

- GENERAL NOTES:**
- THIS MAP IS IN ACCORDANCE WITH GS 47-30.
  - AREA BY COORDINATE METHOD.
  - ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
  - THESE ARE NOT TO BE CONSIDERED AS DIMENSIONS OF THE PROPERTY.
  - THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
  - THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED, FLOOD HAZARD OR OTHER SPECIAL USE ZONING DISTRICT.
  - AREA PER FIRM NO. 210987000 WITH AN EFFECTIVE DATE OF 10/17/2008 OR OTHERWISE PROVIDED TO THE SURVEYOR, LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY. ATTORNEY'S TITLE SEARCH WHICH COULD AFFECT THE SURVEYED PROPERTY.
  - THESE ARE NOT TO BE CONSIDERED AS DIMENSIONS OF THE PROPERTY.
  - THESE ARE NOT TO BE CONSIDERED AS DIMENSIONS OF THE PROPERTY.
  - EACH LOT SHALL BE SERVED BY 2 PARKING SPACES PER DWELLING UNIT.
  - HOAOWNERS ASSOCIATION SHALL OWN AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF:
    - STORM-WATER CONTROL, PONDS AND DRAINAGE
    - STORM-WATER CONTROL, ASPHALT PARKING AND DRIVE OUTSIDE OF PUBLIC RIGHT-OF-WAY
    - RIGHT-OF-WAY
    - SPACES REQUIRED
    - WALKING TRAILS, PICKUP TABLES AND SIDEWALKS OUTSIDE OF PUBLIC RIGHT-OF-WAY
    - STREET LIGHTS OUTSIDE OF PUBLIC RIGHT-OF-WAY SMALL CONFORM TO THE 7. STREET THERMS
  - UTILITY NOTES: SANITARY SEWER AND WATER TO BE PROVIDED BY THE TOWN OF ABERDEEN.

**TITLE REFERENCE:**  
DEED BOOK 5442 PAGE 364  
MOORE COUNTY REGISTRY

**OWNER:**  
MOORE J. PROPERTIES, INC.  
25 WALTON CREEK ROAD  
PINEBLUFF, NC 28134

**SITE DATA:**  
ADDRESS: BETHESDA ROAD  
ZONING: R-20 WITH CONSERVATION  
SUBDIVISION: ALLOWS FOR DEVELOPMENT  
SETBACKS: 5' MIN. 5' DIMENSIONAL STANDARDS

**FRONT:** 25'  
**REAR:** 25'  
**MINIMUM LOT SIZE:** 6,000 SF  
**MINIMUM LOT WIDTH:** 100'  
**CORNER LOTS:** 60'

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

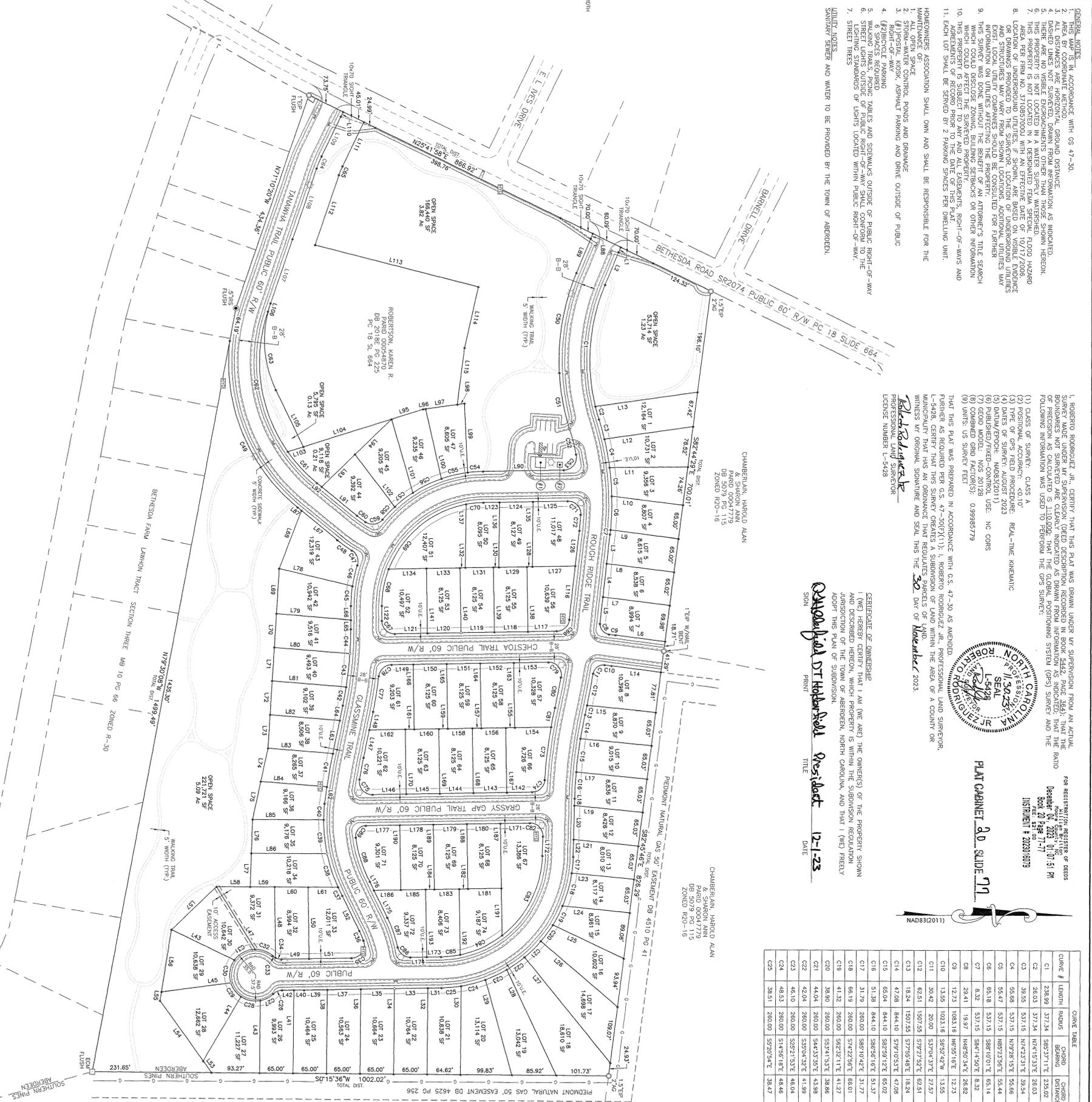
- LEGEND:**
- CALCULATED POINT
  - EXISTING IRON ROD
  - EXISTING IRON ROD SET
  - EXISTING IRON PIPE
  - EXISTING IRON PIPE
  - RIGHT OF WAY
  - BOUNDARY LINE
  - GOVERNMENT
  - EXISTING EASEMENT
  - WALKING TRAIL - 5 FOOT WIDTH
  - LIGHT POLE
  - FIRE HYDRANT
  - NO UTILITY EASEMENT

**FINAL PLAN FOR BETHESDA PINES SUBDIVISION**

74 LOTS  
SANDHILLS TOWNSHIP, MOORE COUNTY  
ABERDEEN, NORTH CAROLINA  
NOVEMBER 30, 2023  
FIELD SURVEY/AUGUST 2023  
DRAWN BY: R.R. SCALET - 100'

**LKC Engineering, PLLC**  
Landscape Architecture  
Surveying

LKC Engineering, PLLC  
Attn: Anna N. Scalet  
1000 S. W. 10th St.  
P.O. Box 420  
Lenoir, NC 28756  
License No. P-1095



**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.

**Roberto Rodriguez Jr.**  
Professional Land Surveyor  
License Number: 5428

**Chamberlain, Harold Alan**  
President  
Date: 12-23

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	238.89	377.34	S80°31'11"E	235.02
C2	26.03	377.34	N41°53'31"E	26.03
C3	39.55	537.15	N22°33'11"E	39.54
C4	55.48	537.15	N72°30'31"E	55.46
C5	55.47	537.15	N82°30'31"E	55.44
C6	69.18	537.15	N87°00'01"E	69.14
C7	8.32	537.15	S84°15'01"E	8.32
C8	29.41	198.7	N48°50'34"E	29.42
C9	10.23	1023.18	N65°51'51"E	10.23
C10	13.55	1023.18	S92°42'27"E	13.55
C11	30.42	20.00	S37°00'31"E	27.57
C12	62.51	1507.55	S87°04'21"E	62.51
C13	18.24	1507.55	S72°30'31"E	18.24
C14	47.08	844.10	S70°03'21"E	47.08
C15	65.04	844.10	S82°30'31"E	65.02
C16	51.38	844.10	S85°01'51"E	51.37
C17	31.79	260.00	S87°04'21"E	31.79
C18	66.19	260.00	S72°30'31"E	66.01
C19	41.32	260.00	S62°31'11"E	41.27
C20	38.80	260.00	S53°03'21"E	38.86
C21	44.04	260.00	S44°33'31"E	43.98
C22	46.10	260.00	S35°02'31"E	46.04
C23	46.10	260.00	S25°32'31"E	46.04
C24	48.53	260.00	S16°01'51"E	48.46
C25	48.53	260.00	S06°30'31"E	48.47

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C26	18.68	26.00	S27°30'31"E	18.25
C27	28.69	50.00	S27°30'31"E	28.30
C28	39.12	50.00	S17°20'31"E	39.28
C29	33.70	50.00	S07°30'48"E	33.06
C30	46.02	50.00	N87°00'01"E	44.41
C31	46.76	50.00	N82°00'21"E	45.07
C32	37.57	50.00	N20°12'42"E	36.69
C33	6.80	50.00	N32°55'01"E	6.79
C34	11.86	25.00	N12°30'31"E	11.77
C35	47.78	25.00	N65°46'12"E	40.84
C36	20.34	260.00	N84°00'31"E	20.33
C37	19.31	309.71	S52°31'08"E	18.51
C38	66.69	309.71	S71°35'05"E	66.54
C39	66.49	309.71	S71°35'05"E	66.54
C40	66.49	309.71	S81°30'31"E	66.52
C41	31.33	309.71	N87°02'31"E	31.32
C42	63.30	1023.18	N82°00'21"E	62.28
C43	36.11	734.91	N72°15'15"E	36.10
C44	66.06	734.91	N48°45'11"E	65.03
C45	47.46	734.91	N88°11'39"E	47.44
C46	38.37	260.00	N88°49'19"E	38.33
C47	41.44	260.00	N77°01'41"E	41.40
C48	33.29	260.00	S89°22'54"E	33.88
C49	34.56	260.00	S39°22'54"E	34.53
C50	19.77	260.00	N82°00'31"E	19.80
C51	109.60	437.34	S79°22'43"E	109.31

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C52	51.42	477.15	S72°21'31"E	51.40
C53	42.82	26.00	N51°29'31"E	38.42
C54	29.80	260.00	N27°30'31"E	29.78
C55	42.33	260.00	N13°30'18"E	42.24
C56	32.00	260.00	N07°04'58"E	31.85
C57	44.30	260.00	N37°04'58"E	44.26
C58	46.23	260.00	N46°40'51"E	46.22
C59	17.66	260.00	N62°40'51"E	17.68
C60	36.21	260.00	N82°00'31"E	36.20
C61	20.98	260.00	N32°10'31"E	20.95
C62	83.03	300.66	N48°45'07"E	82.78
C63	168.61	220.00	S89°04'01"E	164.52
C64	24.77	260.00	S67°43'30"E	24.75
C65	18.03	150.00	S67°43'30"E	18.02
C66	39.78	26.00	N42°31'16"E	39.68
C67	39.73	26.00	N42°31'16"E	39.63
C68	73.19	200.00	S79°33'15"E	72.79
C69	20.32	200.00	S39°27'27"E	19.469
C70	33.98	200.00	S59°11'11"E	33.92
C71	40.82	26.00	S49°02'31"E	36.44
C72	31.14	477.15	N85°04'21"E	31.14
C73	103.03	494.10	N63°14'21"E	102.98
C74	37.28	26.00	N43°41'21"E	33.91
C75	43.94	26.00	N47°45'31"E	38.50
C76	42.64	1282.36	S79°25'31"E	42.64

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C77	69.35	794.91	S80°28'11"E	69.53
C78	35.94	26.00	S47°12'27"E	32.92
C79	44.14	26.00	S48°29'13"E	38.82
C80	59.73	1442.55	N78°45'56"E	59.73
C81	37.69	904.10	N78°46'40"E	37.60
C82	46.23	260.00	S49°06'24"E	46.20
C83	17.66	260.00	N62°40'51"E	17.68
C84	36.21	260.00	N82°00'31"E	36.20
C85	37.67	260.00	N82°00'31"E	37.62
C86	34.11	26.00	N12°30'31"E	34.02
C87	90.23	248.71	N75°55'21"E	90.23
C88	90.23	248.71	N14°55'21"E	88.74
C89	33.72	20.00	S49°24'31"E	29.87

**LINE TABLE**

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S27°30'31"E	10.00	L51	N17°00'49"E	82.58	L102	N62°30'31"E	106.81
L2	S67°28'30"E	68.65	L52	S32°47'07"E	75.12	L103	N17°22'27"E	31.49
L3	S53°48'17"E	56.69	L53	N50°00'29"E	27.50	L104	S17°31'50"E	179.44
L4	S34°48'09"E	65.00	L54	N64°00'29"E	143.23	L105	S40°00'48"E	122.23
L5	S34°48'17"E	51.79	L55	S80°44'07"E	17.09	L106	S71°30'31"E	13.79
L6	N17°02'28"E	96.86	L56	S81°05'10"E	121.71	L107	S71°12'10"E	130.82
L7	N17°02'28"E	96.86	L57	S43°32'08"E	126.57	L108	S71°12'10"E	144.22
L8	S70°25'25"E	130.74	L58	S70°04'16"E	65.46	L109	S64°10'02"E	66.80
L9	S70°25'25"E	133.21	L59	N00°04'16"E	42.40	L110	S64°10'02"E	100.00
L10	S70°25'25"E	133.21	L60	N00°04'16"E	42.40	L111	S64°10'02"E	94.79
L11	S70°25'25"E	133.21	L61	N00°04'16"E	65.01	L112	S71°12'10"E	142.81
L12	S70°25'25"E	133.21	L62	N82°10'59"E	32.89	L113	N41°14'21"E	328.97
L13	S70°25'25"E	200.49	L63	N82°10'59"E	65.49	L114	S77°24'21"E	120.82
L14	S71°12'28"E	97.00	L64	N72°27'48"E	29.28	L115	S82°43'47"E	99.80
L15	S71°12'28"E	133.53	L65	S89°57'03"E	17.67	L116	S89°57'03"E	104.92
L16	S71°12'28"E	133.53	L66	S89°57'03"E	126.83	L117	N53°06'14"E	104.92
L17	S71°12'28"E	133.53	L67	S89°57'03"E	126.83	L118	N17°00'19"E	58.89
L18	S71°12'28"E	133.53	L68	S89°57'03"E	89.83	L119	N17°00'19"E	66.00
L19	S71°12'28"E	133.53	L69	S89°57'03"E	87.43	L120	N17°00'19"E	66.00
L20	S71°12'28"E	133.53	L70	S89°57'03"E	65.01	L121	N17°00'19"E	66.00
L21	S71°12'28"E	133.53	L71	S89°57'03"E	29.23	L122	N88°40'51"E	37.43
L22	S89°57'03"E	133.53	L72	S89°57'03"E	65.01	L123	S17°06'19"E	31.29
L23	S70°25'25"E	121.50	L73	S80°28'30"E	65.01	L124	S17°06'19"E	65.02
L24	S70°25'25"E	131.12	L74	S77°56'05"E	65.97	L125	S17°06'19"E	62.01
L25	S70°25'25"E	132.60	L75	S77°56'05"E	75.48	L126	N63°47'07"E	59.53
L26	S70°25'25"E	146.73	L76	S88°48'50"E	65.01	L127	S17°06'19"E	18.82
L27	S80°28'30"E	263.45	L77	S89°17'02"E	65.03	L128	S17°06'19"E	10.56
L28	S64°28'30"E	225.55	L78	N13°18'47"E	146.97	L129	S17°06'19"E	54.44
L29	S70°25'25"E	191.07	L79	N4°30'39"E	144.84	L130	S17°06'19"E	10.56
L30	N89°45'05"E	147.18	L80	N4°30'39"E	147.18	L131	S17°06'19"E	54.46
L31	S17°06'19"E	26.34	L81	N4°30'39"E	143.96	L132	S17°06'19"E	10.56
L32	N89°45'05"E	143.96	L82	N4°30'39"E	143.96	L133	S17°06'19"E	65.00
L33	S17°06'19"E	65.02	L83	N4°30'39"E	143.96	L134	S17°06'19"E	65.00
L34	N89°45'05"E	144.83	L84	N4°30'39"E	128.65	L135	N89°45'05"E	125.03
L35	S17°06'19"E	65.02	L85	N4°30'39"E	137.94	L136	S17°06'20"E	62.10
L36	N89°45'05"E	143.28	L86	N00°04'16"E	146.73	L137	N89°45'05"E	122.16
L37	S17°06'19"E	65.02	L87	N00°04'16"E	146.73	L138	S89°57'03"E	125.00
L38	N89°45'05"E	141.13	L88	N67°28'30"E	121.18	L139	N89°57'03"E	125.00
L39	S17°06'19"E	46.88	L89	N67°28'30"E	121.18	L140	N89°57'03"E	125.00
L40	N89°57'03"E	188.15	L90	N17°06'19"E	168.15	L141	N89°57'03"E	125.00
L41	N89°57'03"E	160.41	L91	N89°57'03"E	111.70	L142	N89°57'03"E	125.00
L42	S02°52'57"E	23.13	L92	N89°57'03"E	90.25	L143	N17°06'19"E	48.89
L43	N89°57'03"E	135.49	L93	S44°08'28"E	136.22	L144	N17°06'19"E	65.00
L44	N89°57'03"E	139.88	L94	S57°13'57"E	64.22	L145	N17°06'19"E	65.00
L45	N73°39'39"E	135.66	L95	S57°13'57"E	5.08	L146	N17°06'19"E	65.00
L46	N89°45'05"E	141.40	L96	S57°13'57"E	61.83	L147	S78°27'48"E	54.93
L47	N89°45'05"E	138.39	L97	S57°13'57"E	13.98	L148	S78°27'48"E	35.74
L48	N89°45'05"E	138.39	L98	S87°05'50"E	133.45	L149	S17°06'19"E	42.31
L49	N89°45'05"E	138.39	L99	S87°05'50"E	133.45	L150	S17°06'19"E	65.00
L50	N89°45'05"E	137.82	L100	N72°30'31"E	138.32			
L51	N72°30'31"E							