

FILED Nov 06, 2023 01:06:16 PM
 BOOK 04212
 PAGE 0003 THRU 0003
 INSTRUMENT # 07046
 RECORDING FEE \$26.00
 EXCISE TAX (None)

REGISTERED
 REGISTER OF DEEDS
 HOME COUNTY, NC
 ELAINE BRAYBOY

LOCATION MAP (N.T.S.)

SURVEY STATUS

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, SEE CERTIFICATE OF APPROVAL AS SHOWN HEREON.

Craig S. McNeill
 CRAIG S. McNEILL, NCPLS # 2563

Jeffery M. Dockery, REVIEW OFFICER OF HOKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jeffery M. Dockery 11/16/2023

NORTH CAROLINA HOKE COUNTY

Craig S. McNeill, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOKS AND PAGES AS FOLLOWS:

Being a Portion of: Raeford Development Company, LLC - Deed Book: 1496, Deed Page: 868 - Parcel Number: 494640001003

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AS DRAWN FROM INFORMATION OF RECORD AS SHOWN HEREON: THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 3.7-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK AND/OR TRADITIONAL TRAVERSE. THAT THE RATIO OF PRECISION AS CALCULATED IS 1/ 7,500, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL.

Craig S. McNeill 10.10.2023
 PROFESSIONAL LAND SURVEYOR # L-2563 DATE

Raeford Development Company, LLC
 Deed Book: 1496, Deed Page: 868
 Parcel Number: 494640001003

Certificate of Ownership

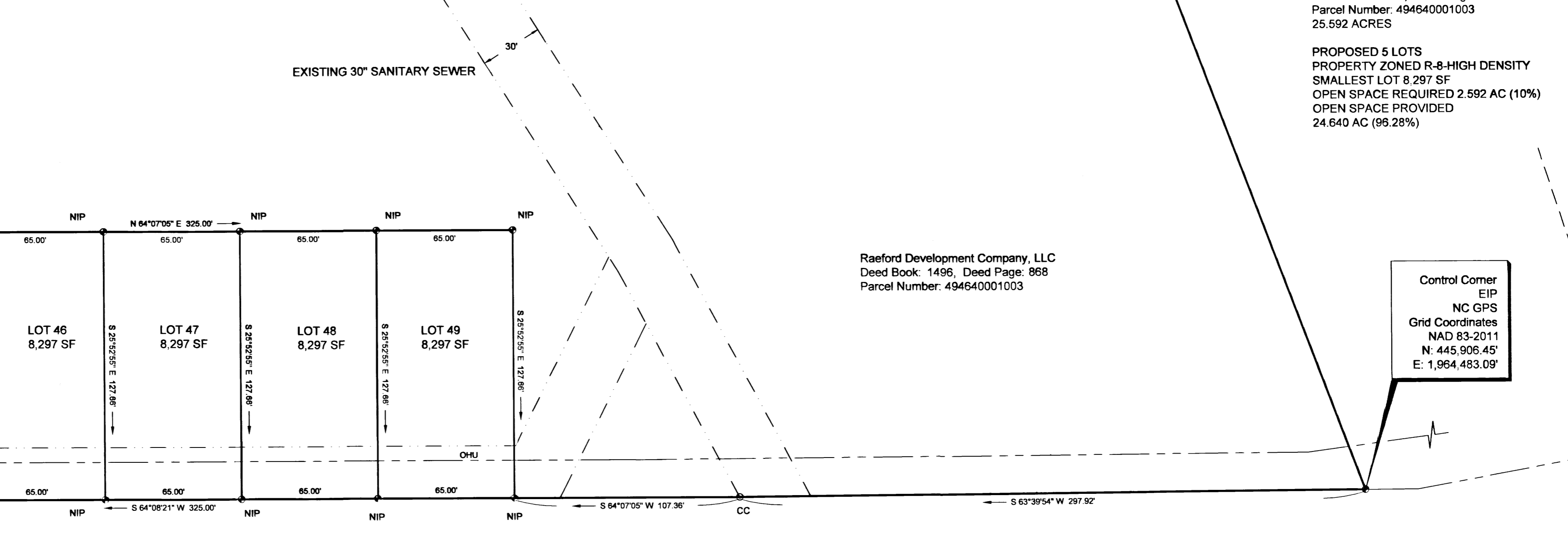
I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of Hoke County North Carolina, and that I freely adopt this plan of subdivision.

[Signature] Date
 Owner Date

Certificate of Approval

I hereby certify that the final subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Hoke County, NC and that this plat has been approved by myself, as agent for the Board of County Commissioners, for recording in the Office of the Register of Deeds of Richmond County, subject to its being recorded in the Hoke County Registry.

[Signature] 11-16-2023
 Planning Administrator Date



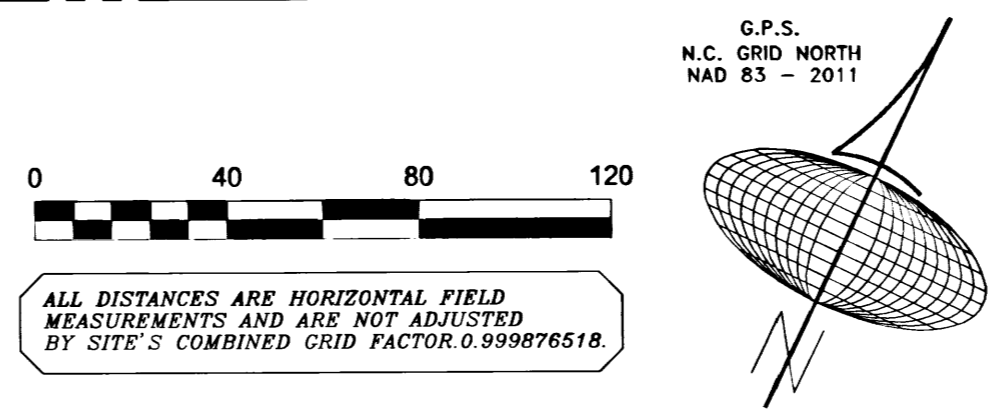
PHILIPPI CHURCH ROAD 60' R/W PUBLIC

PROPERTY INFORMATION:

Raeford Development Company, LLC
 Deed Book: 1496, Deed Page: 868
 Parcel Number: 494640001003
 25.592 ACRES

PROPOSED 5 LOTS
 PROPERTY ZONED R-8-HIGH DENSITY
 SMALLEST LOT 8,297 SF
 OPEN SPACE REQUIRED 2.592 AC (10%)
 OPEN SPACE PROVIDED
 24.640 AC (96.28%)

Control Corner
 EIP
 NC GPS
 Grid Coordinates
 NAD 83-2011
 N: 445,906.45'
 E: 1,964,483.09'



PHILIPPI CHURCH ROAD
 SR # 1422 - 60' ROW

1/1

DATE: 10.10.2023
 JOB NO. 16823
 DRAWN: CSM
 SCALE: 1" = 40'

Plat of Property Surveyed for:
BLACKBURN FARM, PHASE 1

Property OF:
Raeford Development Company, LLC

McLauchlin Township / Hoke County / North Carolina

McNeill Surveying & Land Planning, PLLC

145 Richmond Pines Dr.
 Rockingham, NC 28379
 Firm# P-0106

office - 910.997.3130
 fax - 910.997.3132
 info@mcneillsurveying.com

Craig S. McNeill
 PLS # L-2563

REVISIONS

DESCRIPTION	DATE

LEGEND

DESCRIPTION	DATE
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
ECM	EXISTING CONC. MONUMENT
CC	COMPUTED CORNER (NOT SET)
UP	UTILITY POLE
PP	POWER POLE
OHU	OVERHEAD UTILITIES
UGU	UNDERGROUND UTILITIES