

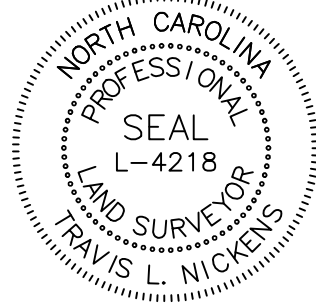
NOTES:

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS RIGHT-OF-WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.
2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING BOUNDARY EVIDENCE AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. ALL ADJOINING PROPERTY IS ZONED RA.

I, TRAVIS L. NICKENS, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/7,500; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

_____ DAY OF _____, A.D., 20____

TRAVIS L. NICKENS, PLS NO. L-4218



I, TRAVIS L. NICKENS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE FOLLOWING:

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

TRAVIS L. NICKENS, PLS NO. 4218

PROPERTY LINE IS CENTERLINE OF MCGILL ROAD

LEGEND

- EXISTING IRON PIPE (EIP)
- NEW IRON PIPE (NIP)
- EXISTING PK NAIL (EPK)
- EXISTING IRON ROD (EIR)
- NEW MAG NAIL (NMN)
- COMPUTED POINT
- POWER POLE

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF EXEMPTION

I HEREBY CERTIFY THAT THE DIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE MOORE COUNTY SUBDIVISION ORDINANCE BY DEFINITION AND/OR ORDINANCE.

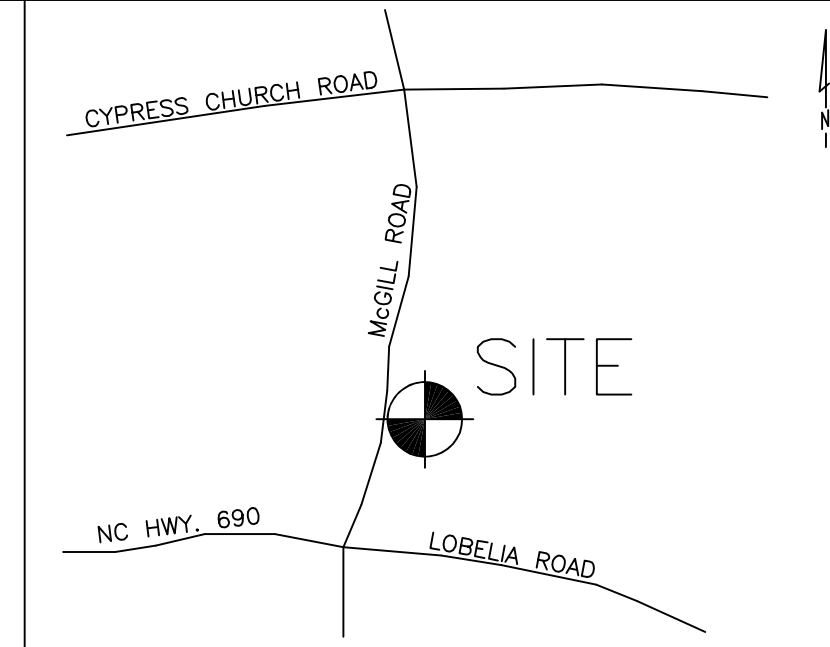
SUBDIVISION ADMINISTRATOR DATE _____

EXEMPTION NCGS 160D-802 COMPLIANCE STATEMENT

APPROVAL OF THIS EXEMPT SUBDIVISION PLAT CONSTITUTES COMPLIANCE WITH NORTH CAROLINA GENERAL STATUTE 160D-802 ONLY. FURTHER DEVELOPMENT OF THE PARCELS SHOWN SUBSEQUENT TO THE DATE OF THIS PLAT SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, STATUTES, ORDINANCES, AND/OR CODES.

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.

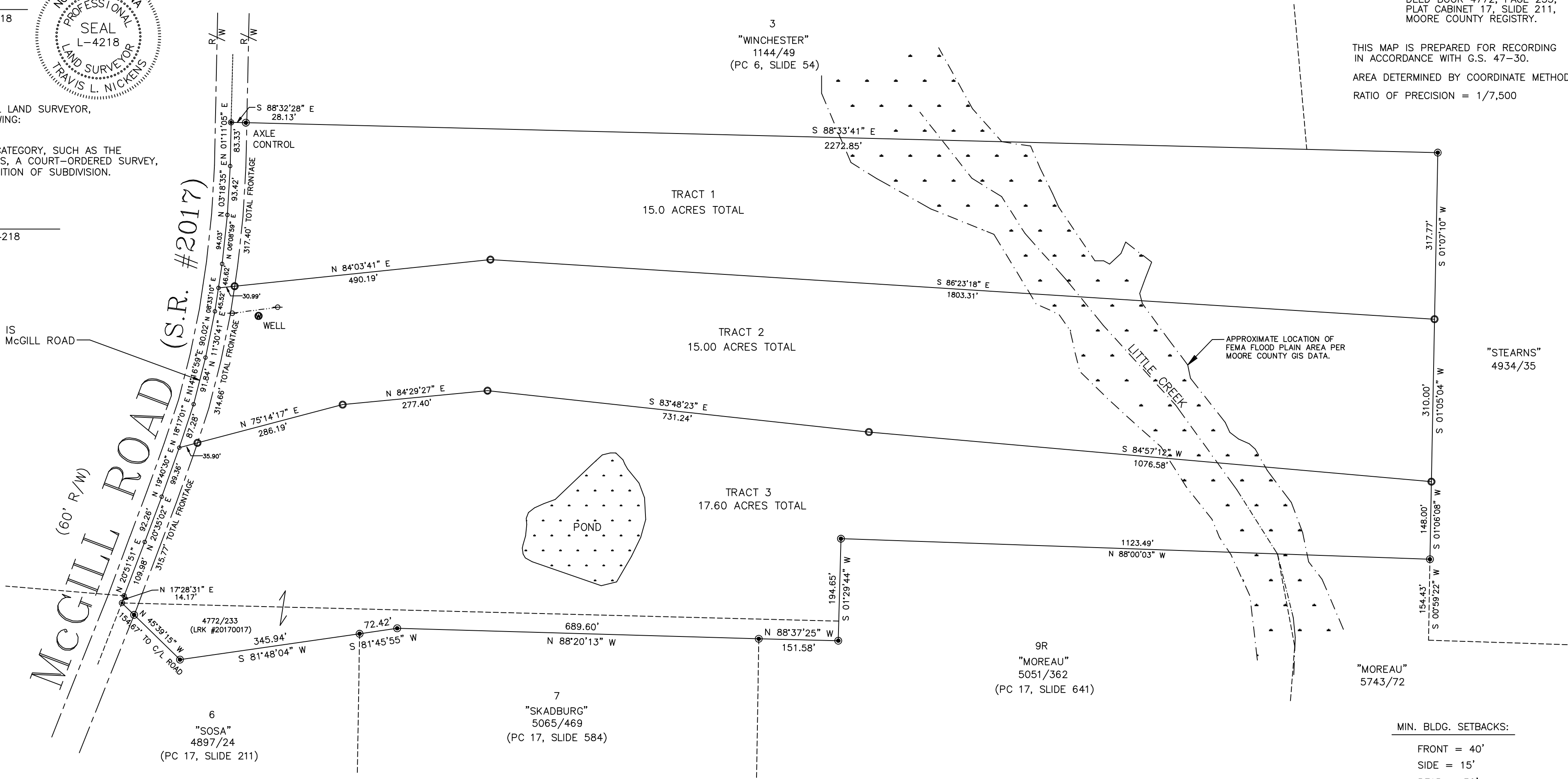
NC GRID (NAD83)



LOCATION MAP (NTS)

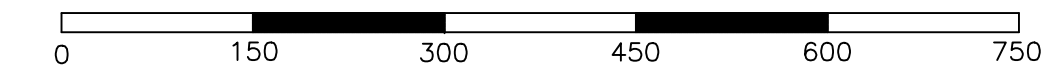
REFERENCE: DEED BOOK 2002E, PAGE 653, DEED BOOK 245, PAGE 58, PLAT CABINET 17, SLIDE 641, DEED BOOK 4772, PAGE 233, PLAT CABINET 17, SLIDE 211, MOORE COUNTY REGISTRY.

THIS MAP IS PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30. AREA DETERMINED BY COORDINATE METHOD. RATIO OF PRECISION = 1/7,500



MIN. BLDG. SETBACKS:
FRONT = 40'
SIDE = 15'
REAR = 30'

RECOMBINATION & EXEMPT DIVISION FOR
EVELYN S. FLYNN
TRACTS 1, 2 & 3
LITTLE RIVER TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
MARCH 22, 2026 SCALE 1" = 150'



SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852

OWNERS ADDRESS:
EVELYN S. FLYNN
935 MCGILL ROAD
VASS, NC 28394

LRK #00043081 & 20170017
PROPERTY ZONED: RA
WATERSHED: WS-IIIIP (CAPE FEAR)

JOB #3161
RTK GPS SURVEY