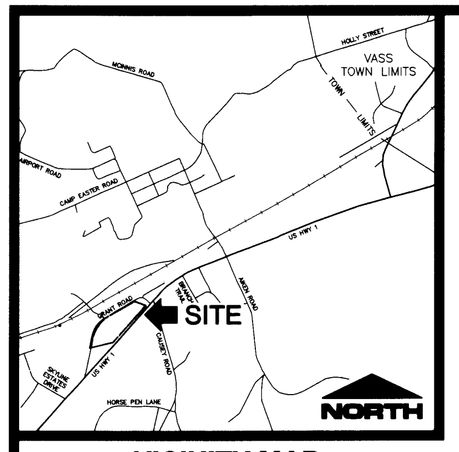

VICINITY MAP
NOT TO SCALE

LEGEND:
- ECM – EXISTING CONCRETE MONUMENT
- EIP – EXISTING IRON PIPE
- EIR – EXISTING IRON ROD
- EPK – EPK–EXISTING PK NAIL
- SPK – SPK–SET PK NAIL
- SRB – SRB–SET REBAR
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- RCP – REINFORCED CONCRETE PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- WETLANDS
- WATER LINE
- OVERHEAD UTILITY
- TREE LINE
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT
- BUILDING
- WETLANDS

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99987263
   LOCALIZATION POINT N: 540,667.128 E: 1,907,264.573
   CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ID. 202010171ASL ISSUED BY INVESTORS TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 13, 2020, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3710950400J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 17, 2006.

TOTAL AREA: (BY COORDINATE COMPUTATION)
564,989 SF (12.97 AC) INCLUDING AREA WITHIN R/W

PIN NO: 950419604275

ZONING: HC (HEAVY COMMERCIAL)

FRONT	30'
SIDE	30'
REAR	30'

TO VERIFY SETBACK INFORMATION
CONTACT THE TOWN OF VASS
PLANNING DEPARTMENT 910–245–4676

SOURCE OF TITLE
DB 5559, PG 31
PC 10, SLIDE 815
MOORE COUNTY
REGISTER OF DEEDS

These parcels are 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.

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Betty Lynd REVIEW OFFICER OF MOORE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Betty Lynd
REVIEW OFFICER

DATE: 4-1-2021

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF VASS AND THAT THIS PLAT AND ~~ALLOTMENT~~ IS (MY OR OUR) FREE ACT AND DEED.

OWNER'S SIGNATURE

MOORE COUNTY, NORTH CAROLINA

I, Cassie Scott, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Richard Vincent PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 18 DAY OF March, 2021.

Cassie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-29-23

CASSIE SCOTT
NOTARY PUBLIC
Moore County
North Carolina
My Commission Expires August 29, 2023

THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF VASS AND THAT THIS PLAT AND ~~ALLOTMENT~~ IS (MY OR OUR) FREE ACT AND DEED.

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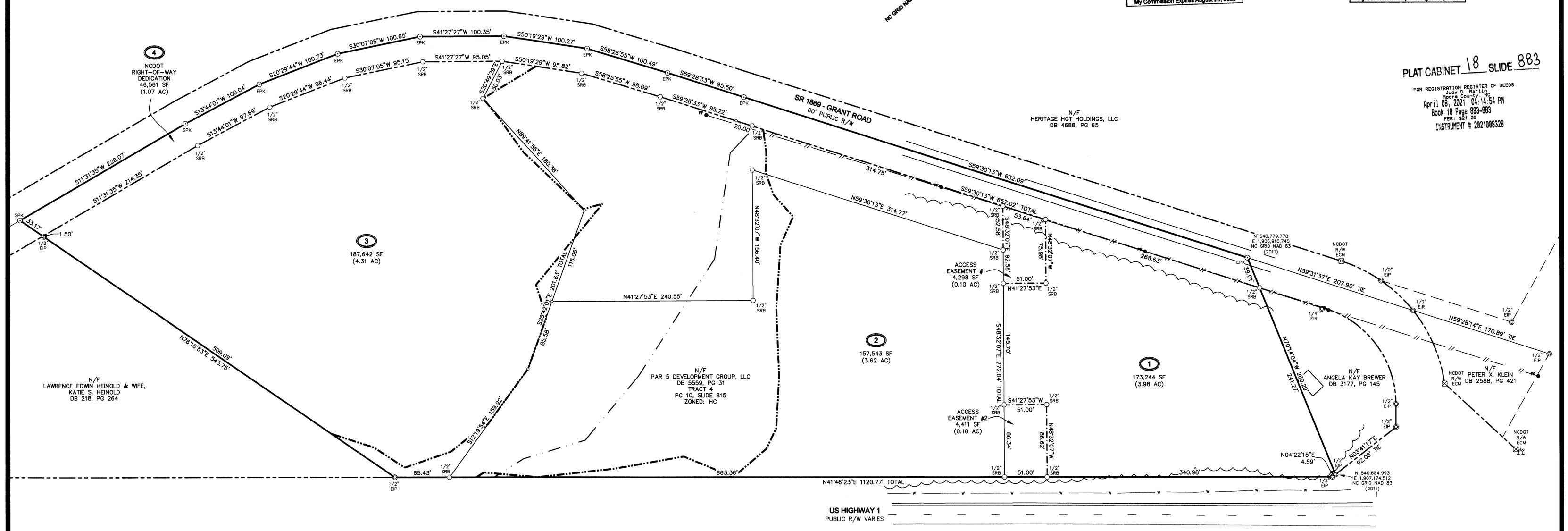


PLAT CABINET 18 SLIDE 883

FOR REGISTRATION REGISTER OF DEEDS
Judy S. Martin
Moore County, NC
April 08, 2021 04:14:54 PM
Book 18 Page 883-883
FEE: $21.00
INSTRUMENT # 2021008328

SEAL L-4571 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAN R. SEEVER
03-12-21

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 12 DAY OF MARCH 2021.

PROFESSIONAL LAND SURVEYOR – L–4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C–II FGCC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JANUARY 29, 2020 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR – L–4571

I, SEAN R. SEEVER, 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.

PROFESSIONAL LAND SURVEYOR – L–4571

TOWN OF VASS CORPORATE SEAL NORTH CAROLINA

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND WATERSHED PROTECTION ORDINANCE OF THE TOWN OF VASS, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MOORE COUNTY. THIS APPROVAL SHALL BE NULL AND VOID IF THIS PLAT IS NOT RECORDED WITHIN 30 DAYS OF THE DATE SPECIFIED BELOW.

3/29/2021
DATE

SUBDIVISION ADMINISTRATOR

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

4Dsite solutions
civil engineering | land surveying
409 Chicago Drive, Suite 112 Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-5777 license number | C-2354
www.4Dsitesolutions.com

NORTH CAROLINA PROFESSIONAL SEAL L-4571 LAND SURVEYOR SEAN R. SEEVER
03-12-21

REVISIONS

PROJECT NAME

SUBDIVISION SURVEY OF THE PAR 5 DEVELOPMENT GROUP, LLC PARCEL

RIGHT-OF-WAY DEDICATION

TAX ID# 950419604275
215 GRANT ROAD
McNEILL TOWNSHIP
TOWN OF VASS
MOORE COUNTY
NORTH CAROLINA

CLIENT

RHETSON COMPANIES, INC.

2075 Juniper Lake Road
West End, North Carolina 27376
Phone: (910) 944-0881

PROJECT INFORMATION

SURVEYED BY:	CLIFF
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1584

DRAWING SCALE

HORIZONTAL: 1"=60'

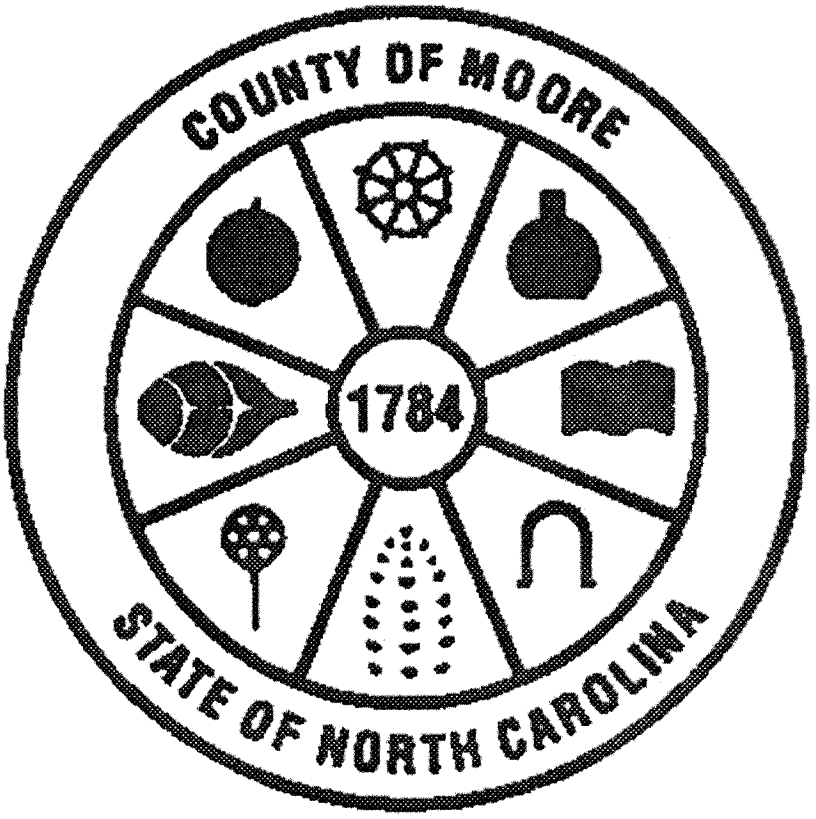
DATE SURVEYED

MARCH 8, 2021

SHEET NUMBER

1

OF 1



Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
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