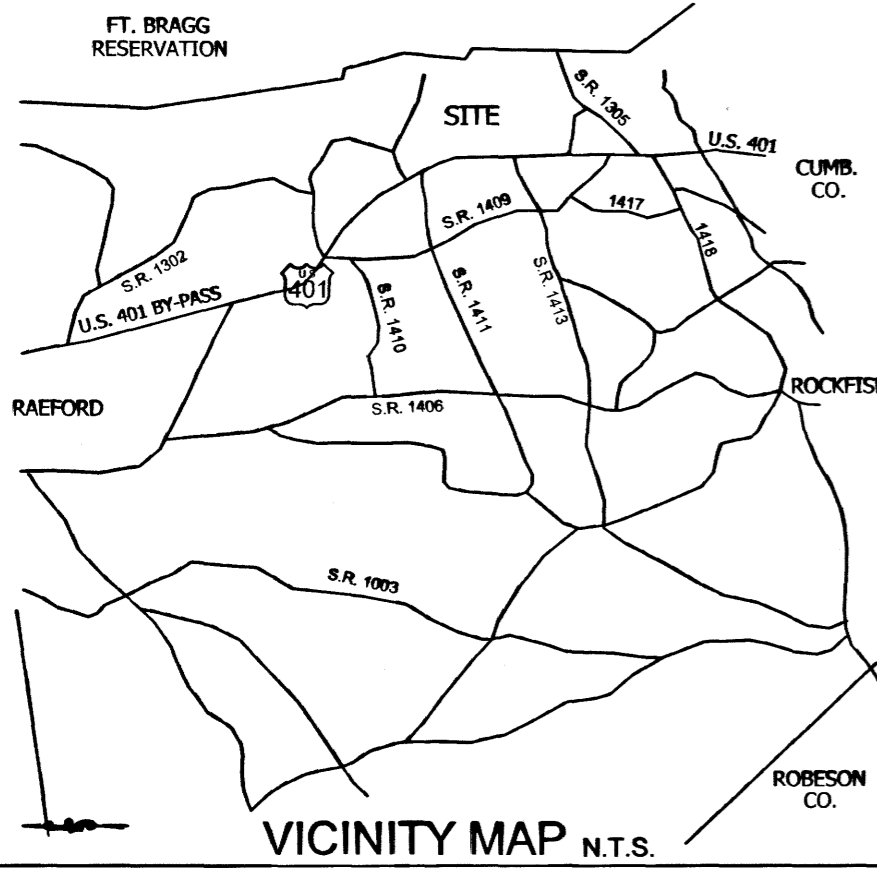
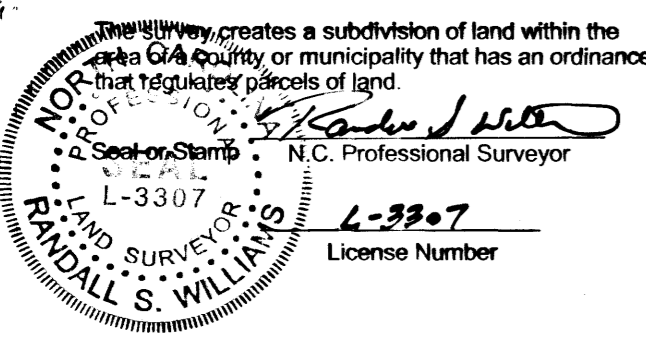


Cab 4 Slide 4-99 Map 001



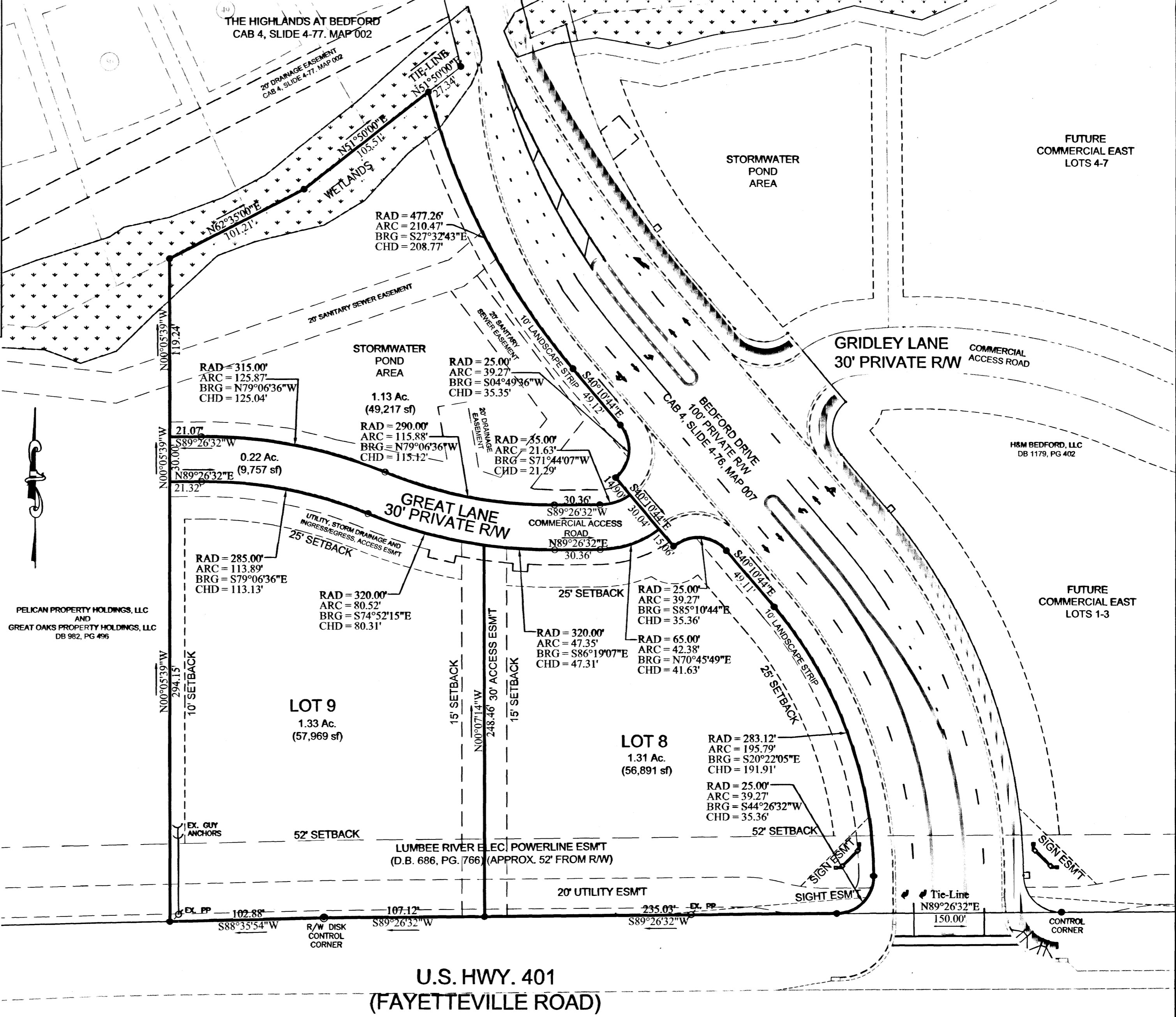
- NOTES:**
- 1.) PROPERTY IS ZONED HC.
 - 2.) BEDFORD COMMERCIAL WEST CONTAINS 3.99 ACRES, BY COORDINATES.
 - 3.) TOTAL OF 2 COMMERCIAL LOTS PLUS POND TRACT AND ACCESS EASEMENT.
 - 4.) LOT 8 CONTAINS 1.31 ac (56,891 sf)
 - 5.) LOT 9 CONTAINS 1.33 ac (57,970 sf)
 - 6.) THE ACCESS EASEMENT CONTAINS 0.22 ac (9,757 sf)
 - 7.) THE POND EASEMENT CONTAINS 1.13 ac (49,217 sf)
 - 8.) SEWER BY PUBLIC SEWER (HOKE CO.); WATER BY HOKE COUNTY.
 - 9.) SETBACKS SHOWN ARE AS FOLLOWS: FRONT-50' REAR-25' MIN.; SIDE-10' MIN.
 - 10.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND. GRID FACTOR IS 0.9998815.
 - 11.) IRON PINS TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 12.) SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - 13.) PROPERTY REFERENCE: D.B. 1179, PG. 402 HOKE CO., N.C. REGISTRY.
 - 14.) AN EASEMENT IS HEREBY ESTABLISHED OVER THE COMMON AREA AND EVERY LOT WITHIN THE PROPERTIES FOR THE BENEFIT OF APPLICABLE GOVERNMENTAL AGENCIES FOR INSTALLING, REMOVING, AND READING WATER METERS, MAINTAINING AND REPLACING WATER AND SEWER FACILITIES, TRANSPORTING CHILDREN TO AND FROM SCHOOL, AND ACTING FOR OTHER PURPOSES CONSISTENT WITH PUBLIC SAFETY AND WELFARE, INCLUDING, WITHOUT LIMITATION, LAW ENFORCEMENT, FIRE PROTECTION, GARBAGE COLLECTION AND THE DELIVERY OF MAIL.
 - 15.) THE MAXIMUM ALLOWABLE BUILD-UPON AREA FOR TRACTS 8 & 9 IS 40,950 SQ. FT. THIS ALLOTTED AMOUNT INCLUDES ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES. BUILT-UPON AREA INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, COQUINA, AND PARKING AREAS, BUT DOES NOT INCLUDE RAISED OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.

State of North Carolina Hoke County
 I, Randall S. Williams certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Bk. 1179, Pg. 402, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page NOTED; that the ratio of precision as calculated is 1/15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 18th day of MAY, A.D., 2017.



I hereby certify that all streets, utilities and other required improvements have been installed in a manner approved by the appropriate state or local authority and according to county specifications and standards in the BEDFORD subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to Hoke County have been received and that a filing fee in the amount of 1000 has been paid and that this plat has been approved by the Hoke County Board of Commissioners for recording in the office of the Register of Deeds of Hoke County.

Date 5-22-17 [Signature]
 Date May 22, 2017
 Subdivision Administrator
 FILED 4
 CABINET 4
 SLIDE 4-99
 MAP 001



PELICAN PROPERTY HOLDINGS, LLC AND GREAT OAKS PROPERTY HOLDINGS, LLC DB 982, PG 496

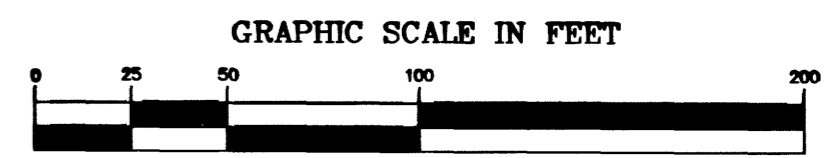
CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that we are the owners of the property shown and described hereon, which is located in the subdivision jurisdiction of Hoke County and that we hereby adopt this plan of subdivision with our free consent, and establish minimum building setback lines and dedicate all streets and easements to private use.
 Date 5/22/2017
 Owner(s) [Signature]

State of North Carolina
 County of Hoke
 I, Robert Farrell, Review Officer of Hoke County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date 5-22-17
 Review Officer

LEGEND

- EASEMENT LINES
- BLDG. SETBACK LINES
- PROPERTY BOUNDARY LINE
- LOTS NOT SURVEYED
- NEW LOT LINES
- EXISTING IRON STAKE
- ANGLE POINT



drawn by DAG
 checked TJG
 reviewed JMK jr.
 date MAY 2017

BEDFORD COMMERCIAL WEST
 PROPERTY OF
 H&M BEDFORD LLC
 HOKE CO., N.C.
 McLAUGHLIN TWP.

no.	revision	by	date

115 Broadfoot Ave.
 P.O. Box 53774
 Fayetteville, N.C., 28305
 Phone 910-484-5191
 License # F-0106

