2020.

Signature of John G. Matthews, Professional Land Surveyor, L-5020

State of North Carolina, Moore County, I, a Notary Public of the County and State aforesaid, certify that John G. Matthews, a professional land surveyor, personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of March, 2020.

Signature of Dorothy Dutton, Notary Public, My Commission Expires May 6, 2023

DOROTHY DUTTON NOTARY PUBLIC Moore County North Carolina My Commission Expires May 6, 2023

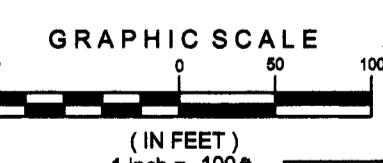
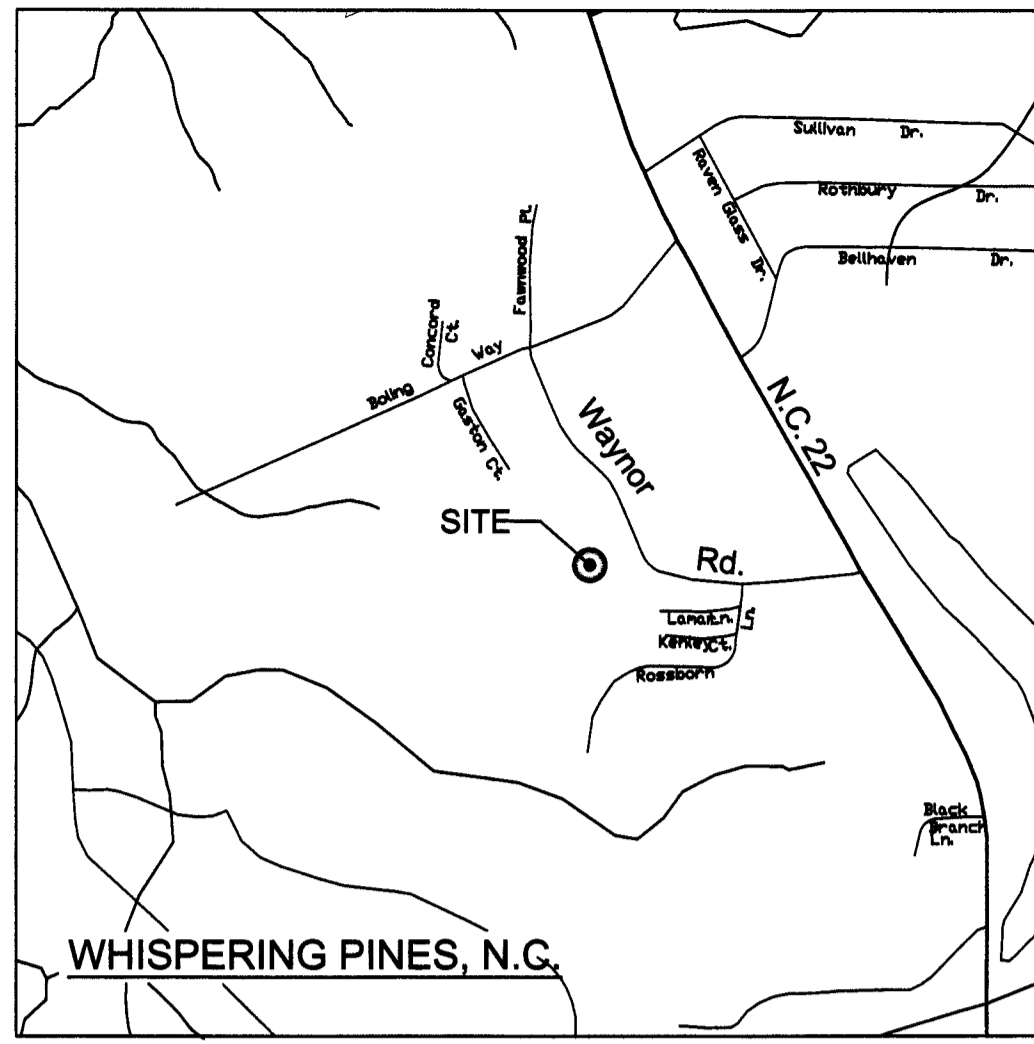


Table with columns: MCNEILL TOWNSHIP, SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA. Includes plat information: RAVENSBROOK PHASE 1, RAVENSBROOK, LLC, 1"=100', 3-1-2020.



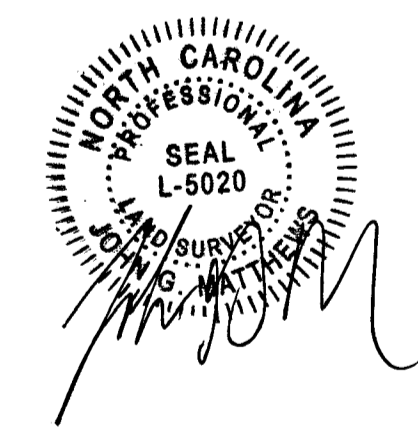
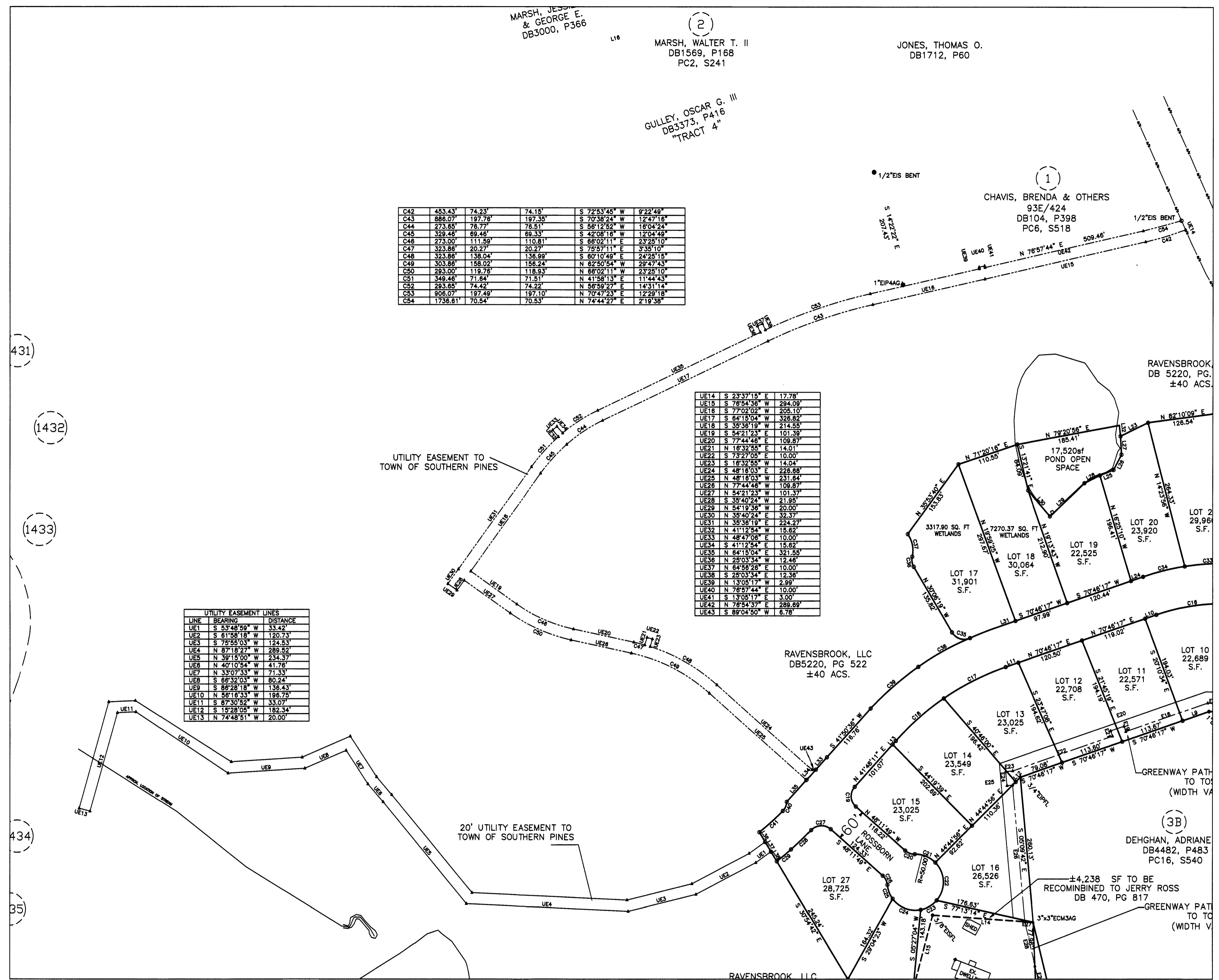
VICINITY MAP (N.T.S.)

- PLAT NOTES**
- OWNER: Mr. Colin Webster, 910-639-1065, colin@ascotgrp.com
  - Ravensbrook LLC, 140 SOUTH LAKESHORE DRIVE, WHISPERING PINES, NC 28327
  - ZONING DISTRICT: RS-3
  - 27 LOT SUBDIVISION, SINGLE-FAMILY RESIDENTIAL 695,809 SF = 16 ACS
  - SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER.
  - ALL STREET PAVEMENT 22' UNLESS OTHERWISE NOTED.
  - ALL RIGHTS OF WAY 72' UNLESS OTHERWISE NOTED. 148,809 SF = 3.42 AC.
  - CULDESACS 78' DIAMETER ASPHALT & 100' DIAMETER ROW.
  - OPEN SPACE: 211,715 SF = 4.88 AC.
  - BUILDING SETBACKS ARE 30' FRONT AND REAR, 10' INTERIOR SIDE, 15' EXTERIOR SIDE (ALONG ROW), 31' OF SEPARATION BETWEEN HOMES.

C42	453.43'	74.23'	74.15'	S 72°53'45" W	9'22'49"
C43	886.07'	197.76'	187.35'	S 70°38'24" W	12'47'16"
C44	273.65'	78.77'	78.51'	S 65°12'52" W	18'04'24"
C45	329.45'	69.45'	69.33'	S 42°08'16" W	12'04'48"
C46	273.00'	111.59'	110.81'	S 66°02'11" E	23'25'10"
C47	323.88'	20.27'	20.27'	S 75°57'11" E	3'38'10"
C48	323.88'	138.04'	138.99'	S 69°10'49" E	24'25'15"
C49	303.86'	188.02'	188.24'	N 62°50'54" W	29'47'43"
C50	293.00'	119.78'	118.93'	N 66°02'11" W	23'25'10"
C51	346.46'	71.84'	71.81'	N 41°56'13" E	11'44'43"
C52	283.65'	74.42'	74.22'	N 56°59'27" E	14'31'14"
C53	906.07'	197.49'	187.10'	N 70°47'23" E	12'28'18"
C54	1738.61'	70.54'	70.53'	N 74°44'27" E	2'19'38"

UE14	S 23°37'14" E	17.78'
UE15	S 78°54'36" W	284.09'
UE16	S 77°52'02" W	205.10'
UE17	S 64°19'04" W	328.82'
UE18	S 35°38'19" W	214.55'
UE19	S 54°21'23" E	101.39'
UE20	S 77°44'48" E	109.87'
UE21	N 16°32'58" E	14.01'
UE22	S 73°27'05" E	10.00'
UE23	S 16°32'25" W	14.04'
UE24	S 48°18'03" E	228.68'
UE25	N 48°18'03" W	231.84'
UE26	N 77°44'48" W	109.87'
UE27	N 54°21'23" W	101.39'
UE28	S 35°40'24" W	21.95'
UE29	S 54°19'36" W	20.00'
UE30	N 35°40'24" E	32.37'
UE31	N 39°58'19" E	224.27'
UE32	N 41°12'54" W	15.62'
UE33	N 48°47'06" E	10.00'
UE34	S 41°12'54" E	15.62'
UE35	N 64°15'04" E	321.55'
UE36	N 25°03'54" W	12.48'
UE37	N 64°58'58" E	10.00'
UE38	S 28°03'54" E	12.36'
UE39	N 13°05'17" W	2.99'
UE40	N 76°57'44" E	10.00'
UE41	S 13°05'17" E	3.00'
UE42	N 76°54'37" E	289.89'
UE43	S 89°04'50" W	6.78'

UTILITY EASEMENT LINES		
LINE	BEARING	DISTANCE
UE1	S 53°48'59" W	33.42'
UE2	S 61°56'18" W	120.73'
UE3	S 79°55'03" W	124.53'
UE4	N 87°19'27" W	289.92'
UE5	N 39°15'00" W	234.37'
UE6	N 40°10'54" W	41.76'
UE7	N 33°07'53" W	71.33'
UE8	S 66°32'03" W	80.24'
UE9	S 66°28'18" W	136.43'
UE10	N 56°18'33" W	186.79'
UE11	S 87°30'52" W	33.07'
UE12	S 15°28'05" W	182.34'
UE13	N 74°48'51" W	20.00'



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

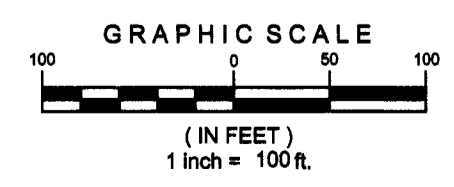
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

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ENGINEERING  
PLANNING

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Civil Engineering • Southern Pines, NC  
230C W. West Pennsylvania Avenue • Southern Pines, NC 28387  
Voice: 910-725-1107  
www.crawforddsn.com

UTILITY EASEMENTS	
RAVENSBROOK PHASE 1	
RAVENSBROOK, LLC	
MCNEILL TOWNSHIP	MOORE COUNTY
SOUTHERN PINES	NORTH CAROLINA
1"=100'	3-1-2020
SHEET 2 OF 2	



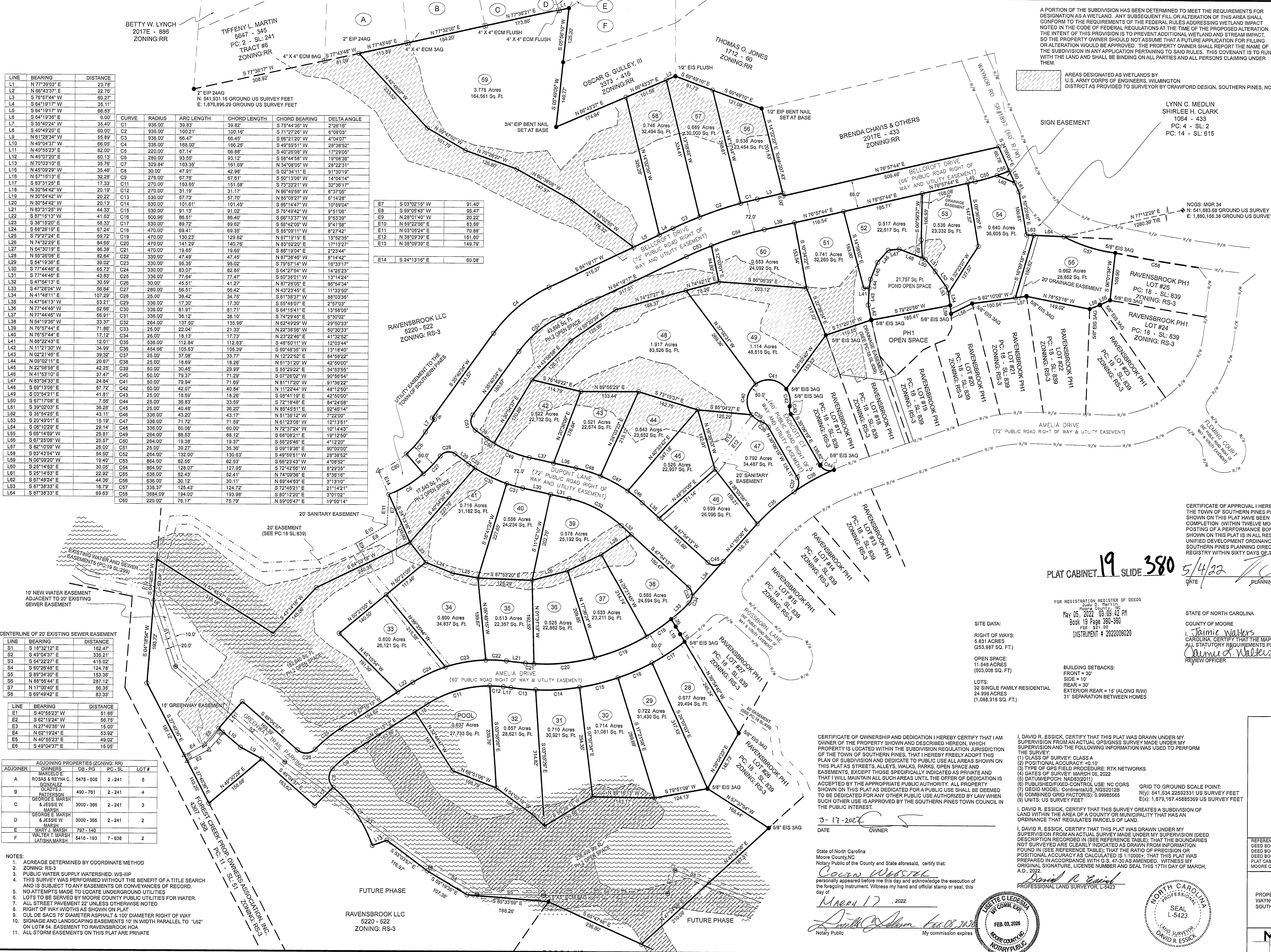
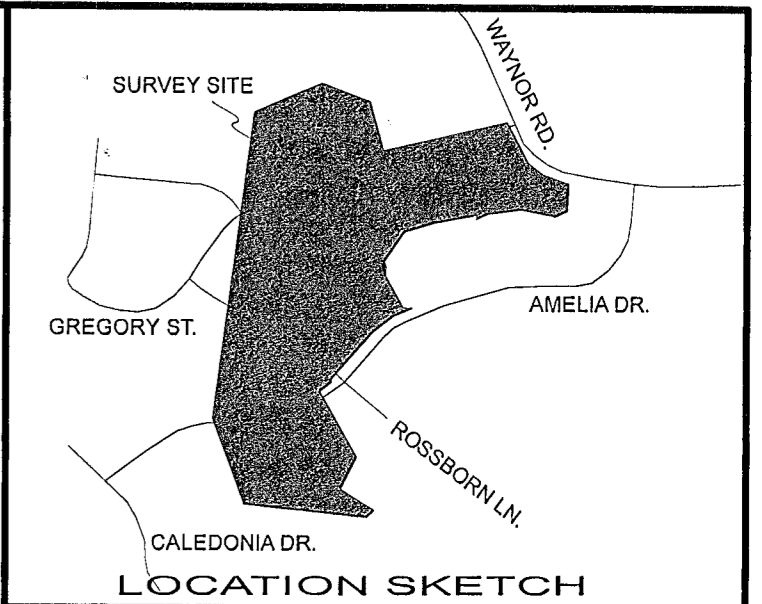


Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists survey data for various lines and curves.

Table with columns: LINE, BEARING, DISTANCE. Lists data for centerline of 20' existing sewer easement and 15' greenway easement.

Table with columns: ADJOINER, OWNERS, DB, PC, S, LOT #. Lists adjacent properties and their owners.

- NOTES: 1. ACREAGE DETERMINED BY COORDINATE METHOD. 2. ZONING: RS-3. 3. PUBLIC WATER SUPPLY WATERSHED: WS-III. 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH...



- LEGEND OF SYMBOLS AND ABBREVIATIONS: SSMH SANITARY SEWER MANHOLE, WM WATER METER, EIP EXISTING IRON PIPE, etc.

THIS SUBDIVISION IS PARTIALLY IN A FEMA FLOODPLANE AS SHOWN ON MAP NUMBER: 3710857400J. PANEL EFFECTIVE DATE: 10/17/2008. COMMUNITY ID: 370338 TOWN OF SOUTHERN PINES.

A PORTION OF THE SUBDIVISION HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A WETLAND. ANY SUBSEQUENT FILL OR ALTERATION OF THIS AREA SHALL CONFORM TO THE REQUIREMENTS OF THE FEDERAL RULES ADDRESSING WETLAND IMPACT...

LYNN C. MEDLIN SHIRLEE H. CLARK 1084 - 433 PC: 4 - SL: 2 PC: 14 - SL: 515

CERTIFICATE OF APPROVAL I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE TOWN OF SOUTHERN PINES PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WHICHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY...

PLAT CABINET 19 SLIDE 380 5/4/22 DATE PLANNING DIRECTOR. FOR REGISTRATION REGISTER OF DEEDS May 05 2022 05:05:42 PM Book 19 Page 380-380 FEE \$21.00 INSTRUMENT # 2022008020

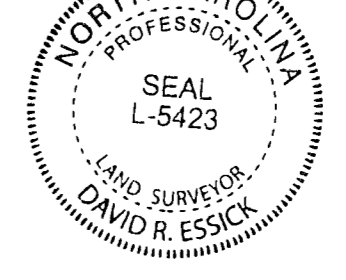
SUBDIVISION FINAL PLAN AND UTILITY EASEMENTS: RAVENSBROOK PHASE 2 RAVENSBROOK, LLC MARCH 8, 2022 TOWN OF SOUTHERN PINES MCNEILL TOWNSHIP MOORE COUNTY, NORTH CAROLINA SCALE 1"=100'

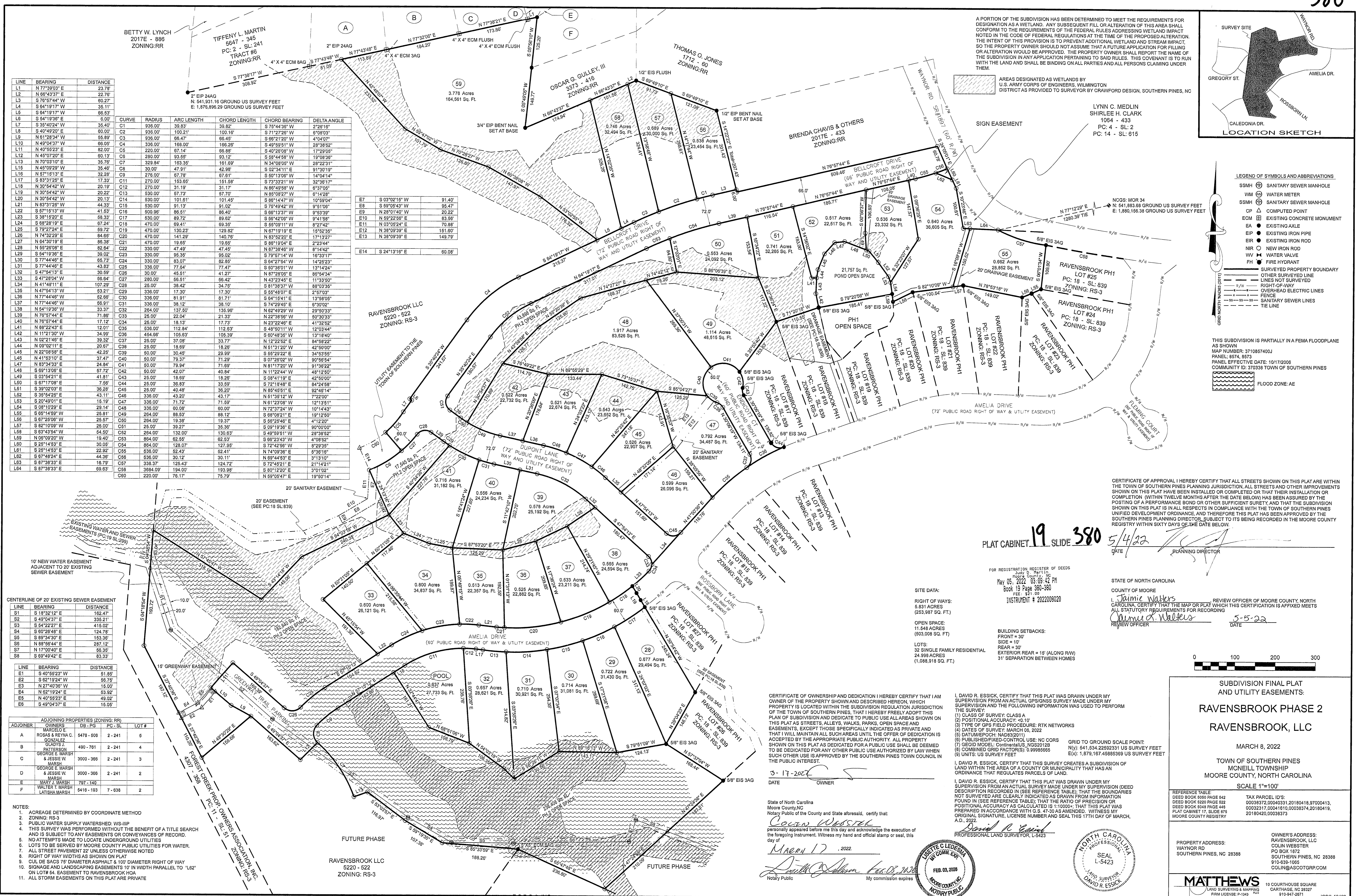
STATE OF NORTH CAROLINA COUNTY OF MOORE I, Jamie Walters REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAN PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. REVIEW OFFICER: Jamie Walters DATE: 5-5-22

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND 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 PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OPER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY...

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL OP/S/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: (1) CLASS OF SURVEY: CLASS A (2) POSITIONAL ACCURACY: +/- 10' (3) TYPE OF GPS: ELD PROCEEDURE: RTK NETWORKS (4) DATES OF SURVEY: MARCH 05, 2022 (5) DATUM/EPOCH: NAD 83 (6) PUBLISHED/FIXED-CONTROL USE: NC CORS (7) GEOID MODEL: ContinentalUS\_NG82012B (8) COMBINED GRID FACTORS(1): 0.99999566 (9) UNITS: US SURVEY FEET GRID TO GROUND SCALE POINT: (N): 541,534.2262331 US SURVEY FEET (E): 1,879,187.45885389 US SURVEY FEET

I, DAVID R. ESSICK, 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, DAVID R. ESSICK, CERTIFY THAT THIS PLAN 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 PROVIDED IN (SEE REFERENCE TABLE); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 17TH DAY OF MARCH, A.D., 2022.





A PORTION OF THE SUBDIVISION HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A WETLAND. ANY SUBSEQUENT FILL OR ALTERATION OF THIS AREA SHALL CONFORM TO THE REQUIREMENTS OF THE FEDERAL RULES ADDRESSING WETLAND IMPACT...

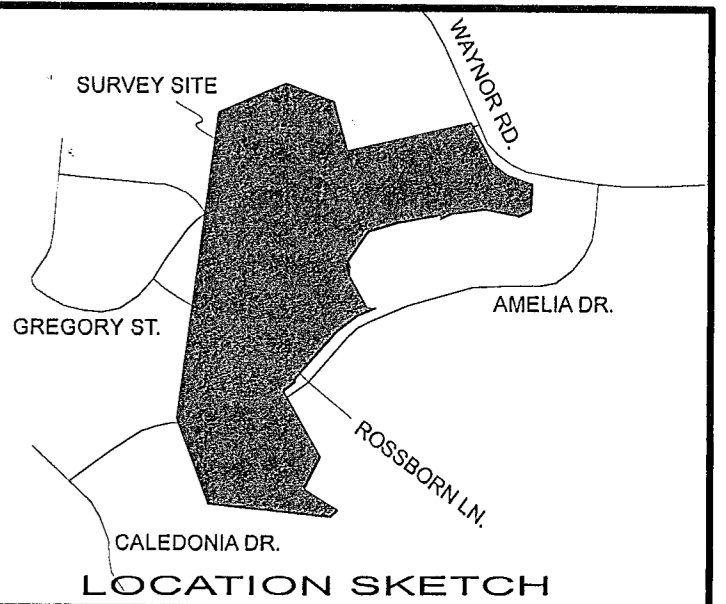


Table of curves and bearings: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Includes a list of bearings and distances for various lines.

Table of bearings and distances: BEARING, DISTANCE. Lists specific line measurements.

LEGEND OF SYMBOLS AND ABBREVIATIONS. Lists symbols for sanitary sewer manholes, water meters, easements, etc.

THIS SUBDIVISION IS PARTIALLY IN A FEMA FLOODPLANE AS SHOWN... FLOOD ZONE: AE

Table of bearings and distances for centerline of existing sewer easement. Includes line numbers and measurements.

Table of bearings and distances for centerline of 15' driveway easement. Includes line numbers and measurements.

Table of adjacent properties with owner names and addresses. Includes notes regarding acreage and easements.

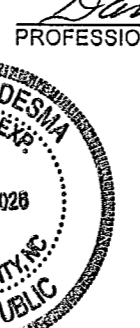
NOTES: 1. ACREAGE DETERMINED BY COORDINATE METHOD. 2. ZONING: RS-3. 3. PUBLIC WATER SUPPLY WATERSHED: WS-IIIIP.

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

I, DAVID R. ESIICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL OPG/SGNS SURVEY MADE UNDER MY SUPERVISION...

State of North Carolina, Moore County, NC. Notary Public of the County and State aforesaid, certify that: COURTNEY WEASTAL

DAVID R. ESIICK, 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.



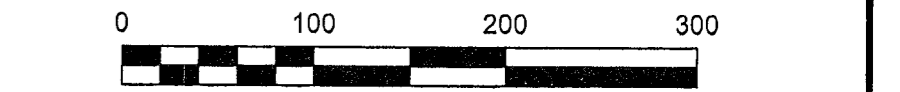
FOR REGISTRATION REGISTER OF DEEDS... INSTRUMENT # 202208020

STATE OF NORTH CAROLINA... COUNTY OF MOORE. I, Jamie Walters, REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA...

OPEN SPACE: 1.248 ACRES (603.09 SQ. FT.). BUILDING SETBACKS: FRONT = 30', SIDE = 10', REAR = 30'.

CERTIFICATE OF APPROVAL I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF SOUTHERN PINES PLANNING JURISDICTION... DATE: 5/4/22

PLAT CABINET 19 SLIDE 380



Subdivision Final Plat and Utility Easements: RAVENSBROOK PHASE 2, RAVENSBROOK, LLC. Includes a reference table with deed and tax parcel information, property address, and owner information (Matthews).