175

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 07/23/2021
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99986237
(9) UNITS: US SURVEY FEET

GRID TO GROUND SCALE POINT:
N(y):515671.9648 US SURVEY FEET
E(x): 1854814.4392 US SURVEY FEET

I, JOHN G. MATTHEWS, 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.

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCE TABLE); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30TH DAY OF JANUARY, A.D., 2024.

PROFESSIONAL LAND SURVEYOR, L-5020

NORTH CAROLINA PROFESSIONAL SEAL L-5020 LAND SURVEYOR JOHN G. MATTHEWS

LOT	SIZE (SF)	MAX IA* (SF)
1	29,994	10,498
2	20,730	7,256
3	31,050	10,868
4	34,622	12,118
5	25,482	8,919
6	21,106	7,387
7	32,018	11,206
8	50,947	17,831
9	36,011	12,604
10	33,726	11,804
11	38,813	13,585

MAX IMPERVIOUS AREA (IA)
R-20 ZONING PER LOT IS 35%

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, Dena Parmer, REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER — DATE 1/31/24

CERTIFICATE OF APPROVAL

APPROVED FOR RECORDING BY THE VILLAGE PLANNER OF THE VILLAGE OF PINEHURST, NORTH CAROLINA ON THE 31st DAY OF January, 20__ PURSUANT TO THE PINEHURST DEVELOPMENT ORDINANCE. MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

VILLAGE PLANNER
VILLAGE OF PINEHURST

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE VILLAGE OF PINEHURST AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVAE USE AS NOTED.

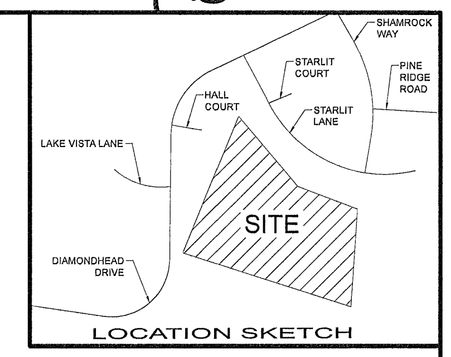
OWNER

OWNER

UTILITIES CERTIFICATE

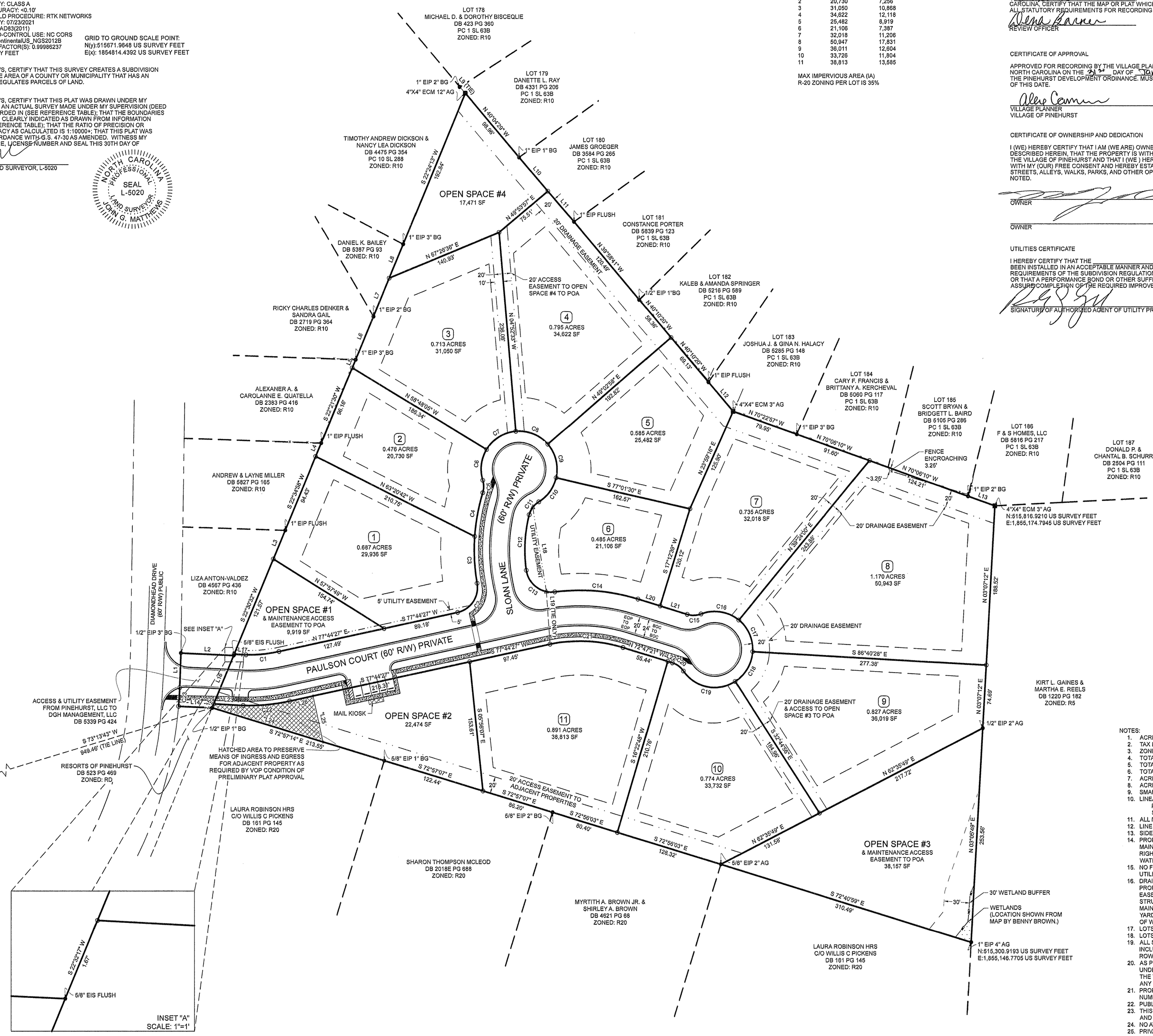
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY HAS BEEN PROVIDED TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS.

SIGNATURE OF AUTHORIZED AGENT OF UTILITY PROVIDER — DATE 1/31/24



LOCATION SKETCH

NC GRID NORTH (NAD83(2011))



LINE	BEARING	DISTANCE
L1	S 01°53'59" W	40.84'
L2	N 87°19'44" W	62.25'
L3	S 22°30'34" W	36.81'
L4	S 22°34'32" W	17.12'
L5	S 22°21'30" W	10.55'
L6	S 22°25'50" W	55.12'
L7	S 22°27'05" W	49.16'
L8	S 22°27'05" W	43.37'
L9	N 42°11'17" W	10.14'
L10	N 40°31'36" W	52.54'
L11	N 40°31'36" W	47.23'
L12	N 40°10'33" W	45.33'
L13	N 70°18'37" W	33.89'
L14	S 87°19'44" E	39.68'
L15	S 22°21'07" W	5.02'
L16	S 22°21'07" W	61.50'
L17	N 86°56'18" W	14.04'
L18	S 09°11'13" E	100.98'
L19	N 03°59'02" W	62.33'
L20	N 72°47'21" W	27.23'
L21	N 72°47'21" W	33.83'
L22	S 72°47'21" E	5.62'
L23	N 86°56'18" W	35.04'

LINE	BEARING	DISTANCE
L24	N 72°57'14" W	137.71'
L25	S 12°12'31" E	55.61'
L26	N 77°44'27" E	28.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	39.45'	39.37'	N 84°20'56" E	13°17'50"
C2	30.00'	45.87'	41.53'	N 33°56'12" E	87°36'30"
C3	230.00'	55.58'	55.45'	S 02°56'40" E	13°50'46"
C4	230.00'	52.67'	52.55'	S 10°32'20" W	13°07'13"
C5	25.00'	14.87'	14.65'	S 00°03'52" W	34°04'09"
C6	45.00'	37.83'	36.73'	S 07°06'51" W	48°10'08"
C7	45.00'	42.35'	40.81'	S 58°09'41" W	53°55'32"
C8	45.00'	42.35'	40.81'	N 87°54'48" W	53°55'32"
C9	45.00'	42.35'	40.81'	N 13°59'16" W	53°55'32"
C10	45.00'	36.09'	35.09'	N 35°55'29" E	45°53'52"
C11	25.00'	19.51'	19.02'	N 38°31'09" E	44°42'25"
C12	170.00'	69.29'	68.84'	N 03°09'03" E	23°19'47"
C13	30.00'	46.84'	42.22'	N 82°53'30" W	89°27'19"
C14	230.00'	99.67'	98.90'	N 85°12'15" W	24°49'48"
C15	25.00'	16.57'	16.37'	S 86°06'16" W	38°12'48"
C16	45.00'	47.44'	45.27'	N 80°48'04" W	60°24'09"
C17	45.00'	42.35'	40.81'	N 23°39'14" W	53°55'32"
C18	45.00'	42.35'	40.81'	N 30°17'18" E	53°55'32"
C19	45.00'	69.25'	62.62'	S 78°39'45" E	88°10'23"
C20	25.00'	16.57'	16.37'	S 53°40'57" E	38°12'48"
C21	170.00'	87.44'	86.48'	N 87°31'27" W	29°28'12"
C22	230.00'	55.49'	55.36'	S 84°39'11" W	13°49'27"
C23	491.83'	22.19'	22.18'	S 03°44'52" W	2°35'04"

LEGEND OF SYMBOLS & ABBREVIATIONS

CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
NIS	NEW IRON STAKE
	FIRE HYDRANT
	GAS VALVE
	POWER POLE
	SANITARY SEWER
	STORM MANHOLE
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	TRANSFORMER
	WATER METER
	WATER VALVE
	CORNER OF HATCHED AREA
#AG	(#) INCHES ABOVE GRADE
#BG	(#) INCHES BELOW GRADE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EMN	EXISTING MAG NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
N/F	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
YI	YARD INLET
	EXISTING CONTOUR LINES
	SURVEYED PROPERTY BOUNDARY
	OTHER SURVEYED LINE
	LINES NOT SURVEYED
	RIGHT-OF-WAY
WET	WETLANDS
E	OVERHEAD ELECTRIC LINES
X	FENCE
SS	SANITARY SEWER LINES
	TIE LINE

NOTES:
1. ACREAGE DETERMINED BY COORDINATE METHOD
2. TAX PARCEL ID: 00052077
3. ZONING: R20 VILLAGE OF PINEHURST
4. TOTAL ACRES: 11.384 ACRES
5. TOTAL ACRES OF OPEN SPACE: 2.02 ACRES (17.74%)
6. TOTAL NUMBER OF LOTS: 11 LOTS
7. ACREAGE IN LOTS: 8.137 ACRES
8. ACREAGE IN STREET R/W: 1.274 ACRES
9. SMALLEST LOT: 20,730 SF (0.476 ACRES)
10. LINEAR FEET OF EACH INDIVIDUAL STREET:
    PAULSON COURT: 667.08'
    SLOAN LANE: 190.98'
    SEW WAY: 190.98'
11. ALL NEW IRON STAKES (NIS) ARE 5/8" NIS FLUSH.
12. LINE TAGS *L24, *L25 AND *L26 FOR HATCHED AREA ONLY, NOT BOUNDARY.
13. SIDEWALKS ARE 6' WIDE.
14. PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL STREETS AND DRAINAGE STRUCTURES BOTH WITHIN THE RIGHT OF WAY AND OUTSIDE OF THE RIGHT OF WAY TO INCLUDE STORM WATER CONTROL MEASURES (SCMS) AND OPEN SPACE.
15. NO FENCES, TREES OR STRUCTURES ARE ALLOWED TO BE WITHIN THE UTILITY EASEMENT.
16. DRAINAGE EASEMENTS: DRAINAGE EASEMENTS SHALL PROHIBIT THE PROPERTY OWNER FROM BLOCKING THE FLOW OF WATER THROUGH THE EASEMENT AND TO PROVIDE ACCESS TO THE POA FOR REPAIR OF PIPES AND STRUCTURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ROUTINE MAINTENANCE OF SWALES. THE PROPERTY OWNER SHALL NOT PLACE FILL, YARD DEBRIS, OR FENCES IN A MANNER THAT IMPEDES THE NORMAL FLOW OF WATER.
17. LOTS 3 & 4 SHALL PROVIDE ACCESS TO OPEN SPACE #4 TO POA
18. LOTS 9 & 10 SHALL PROVIDE ACCESS TO OPEN SPACE #3 TO POA
19. ALL STREETS TO BE PRIVATE AND SHALL FOLLOW VOP STANDARDS INCLUDING 24' BOC TO BOC WIDTH AND 32' RADIUS TO BOC ON CUL-DE-SACS. ROWS ARE 60' FOR STREETS AND 45' RADIUS FOR CUL-DE-SACS.
20. AS PER APPENDIX B, STATE FIRE CODE, FIRE FLOW FOR RESIDENTIAL UNITS UNDER 3,600 SF IS 1,000 GPM. AN ENGINEERS REPORT WILL BE PROVIDED TO THE VILLAGE BY A LICENSED PROFESSIONAL PRIOR TO CONSTRUCTION OF ANY UNITS LARGER THAN 3,599 SF.
21. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 3710954000J WITH AN EFFECTIVE DATE OF OCTOBER 17, 2006.
22. PUBLIC WATER SUPPLY WATERSHED: WS-IIP (HQW)
23. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.
24. NO ATTEMPTS MADE TO LOCATE UNDERGROUND UTILITIES.
25. PRIVATE STREETS AND RIGHT OF WAY ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENT AGENCIES FOR INGRES AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION, AND MAINTENANCE OF STREETS, UTILITIES AND DRAINAGE.

PLAT CABINET 20 SLIDE 175

FOR REGISTRATION REGISTER OF DEEDS
William Britt
Moore County
January 31, 2024 03:18:08 PM
Book 20 Page 175-175
FEE: $21.00
INSTRUMENT # 2024001253

FINAL PLAT FOR: DGH MANAGEMENT, LLC

JANUARY 30TH, 2024

FLOYD'S WAY SUBDIVISION
VILLAGE OF PINEHURST
Sand Hills 3 - ~~MINERAL SPRINGS~~ TOWNSHIP
MOORE COUNTY, NORTH CAROLINA

0 60 120 180
SCALE 1"=60'

REFERENCE TABLE:
DEED BOOK 5219, PAGE 202
DEED BOOK 5339, PAGE 424
PLAT CABINET 1, SLIDE 63B
MOORE COUNTY REGISTRY

REQUIRED BUILDING SETBACKS (R-20):
FRONT = 40'
SIDE = 15'
SIDE STREET = 20'
REAR = 30'

PROPERTY ADDRESS:
219 FLOYD WAY
PINEHURST, NC 28374

OWNER'S ADDRESS:
DGH MANAGEMENT, LLC
335 FIELDS DRIVE
ABERDEEN, NC 28315

MATTHEWS LAND SURVEYING & MAPPING PLLC
FIRM LICENSE: P-1343
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2971
JOB#: 10970