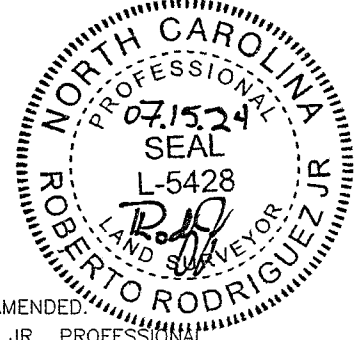


PLAT CABINET 20 SLIDE 390-391

FOR REGISTRATION REGISTER OF DEEDS
William Britton
July 16, 2024 01:17:26 PM
Book 20 Page 390-391
FEE \$42.00
INSTRUMENT # 202400568



I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS INDICATED); 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: APRIL 2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC CORRS
- (7) GEOID MODEL: NGS 2012B
- (8) COMBINED GRID FACTOR(S): 0.99986346
- (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 15 DAY OF July 2024.

Roberto Rodriguez

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER L-5428

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.

Bi. L. Armstrong Manager 7-18-24

APPROVAL FOR RECORDATION

APPROVED FOR RECORDATION BY THE TOWN OF ABERDEEN, NORTH CAROLINA, PURSUANT TO THE TOWN OF ABERDEEN UNDER DEVELOPMENT ORDINANCE

PLANNING & INSPECTIONS DIRECTOR 7/17/24

REVIEW OFFICER

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

7/18/24

Parcel Table with columns: Parcel #, Area, Parcel #, Area, Parcel #, Area, Parcel #, Area. Lists parcels 519 through 528 with their respective areas.

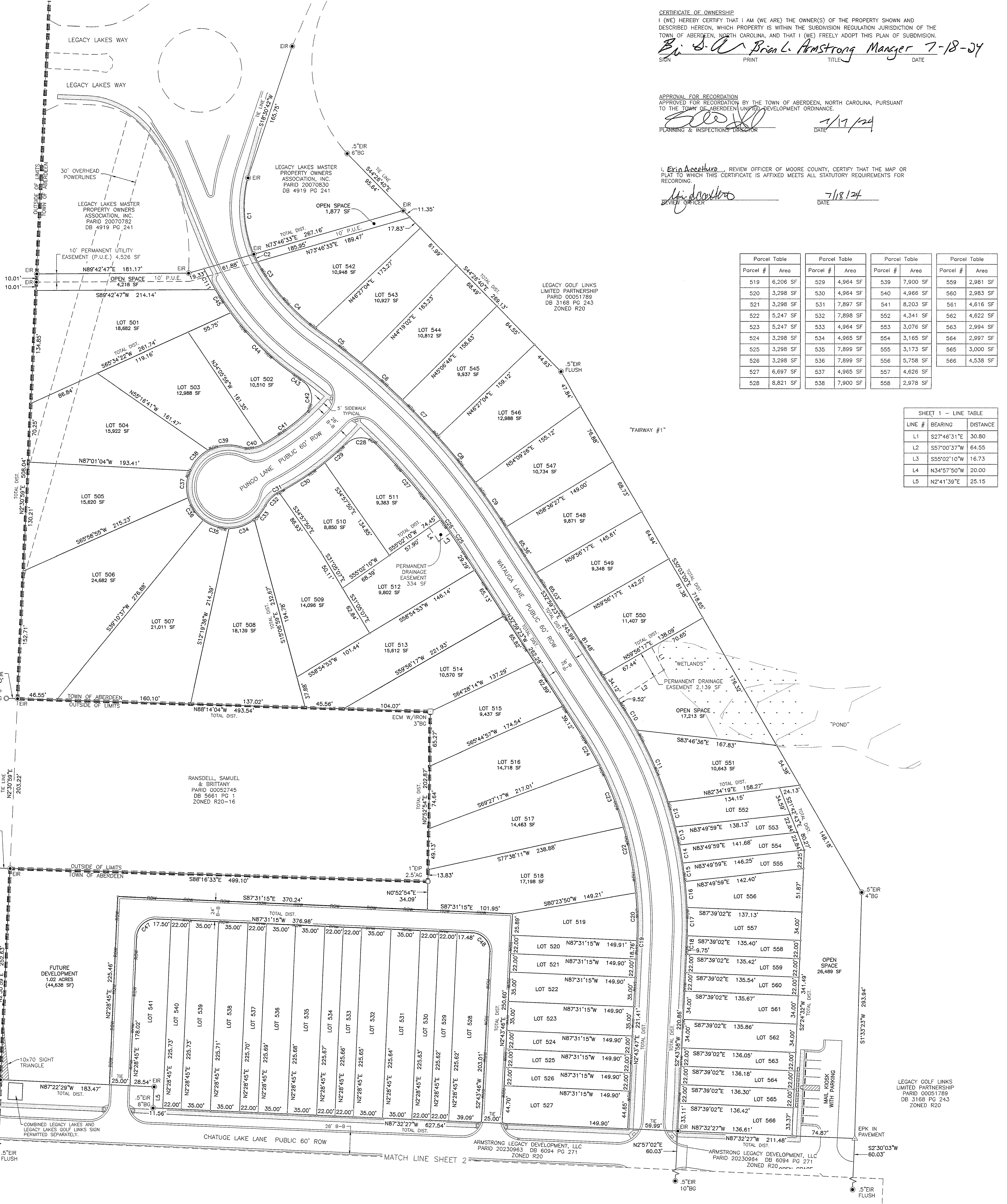
SHEET 1 - LINE TABLE with columns: LINE #, BEARING, DISTANCE. Lists lines L1 through L5 with their bearings and distances.

SITE DATA: JURISDICTION: ABERDEEN ADDRESS: WATAUGA LANE, US 15-501 HWY, OFF ZONING: R-20, CU#6-04, CU#6-04, CU#7-04 & ASSOCIATED MINOR MODIFICATIONS APPROVED BY ABERDEEN'S TOWN BOARD. SETBACKS: LOT WIDTH FRONT SIDE REAR 100' 35' 15' 50' 70'-80' 35' 10' 50' 65' 25' 5' 50' 50' 25' 5' 50' TOTAL SITE ACREAGE: 48.61 ACRES *NOT INCLUSIVE OF: PARCEL ID 20230963 - ARMSTRONG LEGACY DEVELOPMENT, LLC PARCEL ID 20230964 - ARMSTRONG LEGACY DEVELOPMENT, LLC TOTAL LOT ACREAGE: 22.76 ACRES (991,576 SF) NUMBER OF LOTS: 103 LOTS MINIMUM LOT ACREAGE: LOT 558 - 2,973 SF TOTAL OPEN SPACE: 5.40 ACRES (235,103 SF) PUMP STATION SITE: 0.18 ACRES (7,777 SF) TOTAL FUTURE DEVELOPMENT: 12.57 ACRES (547,407 SF) TOTAL RIGHT-OF-WAY: 7.70 ACRES (335,610 SF) IMPERVIOUS CALCULATIONS: PAVED SURFACE: 3.78 ACRES - 7.73% (163,689 SF) SIDEWALK: 1.00 ACRES - 2.06% (43,655 SF) GROSS TOTAL: 4.78 ACRES - 9.79% (207,344 SF) LINEAR FEET OF STREETS: PRIVATE 60' ROW WATAUGA LANE 2,752.8 LF PUNGO LANE 233.5 LF PHELPS LAKE LANE 227.2 LF RED WATER TRAIL 816.8 LF TAHOMA LANE 732.3 LF

- 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. FIRM NO. 3710847800U WITH AN EFFECTIVE DATE OF 10/17/2006; FIRM NO. 3710847800U WITH AN EFFECTIVE DATE OF 10/17/2006. 8. THOSE AREAS DENOTED 'WETLANDS' ARE THE APPROXIMATE LOCATION OF THE BOUNDARIES OF THOSE WETLANDS. 9. 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. 10. 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. 11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT. 12. 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. (F1)POSTAL KIOSK, ASPHALT PARKING AND DRIVE OUTSIDE OF PUBLIC RIGHT-OF-WAY 4. SIDEWALKS OUTSIDE OF PUBLIC RIGHT-OF-WAY 5. STREET LIGHTS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LIGHTING STANDARDS OF LIGHTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY. 6. STREET TREES

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



LEGEND: CR O = CALCULATED POINT, CR S = EXISTING IRON ROD, FLUSH, IRS = 0.5" IRON ROD SET, EIR O = EXISTING IRON PIPE, ECM O = EXISTING MONUMENT, EPK Δ = EXISTING PK NAIL, --- = EXISTING RIGHT OF WAY, --- = BOUNDARY LINE, - - - = BOUNDARY NOT SURVEYED, - - - = PERMANENT EASEMENT

SHEET 1 - CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C1 through C10.

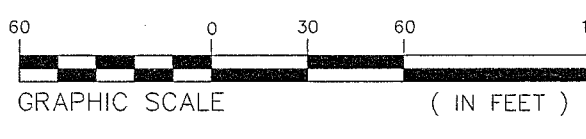
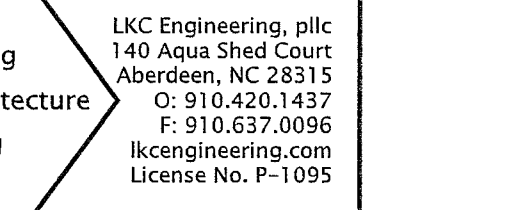
SHEET 1 - CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C11 through C20.

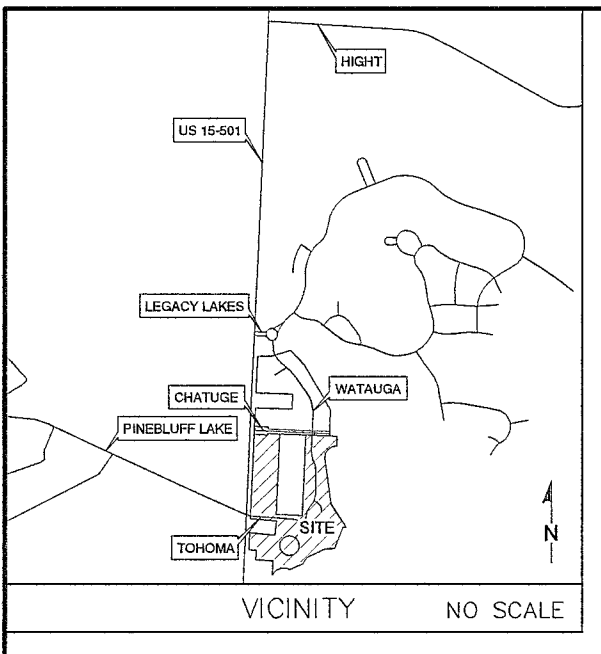
SHEET 1 - CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C21 through C30.

SHEET 1 - CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C31 through C40.

SHEET 1 - CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C41 through C48.

FINAL PLAT SHEET 1 OF 2 LEGACY LAKES - PHASE 4 103 LOTS SANDHILLS TOWNSHIP, MOORE COUNTY ABERDEEN, NORTH CAROLINA JULY 15, 2024 FIELD SURVEY: APRIL 2024 DRAFTED BY: RR SCALE 1" = 60'





SITE DATA
 JURISDICTION: ABERDEEN
 ADDRESS: WATAUGA LANE
 US 15-501 HWY, OFF
 ZONING: R-20, CU89-04, CU86-04, CU87-04 & ASSOCIATED
 MINOR MODIFICATIONS APPROVED BY ABERDEEN'S TOWN BOARD.
 SETBACKS
 LOT WIDTH FRONT SIDE REAR
 100' 35' 15' 50'
 70'-80' 25' 5' 50'
 65' 25' 5' 50'
 50' 25' 5' 50'
 TOTAL SITE ACRES: 48.61 ACRES
 NOT INCLUSIVE OF:
 PARCEL ID 20220963 - ARMSTRONG LEGACY DEVELOPMENT, LLC
 PARCEL ID 20220964 - ARMSTRONG LEGACY DEVELOPMENT, LLC
 TOTAL LOT ACREAGE: 22.76 ACRES (891,576 SF)
 NUMBER OF LOTS: 103 LOTS
 MINIMUM LOT ACREAGE: LOT 588 - 2,973 SF
 TOTAL OPEN SPACE: 5.40 ACRES (235,103 SF)

PUMP STATION SITE: 0.18 ACRES (7,777 SF)
TOTAL FUTURE DEVELOPMENT: 12.87 ACRES (547,407 SF)
TOTAL RIGHT-OF-WAY: 7.70 ACRES (335,610 SF)

IMPERVIOUS CALCULATIONS:
 PAVED SURFACE: 3.76 ACRES - 7.73% (163,689 SF)
 SIDEWALK: 1.00 ACRES - 2.06% (43,655 SF)
 GROSS TOTAL: 4.76 ACRES - 9.79% (207,344 SF)

LINEAR FEET OF STREETS:
 PRIVATE 60' ROW: 2,752.8 LF
 WATAUGA LANE: 233.5 LF
 PUNGO LANE: 227.2 LF
 PHELPS LAKE LANE: 227.2 LF
 RED WATER TRAIL: 816.8 LF
 TAHOMA LANE: 732.3 LF

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. DIMENSION 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.
 FIRM NO. 37108478000 WITH AN EFFECTIVE DATE OF 10/17/2006.
 FIRM NO. 37108478000 WITH AN EFFECTIVE DATE OF 10/17/2006.
 8. THOSE AREAS DENOTED 'WETLANDS' ARE THE APPROXIMATE LOCATION OF THE BOUNDARIES OF THOSE WETLANDS.
 9. 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.
 10. 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.
 11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 12. 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. (F1)POSTAL KIOSK, ASPHALT PARKING AND DRIVE OUTSIDE OF PUBLIC RIGHT-OF-WAY
 4. SIDEWALKS OUTSIDE OF PUBLIC RIGHT-OF-WAY
 5. STREET LIGHTS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LIGHTING STANDARDS OF LIGHTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 6. STREET TREES

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

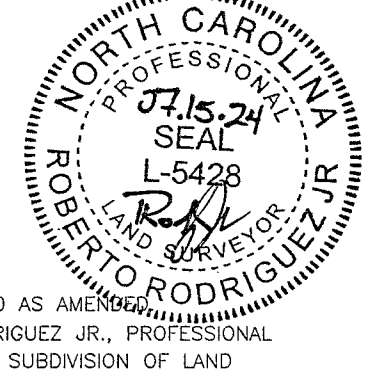
I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS INDICATED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000; 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: APRIL 2024
 (5) DATUM/EPOCH: NAD83(2011)
 (6) PUBLISHED/FIXED-CONTROL USE: NC CORRS
 (7) GROUND MODEL: NGS 2012B
 (8) COMBINED GRID FACTOR(S): 0.99986346
 (9) UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED AND FURTHER AS REQUIRED PER G.S. 47-30(P)(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.

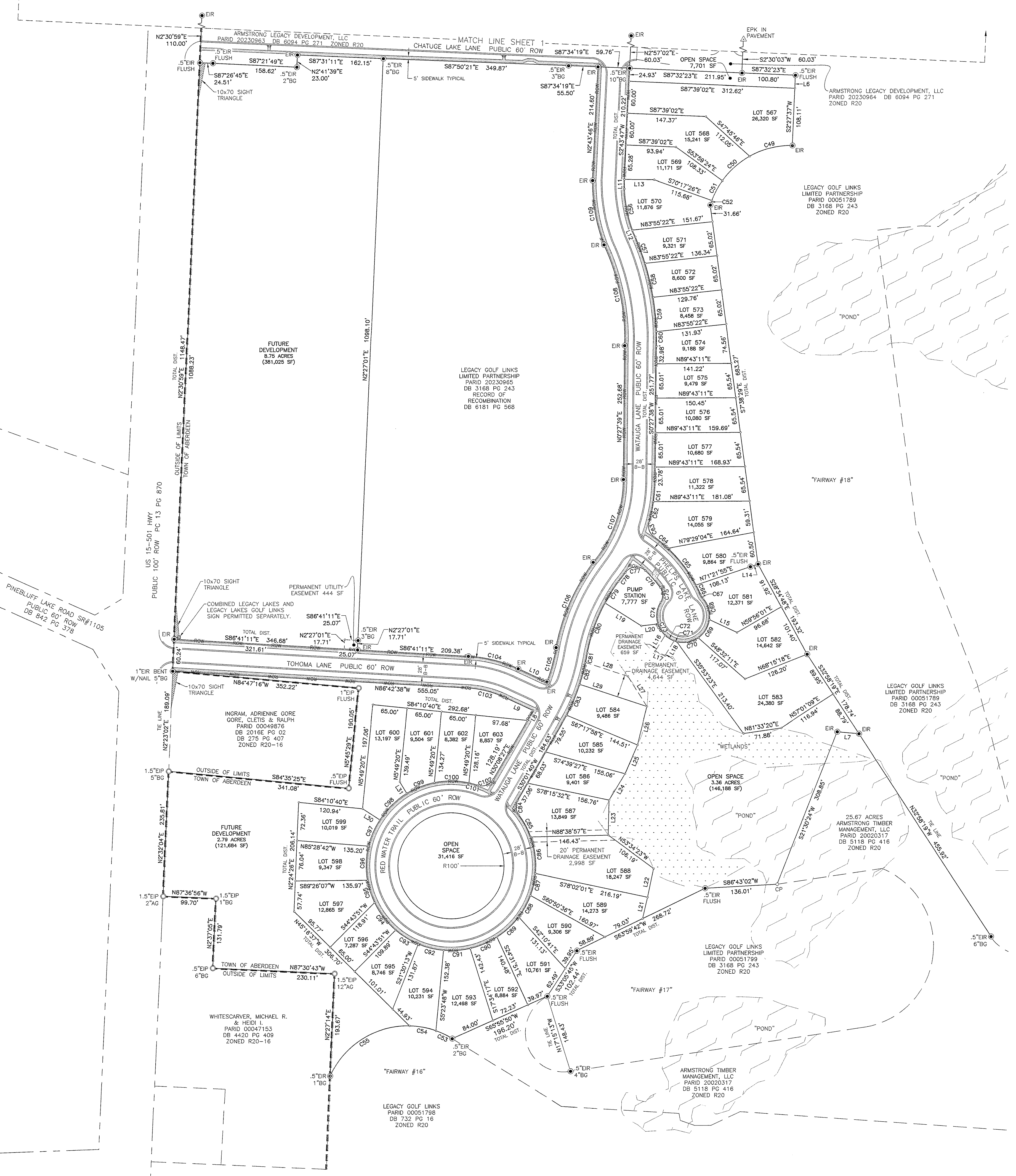
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 15 DAY OF July 2024.

Roberto Rodriguez Jr.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-5428



SHEET 2 - CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C49	83.89	160.00	S75°42'38"W	82.93
C50	69.73	160.00	S48°12'16"W	69.18
C51	42.11	160.00	S28°10'43"W	41.99
C52	9.14	160.00	S19°00'10"W	9.14
C53	34.19	160.00	N64°18'44"W	34.13
C54	50.98	160.00	N79°33'45"W	50.77
C55	187.76	160.00	S57°41'25"W	177.17
C56	79.79	275.35	S10°56'19"E	79.51
C57	53.30	488.13	S20°22'41"E	53.27
C58	65.58	488.13	S13°24'03"W	65.53
C59	65.05	488.13	S5°44'02"E	65.00
C60	27.65	488.13	S0°17'36"E	27.65
C61	41.40	322.23	S4°29'49"W	41.37
C62	40.53	322.23	S11°48'51"W	40.50
C63	30.30	25.00	S19°20'15"E	28.48
C64	33.65	266.19	S50°26'16"E	33.63
C65	87.67	266.19	S37°22'50"E	87.28
C66	20.66	266.19	S25°43'19"E	20.65
C67	7.94	25.00	S32°36'09"E	7.91
C68	43.54	50.00	S16°45'40"E	42.18
C69	40.99	50.00	S31°40'03"W	39.85
C70	42.35	50.00	S79°24'54"W	41.09
C71	5.73	50.00	N73°02'07"W	5.73
C72	20.14	50.00	N58°12'47"W	20.00
C73	25.41	50.00	N32°06'55"W	25.14
C74	42.97	50.00	N7°04'04"E	41.66
C75	29.38	25.00	N1°58'51"W	27.72
C76	42.91	206.19	N41°36'50"W	42.83
C77	42.28	25.00	S83°58'13"W	37.42
C78	21.95	303.40	S37°35'20"W	21.94
C79	47.25	342.58	S31°50'08"W	47.21
C80	99.84	342.58	S19°32'07"W	99.49
C81	18.51	390.00	S10°26'31"W	18.51
C82	42.98	390.00	S14°57'32"W	42.96
C83	63.42	390.00	S22°46'29"W	63.35
C84	29.23	25.00	S3°28'03"E	27.59
C85	47.66	160.00	S28°25'49"E	47.48
C86	69.85	160.00	S7°23'27"E	69.30
C87	42.73	160.00	S12°45'59"W	42.60
C88	46.39	160.00	S28°43'21"W	46.22
C89	56.13	160.00	S47°04'43"W	55.85
C90	55.26	160.00	S67°01'26"W	54.99
C91	50.46	160.00	S85°57'09"W	50.25
C92	49.47	160.00	N76°09'20"W	49.27
C93	50.50	160.00	N58°15'20"W	50.29
C94	66.09	160.00	N37°22'48"W	65.62
C95	44.15	160.00	N17°38'28"W	44.01
C96	64.44	160.00	N1°48'09"E	64.01
C97	54.28	160.00	N23°03'33"E	54.02
C98	72.12	160.00	N45°41'28"E	71.51
C99	56.06	160.00	N68°38'28"E	55.77
C100	65.75	160.00	S89°32'58"E	65.29
C101	16.95	160.00	S74°44'35"E	16.94
C102	34.10	25.00	N69°12'58"E	31.52
C103	75.07	200.00	N75°58'55"W	74.63
C104	97.37	280.00	S75°57'28"E	96.80
C105	67.29	330.00	N14°50'44"E	67.17
C106	176.81	400.67	N23°32'14"E	175.38
C107	169.56	243.90	N20°06'38"E	166.17
C108	195.50	428.26	N11°45'12"W	193.81
C109	123.96	335.23	N10°08'06"W	123.26



SHEET 2 - LINE TABLE

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L6	S2°27'37"W	24.33	L11	N0°19'30"W	17.36	L16	S31°48'22"W	35.03	L21	N12°56'31"E	41.55	L26	N13°55'10"E	74.60
L7	N84°47'16"W	41.10	L12	S22°30'12"E	13.95	L17	S66°19'47"E	20.20	L22	N11°57'59"E	55.14	L27	N32°14'32"W	67.40
L8	N30°08'27"E	21.69	L13	S89°39'27"E	55.87	L18	N31°48'22"E	32.18	L23	N11°03'36"E	66.04	L28	N71°45'31"W	83.90
L9	N65°13'44"W	58.60	L14	N71°21'55"E	15.28	L19	S57°39'34"E	81.04	L24	N31°09'50"E	58.16	L29	N71°45'31"W	133.44
L10	S65°13'44"E	59.78	L15	S67°05'28"E	57.17	L20	N83°15'32"E	31.53	L25	N23°32'43"E	59.04	L30	N57°13'21"W	38.76

LEGEND

- CP ○ = CALCULATED POINT
- ER ○ = EXISTING IRON ROD, FLUSH
- IR ○ = 1/4" IRON ROD SET
- EP ○ = EXISTING IRON PIPE
- ECM ○ = EXISTING MONUMENT
- EPK △ = EXISTING PK NAIL
- = NEW RIGHT OF WAY
- - - = EXISTING RIGHT OF WAY
- = BOUNDARY LINE
- - - = BOUNDARY NOT SURVEYED
- = PERMANENT EASEMENT

FINAL PLAT
 SHEET 2 OF 2
LEGACY LAKES - PHASE 4
 103 LOTS
 SANDHILLS TOWNSHIP, MOORE COUNTY
 ABERDEEN, NORTH CAROLINA
 JULY 15, 2024
 FIELD SURVEY: APRIL 2024
 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 (IN FEET)