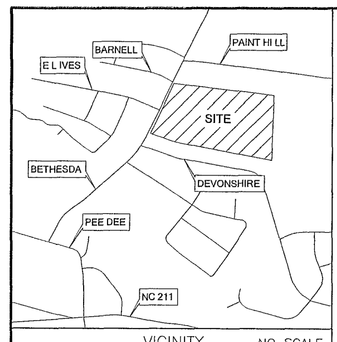

VICINITY NO SCALE

GENERAL NOTES
1. THIS MAP IS IN ACCORDANCE WITH GS 47-30.
2. AREA BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
7. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA PER FIRM NO. 3710857000J WITH AN EFFECTIVE DATE OF 10/17/2006.
8. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE OR DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.
9. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, BUILDING SETBACKS OR OTHER INFORMATION WHICH COULD AFFECT THE SURVEYED PROPERTY.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
11. EACH LOT SHALL BE SERVED BY 2 PARKING SPACES PER DWELLING UNIT.

HOMEOWNERS ASSOCIATION SHALL OWN AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF:
1. ALL OPEN SPACE
2. STORM-WATER CONTROL PONDS AND DRAINAGE
3. (#1)POSTAL KIOSK, ASPHALT PARKING AND DRIVE OUTSIDE OF PUBLIC RIGHT-OF-WAY
4. (#2)BICYCLE PARKING 6 SPACES REQUIRED
5. WALKING TRAILS, PICNIC TABLES AND SIDEWALKS OUTSIDE OF PUBLIC RIGHT-OF-WAY
6. STREET LIGHTS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LIGHTING STANDARDS OF LIGHTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. STREET TREES

UTILITY NOTES
SANITARY SEWER AND WATER TO BE PROVIDED BY THE TOWN OF ABERDEEN.

TITLE REFERENCE
PARCEL ID 20200549
DEED BOOK 5442 PAGE 364
MOORE COUNTY REGISTRY

OWNER
MOORE HL PROPERTIES, INC.
55 WALNUT CREEEK ROAD
PINEHURST, NC 28374

SITE DATA
JURISDICTION: ABERDEEN
ADDRESS: BETHESDA ROAD
ZONING: R-20 WITH CONSERVATION SUBDIVISION ALLOWS FOR DEVELOPMENT TO UTILIZE RM-6 DIMENSIONAL STANDARDS
SETBACKS
FRONT 25'
EXT. SIDE 15'
INT. SIDE 5'
REAR 20'
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT WIDTH:
INTERIOR LOTS 50'
CORNER LOTS 60'

SURVEYOR
ROBERTO RODRIGUEZ JR., PLS
LICENSE # 5428
140 AQUA SHED COURT
ABERDEEN, NC 28315

LEGEND
CP = CALCULATED POINT
EIR = EXISTING IRON ROD
IRS = 0.5" IRON ROD SET
PKS = PK NAIL SET
EIP = EXISTING IRON PIPE
ECM = EXISTING MONUMENT
= RIGHT OF WAY
= BOUNDARY LINE
= BOUNDARY NOT SURVEYED
= EDGE OF PAVEMENT
= BACK OF CURBING
= EXISTING EASEMENT
= WALKING TRAIL - 5 FOOT WIDTH
= UTILITY POLE
= LIGHT POLE
= FIRE HYDRANT
10'U.E. = 10' UTILITY EASEMENT

I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5442, PAGE 364); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: AUGUST 2023
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: NGS 2012B
(8) COMBINED GRID FACTOR(S): 0.99985779
(9) UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
FURTHER AS REQUIRED PER G.S. 47-30(F)(11); I, ROBERTO RODRIGUEZ JR., PROFESSIONAL LAND SURVEYOR, L-5428, 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.
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 30 DAY OF November 2023.

Roberto Rodriguez Jr
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5428

NORTH CAROLINA PROFESSIONAL SEAL L-5428 LAND SURVEYOR ROBERTO RODRIGUEZ, JR.
11.30.23

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
December 04, 2023 01:07:51 PM
Book 20 Page 77-77
FEE: $21.00
INSTRUMENT # 2023016079

PLAT CABINET 20 SLIDE 77

CERTIFICATE OF OWNERSHIP
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF ABERDEEN, NORTH CAROLINA, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION.

DTHolderfield DT Holderfield President 12-1-23
SIGN PRINT TITLE DATE

FINAL PLAT
FOR
BETHESDA PINES SUBDIVISION
74 LOTS
SANDHILLS TOWNSHIP, MOORE COUNTY
ABERDEEN, NORTH CAROLINA
NOVEMBER 30, 2023
FIELD SURVEY: AUGUST, 2023
DRAFTED BY: RR SCALE 1" = 100'

LKC Engineering Landscape Architecture Surveying
LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

GRAPHIC SCALE (1" = 100') 100 0 50 100 200

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	238.99	377.34	S85°37'11"E	235.02
C2	26.03	377.34	N74°15'33"E	26.03
C3	39.55	537.15	N74°23'31"E	39.54
C4	55.68	537.15	N79°28'15"E	55.66
C5	55.47	537.15	N85°23'56"E	55.44
C6	65.18	537.15	S88°10'01"E	65.14
C7	8.32	537.15	S84°14'50"E	8.32
C8	29.41	19.97	N48°50'34"E	26.82
C9	12.73	1083.16	N6°55'16"E	12.73
C10	13.55	1023.16	S6°52'42"W	13.55
C11	30.42	20.00	S37°04'37"E	27.57
C12	62.51	1507.55	S79°27'52"E	62.51
C13	18.24	1507.55	S77°59'48"E	18.24
C14	47.08	844.10	S79°10'53"E	47.08
C15	65.04	844.10	S82°59'12"E	65.02
C16	51.38	844.10	S86°56'16"E	51.37
C17	31.79	260.00	S85°10'42"E	31.77
C18	66.19	260.00	S74°22'56"E	66.01
C19	41.32	260.00	S62°32'11"E	41.27
C20	38.90	260.00	S53°41'53"E	38.86
C21	44.04	260.00	S44°33'35"E	43.98
C22	42.04	260.00	S35°04'32"E	41.99
C23	46.10	260.00	S25°21'53"E	46.04
C24	48.53	260.00	S14°56'18"E	48.46
C25	38.51	260.00	S5°20'54"E	38.47

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C26	18.68	25.00	S22°30'46"E	18.25
C27	28.69	50.00	S27°30'30"E	28.30
C28	39.12	50.00	S11°20'36"W	38.13
C29	33.70	50.00	S53°03'48"W	33.06
C30	46.02	50.00	N81°15'48"W	44.41
C31	46.76	50.00	N28°06'21"W	45.07
C32	37.57	50.00	N20°12'42"E	36.69
C33	6.80	25.00	N33°55'01"E	6.78
C34	11.88	25.00	N12°30'37"E	11.77
C35	47.78	25.00	N55°46'12"W	40.84
C36	20.34	202.79	S66°33'28"W	20.33
C37	18.51	309.71	S63°31'08"W	18.51
C38	68.69	309.71	S71°35'05"W	68.54
C39	65.49	309.71	S83°59'45"W	65.37
C40	31.33	309.71	N87°02'53"W	31.32
C41	65.30	1322.36	N80°03'21"W	65.29
C42	36.11	734.91	N79°52'15"W	36.10
C43	65.05	734.91	N83°48'51"W	65.03
C44	47.45	734.91	N88°11'58"W	47.44
C45	38.37	260.00	N85°49'18"W	38.33
C46	41.44	260.00	N77°01'41"W	41.40
C47	33.29	25.00	S69°22'54"W	30.88
C48	34.55	260.00	S35°02'44"W	34.53
C49	197.57	437.70	N80°25'01"W	195.90
C50	109.60	437.34	S79°27'43"W	109.31

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C51	109.60	437.34	S79°27'43"W	109.31
C52	51.42	477.15	S75°22'13"W	51.40
C53	43.82	25.00	N51°19'26"W	38.42
C54	29.80	260.00	N4°23'19"W	29.78
C55	52.33	260.00	N13°26'18"W	52.24
C56	61.99	260.00	N26°02'06"W	61.85
C57	44.30	260.00	N37°44'48"W	44.25
C58	34.25	260.00	N46°24'05"W	34.22
C59	36.21	25.00	N8°39'00"W	33.13
C60	20.96	200.00	N35°51'00"E	20.95
C61	83.03	300.66	N46°45'50"E	82.76
C62	283.64	300.66	N81°42'04"E	273.24
C63	168.61	220.00	S85°58'10"W	164.52
C64	24.77	200.00	S67°43'30"E	24.75
C65	18.03	150.00	S67°45'40"E	18.02
C66	36.08	25.00	N42°27'16"W	33.03
C67	39.73	25.00	N44°25'22"E	35.68
C68	73.19	200.00	S79°33'54"E	72.79
C69	203.32	200.00	S39°57'27"E	194.68
C70	33.96	200.00	S5°58'11"E	33.92
C71	40.82	25.00	S45°40'32"W	36.44
C72	31.14	477.15	N85°40'25"W	31.14
C73	103.03	904.10	N83°14'12"W	102.98
C74	37.26	25.00	N43°48'12"W	33.91
C75	43.94	25.00	N49°14'53"E	38.50
C76	42.64	1262.36	S79°25'51"E	42.64

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C77	69.55	794.91	S80°58'11"E	69.53
C78	35.94	25.00	S42°17'27"E	32.92
C79	44.14	25.00	S49°28'13"W	38.62
C80	59.73	1447.55	N78°45'56"W	59.73
C81	37.69	904.10	N78°46'40"W	37.68
C82	40.33	25.00	S45°06'24"W	36.10
C83	177.66	200.00	N63°14'01"W	171.88
C84	90.37	200.00	N24°50'30"W	89.60
C85	37.67	200.00	N6°30'05"W	37.62
C86	34.11	25.00	N37°58'54"E	31.52
C87	60.52	262.79	N70°28'15"E	60.38
C88	90.23	249.71	N71°55'59"E	89.74
C89	33.72	20.00	S49°24'37"E	29.87

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S67°28'30"E	10.00
L2	S67°28'30"E	68.85
L3	S83°48'14"E	56.69
L4	S83°48'09"E	65.00
L5	S83°48'17"E	51.79
L6	N7°15'28"E	96.98
L7	S7°02'57"W	130.74
L8	S7°02'25"W	131.94
L9	S7°02'17"W	133.21
L10	S6°59'02"W	139.37
L11	S0°32'54"E	152.17
L12	S8°08'13"E	174.01
L13	S8°08'13"E	200.49
L14	S7°15'28"W	97.00
L15	S5°34'01"W	133.93
L16	S5°34'01"W	138.41
L17	S5°34'01"W	138.15
L18	S88°40'53"E	13.72
L19	S5°34'01"W	133.00
L20	S88°40'53"E	65.18
L21	S5°34'01"W	126.27
L22	S88°40'53"E	33.32
L23	S5°34'01"W	121.50
L24	S5°34'01"W	131.12
L25	S24°59'25"W	152.60
L26	S40°12'10"W	195.73
L27	S50°38'14"W	263.45
L28	S64°38'46"W	225.55
L29	S74°07'10"W	191.00
L30	N89°45'05"W	170.77
L31	S1°06'19"E	26.34
L32	N89°45'05"W	166.38
L33	S1°06'19"E	65.02
L34	N89°45'05"W	164.83
L35	S1°06'19"E	65.02
L36	N89°45'05"W	163.28
L37	S1°06'19"E	65.02
L38	N89°45'05"W	161.73
L39	S1°06'19"E	45.86
L40	S0°25'57"E	19.15
L41	N89°45'05"W	160.41
L42	S0°25'57"E	23.13
L43	N25°27'43"E	135.49
L43	N89°45'05"W	139.88
L44	N59°37'45"W	144.16
L45	N7°39'59"W	135.66
L47	N58°06'59"E	141.40
L48	N89°12'43"E	136.39
L49	N1°00'49"W	53.55
L50	N89°12'43"E	137.92

LINE TABLE		
LINE #	BEARING	DISTANCE
L51	N1°00'49"W	82.58
L52	S63°47'07"W	75.12
L53	N54°00'29"E	27.90
L54	N54°00'29"E	143.23
L55	S80°44'07"E	17.05
L56	S81°05'10"E	121.71
L57	S43°32'08"E	120.57
L58	S0°04'16"W	65.46
L59	N0°04'16"E	47.40
L60	N0°04'16"E	65.01
L61	N0°04'16"E	57.91
L62	N82°10'59"W	32.89
L63	N78°27'48"W	65.49
L64	N78°27'48"W	29.29
L65	S89°57'03"W	17.67
L66	S89°57'03"W	26.83
L67	S38°51'10"W	89.83
L68	S69°18'12"E	119.52
L69	S86°38'50"E	87.43
L70	S86°38'50"E	65.01
L71	S86°38'50"E	65.01
L72	S86°38'50"E	65.01
L73	S86°38'50"E	65.01
L74	S77°56'05"E	65.57
L75	S77°56'05"E	75.48
L76	S88°17'02"E	65.03
L77	S88°17'02"E	65.03
L78	N13°18'47"E	145.97
L79	N4°30'38"E	144.84
L80	N4°30'38"E	147.18
L81	N4°30'38"E	143.96
L82	N4°30'38"E	135.53
L83	N4°30'38"E	126.20
L84	N4°30'38"E	128.65
L85	N0°04'16"E	137.94
L86	N0°04'16"E	146.73
L88	N67°28'30"W	10.00
L89	N67°28'30"W	72.18
L90	N1°06'19"W	156.71
L91	N38°51'10"E	88.15
L92	N38°51'10"E	11.70
L93	S44°06'28"E	90.25
L94	S44°06'28"E	98.22
L95	S17°31'55"E	64.22
L96	S8°03'05"E	5.06
L97	S8°03'06"E	61.83
L98	S8°02'23"E	13.98
L99	S87°06'50"W	133.45
L100	N77°03'53"E	138.32
L101	N73°38'41"E	147.88

LINE TABLE		
LINE #	BEARING	DISTANCE
L102	N52°30'36"E	126.81
L103	N17°32'22"W	31.49
L104	S17°31'50"E	179.44
L105	S64°00'46"W	122.23
L106	S71°38'23"E	13.79
L107	S71°12'19"E	130.62
L108	S71°17'25"E	144.22
L109	S64°19'02"E	85.80
L110	S64°19'01"E	10.00
L111	S64°19'01"E	94.79
L112	S71°12'19"E	142.91
L113	N14°11'42"E	326.97
L114	S77°24'26"E	120.52
L115	S82°43'47"E	99.90
L116	N83°48'14"W	104.02
L117	N1°06'19"W	55.89
L118	N1°06'19"W	64.99
L119	N1°06'19"W	65.00
L120	N1°06'19"W	65.00
L121	N1°06'19"W	63.26
L122	N89°57'03"E	28.23
L123	S1°06'19"E	31.29
L124	S1°06'19"E	65.02
L125	S1°06'19"E	67.01
L126	N83°48'14"W	68.00
L127	S1°06'19"E	83.32
L128	S1°06'19"E	10.58
L129	S1°06'19"E	54.44
L130	S1°06'19"E	10.56
L131	S1°06'19"E	54.46
L132	S1°06'19"E	10.54
L133	S1°06'19"E	65.00
L134	S1°06'19"E	73.18
L135	N89°45'05"W	125.03
L136	N89°45'05"W	125.03
L137	N89°45'05"W	122.16
L138	N88°53'41"E	125.00
L139	N88°53'41"E	125.00
L140	N88°53'41"E	125.00
L141	N88°53'41"E	125.00
L142	N1°06'19"W	48.99
L143	N1°06'19"W	65.00
L144	N1°06'19"W	65.00
L145	N1°06'19"W	65.00
L146	N1°06'19"W	65.85
L147	S78°27'48"E	54.93
L148	S78°27'48"E	35.74
L149	S1°06'19"E	42.31
L150	S1°06'19"E	65.00
L151	S1°06'19"E	65.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L152	S1°06'19"E	65.00
L153	S1°06'19"E	66.93
L154	S1°06'19"E	70.64
L155	S1°06'19"E	17.37
L156	S1°06'19"E	47.63
L157	S1°06'19"E	17.37
L158	S1°06'19"E	47.63
L159	S1°06'19"E	17.37
L160	S1°06'19"E	47.63
L161	S1°06'19"E	17.37
L162	S1°06'19"E	69.77
L163	S88°53'41"W	125.00
L164	S88°53'41"W	125.00
L165	S88°53'41"W	125.00
L166	S88°53'41"W	125.00
L167	N88°53'41"E	125.00
L168	N88°53'41"E	125.00
L169	N88°53'41"E	125.00
L170	N88°53'41"E	125.00
L171	S1°06'19"E	56.96
L172	N88°40'53"W	37.43
L173	N1°06'19"W	27.56
L174	N1°06'19"W	31.76
L175	N63°47'07"E	58.35
L176	N63°47'07"E	18.62
L177	S1°06'19"E	66.31
L178	S1°06'19"E	65.00
L179	S1°06'19"E	65.00
L180	S1°06'19"E	65.00
L181	S1°06'19"E	65.00
L182	S1°06'19"E	16.85
L183	S1°06'19"E	48.15
L184	S1°06'19"E	16.85
L185	S1°06'19"E	48.15
L186	S1°06'20"E	52.10
L187	S88°53'41"W	125.00
L188	S88°53'41"W	125.00
L189	S88°53'41"W	125.00
L190	S88°53'41"W	125.00
L191	S88°53'41"W	90.40
L192	N88°58'25"E	126.46
L193	N88°58'25"E	130.00

APPROVAL FOR RECORDATION
APPROVED FOR RECORDATION BY THE TOWN OF ABERDEEN, NORTH CAROLINA, PURSUANT TO THE TOWN OF ABERDEEN UNIFIED DEVELOPMENT ORDINANCE.

PLANNING & INSPECTIONS DIRECTOR 12-4-23
DATE

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

REVIEW OFFICER 12/4/23
DATE

N:\29 Jeff Green\DD\2023\Bethesda Pines\800 Drawings\850 Survey\Final\Bethesda Pines_Preliminary(4).dwg, Last Saved By: ROB.RODRIGUEZ, 11/30/2023 2:35:55 PM; 30x24 Horiz; Plotted By: Roberto Rodriguez, 11/30/23 02:36:42 PM