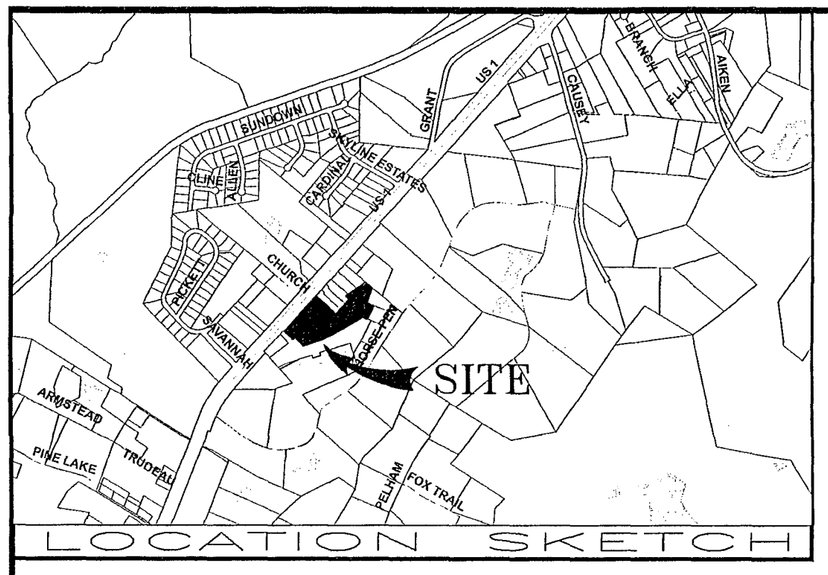
PLAT CABINET 20, SLIDE 2



LOCATION SKETCH

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- ▲ = POWER SERVICE STUB
- Ⓢ = SEWER SERVICE STUB
- ⦿ = TELEPHONE SERVICE STUB
- ⓒ = CABLE TV SERVICE STUB
- ⊞ = WATER METER
- = FIRE HYDRANT
- MH ○ = SANITARY SEWER MANHOLE
- = UTILITY POLE

REFERENCE:
PLAT CAB. 14, SL. 357
DEED BOOK 3446, PAGE 182
DEED BOOK 1346, PAGE 522
DEED BOOK 1346, PAGE 524
DEED BOOK 1346, PAGE 527
DEED BOOK 1346, PAGE 532
DEED BOOK 1901, PAGE 122
MOORE COUNTY REGISTRY

MINIMUM BUILDING SETBACK LINES TO COMPLY WITH ZONING IN FORCE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.

ACREAGE DETERMINED BY COORDINATE METHOD.

ALL IMPROVEMENTS NOT SHOWN.

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, P. A.
2233 N. PINEHURST STREET
ABERDEEN, N. C. 28315
910-255-0420

OWNER:
MCDONALD FAMILY FARMS, LLC
P. O. BOX 1606
SOUTHERN PINES, NC 28388

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF VASS AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF VASS.

9/18/2023 — DATE

OWNER

Certificate of Approval for Recording
I hereby certify that the minor subdivision plat shown hereon has been found to comply with the Subdivision Regulations and Watershed Protection Ordinance of the Town of Vass, North Carolina, and that this plat has been approved for recording in the Office of the Register of Deeds of Moore County. This approval shall be null and void if this plat is not recorded within 30 days of the date specified below.

9/18/23 — Date

Mollye Goodman — Subdivision Administrator

TOWN OF VASS CORPORATE SEAL NORTH CAROLINA

NOTICE: This property is located within a Public Water Supply Watershed development restrictions may apply.

I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
FURTHER:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 11th DAY OF SEPTEMBER ,2023, A.D.

S. R. SHEFFIELD, PLS NO. L-1365

NORTH CAROLINA PROFESSIONAL SEAL L-1365 LAND SURVEYOR S. R. SHEFFIELD

20120342
PIN: 950300474066
Deed Book: 4128
Deed Page: 77
Owner's Name: COMPANION ANIMAL CLINIC OF THE
Owner's Name 2: SANDHILLS FOUNDATION

20060263
PIN: 950300475134
Deed Book: 4641
Deed Page: 300
Owner's Name: FIVE POINTS PET RESORT AT VASS, INC

20120341
PIN: 950300474000
Deed Book: 4228
Deed Page: 471
Owner's Name: ANN TURNER HOLDINGS, LLC

00033734
PIN: 950300570410
Deed Book: 3855
Deed Page: 372
Owner's Name: GARNER, CHARLES TOMMIE (LE) &
Owner's Name 2: GARNER, BETTIE MCINTOSH (LE)

98000548
PIN: 950302571020
Deed Book: 5256
Deed Page: 501
Owner's Name: THOMASSON, MATTHEW JAMES KINGSBURY
Owner's Name 2: THOMASSON, CASEY GREY WENTWORTH

20030503
PIN: 950302560863
Deed Book: 5256
Deed Page: 501
Owner's Name: THOMASSON, MATTHEW JAMES KINGSBURY
Owner's Name 2: THOMASSON, CASEY GREY WENTWORTH

98000549
PIN: 950300463404
Deed Book: 4302
Deed Page: 451
Owner's Name: YURGELES, PETER ALEC
Owner's Name 2: YURGELES, JILL MARY

30' — 1 MILE TO LAKEVIEW
ZONING HC VASS
BATUYIOS, WILLIAM J
Deed Book: 5051
Deed Page: 204
EXISTING 30' ACCESS WAY
PC 10, SL. 889
ZONING RE MOORE COUNTY
S48°58'21"E 131.34'
N55°42'06"E 309.94'
N49°00'12"W 72.22'
S67°52'10"E 106.91'
S22°09'22"W 200.06'
ZONING RA VASS
N41°40'51"E 75.70'
ZONING HC VASS
S48°59'47"E 371.99'
N41°40'51"E 189.30'
S49°44'32"E 286.08'
S27°04'56"W 200.00'
4 — 104,749 Sq. Feet 2.40 Acres
3 — ZONING HC-CZ VASS
N41°40'13"E 246.50'
N41°40'13"E 6.46'
N41°40'13"E 200.00'
30' WIDE ACCESS WAY
TIE LINE S48°14'09"E 29.87'
TIE LINE N41°41'15"E 66.07'
30.0'
U.S. HWY. NO. 1
2 — ZONING HC-CZ VASS
N53°40'45"W 531.28'
174,246 Sq. Feet 4.00 Acres
418.06'
S59°38'45"W
N67°56'10"W 70.32'
ZONING RA VASS
1 — N41°40'13"E 200.00'
30' ACCESS WAY
N59°31'59"W 482.48'
87,218 Sq. Feet 2.00 Acres
WELL
87,226 Sq. Feet 2.00 Acres
ZONING HC-CZ VASS
S59°38'45"W 26.14'
S61°39'20"W 139.32'
S61°39'20"W 22.33'
278.54'
S72°37'13"W
N48°07'20"W 160.40'
S41°52'44"W 35.09'
N48°06'16"W 161.88'
ZONING RA VASS
JERRY A. HENTON DB 540 PG 324
LAKE
ZONING RA VASS
ZONING RE MOORE COUNTY
ZONING RE MOORE COUNTY
MOORE COUNTY ZONING RE
ZONING RE MOORE COUNTY
TIE LINE S48°44'47"W 1312.55' 1372.32' GRID DISTANCE COMBINED GRID FACTOR 0.9998258
NCGS GRID MONUMENT "CANNON"
N = 535678.23
E = 1902781.10
NAD 83

GRID NORTH (NAD'83)
NORTH CAROLINA

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
September 18, 2023 10:12:36 AM
Book 20 Page 2-2
FEE: $21.00
INSTRUMENT # 2023012591

State of North Carolina
I, Dena Barner, Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Dena Barner — Review Officer

9/18/23 — Date

SURVEY FOR
MCDONALD FAMILY FARMS, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY
MCNEILL TOWNSHIP, MOORE COUNTY,
VASS, NORTH CAROLINA
SEPTEMBER 11, 2023 -*- SCALE 1"=200'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

200' 100' 0' 200' 400'

PINEHORSE-1041-2023.DWG

D:\Carlson Projects\PINEHORSE-1041-2023.dwg, 9/18/2023 8:28:22 AM