

REFERENCE: 5630, PAGE 207  
 DEED BOOK 6164, PAGE 479  
 PLAT CABINET 15, SLIDE 153  
 PLAT CABINET 15, SLIDE 428  
 MOORE COUNTY REGISTRY  
 RATIO OF PRECISION= 1/10,000+

AGEAGE DETERMINED BY COORDINATE METHOD.  
 UNLESS OTHERWISE DENOTED,  
 BY COORDINATE METHOD.

- =EXISTING IRON STAKE
- =EXISTING CONCRETE MONUMENT
- =SET 1/2" IRON STAKE
- =CALCULATED POINT
- ✕=POWER SERVICE STUD
- ⊙=SEWER SERVICE STUD
- ⊗=CABLE TV SERVICE STUD
- ⊕=WATER METER
- ⊖=FIRE HYDRANT
- ⊗=SANITARY SEWER MANHOLE
- ⊕=UTILITY POLE

Total area contains 16.4 Acres  
 Total area in Lots 14,31 Acres  
 Total area in Roads 2.09 Acres  
 Total number of Lots - 18  
 Property is Zoned "R-30"  
 Minimum Building Setbacks:  
 Front = 30'  
 Side = 25'  
 Rear = 30'

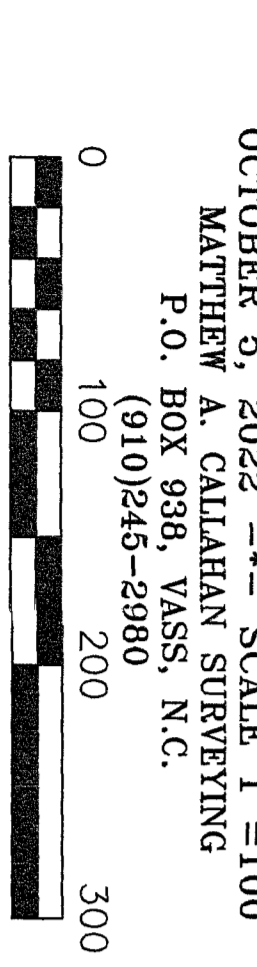
NOTE: The Spring Meadows H.O.A. will be responsible for the maintenance and inspection of all drainage easements outside the N.C.D.O.T. right-of-way.  
 Sandpit Road.  
 NOTE: All Lots shall be served internally to the subdivision with no direct access to SR 1112, Roseland Road or SR 1103.

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PINEBLUFF MOORE COUNTY, NORTH CAROLINA.  
 DATE SEP 3 2024  
*Daniel A. Francis*  
 PLANNING ADMINISTRATOR

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEBLUFF AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DESIGNATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.  
 DATE 9/3/24  
*Matthew A. Callahan*  
 OWNER(S)  
 PINEBLUFF, MOORE COUNTY, NORTH CAROLINA

SURVEY FOR  
**Spring Meadows**  
 PHASE #3

Riley & Walker Development LLC  
 SANDHILLS TWP, MOORE COUNTY,  
 NORTH CAROLINA  
 OCTOBER 5, 2022 \*- SCALE 1"=100'  
 MATTHEW A. CALLAHAN SURVEYING  
 P.O. BOX 998, YASS, N.C.  
 (910)245-5980

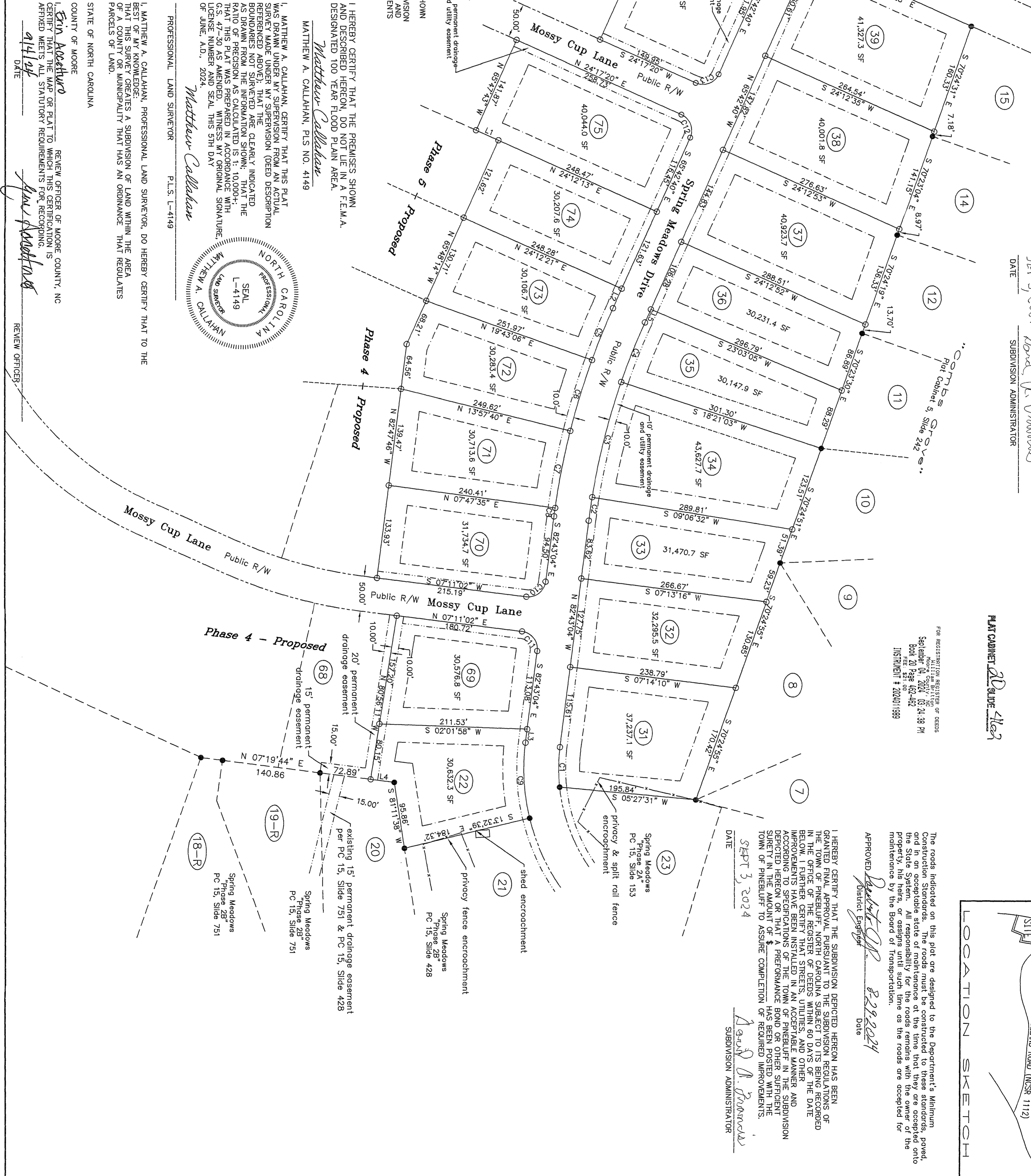
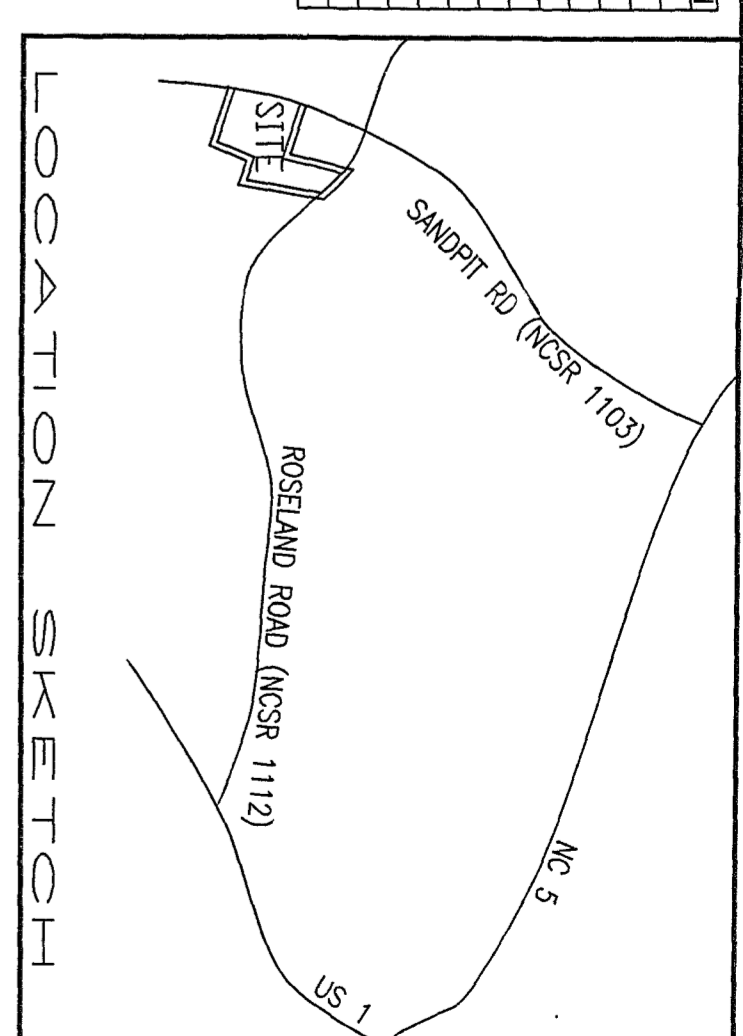


NOTICE: A portion of this property is located within a Public Water Supply Watershed Basin: Lumber River  
 STREAM: Drowning Creek  
 TYPE: WS-IIP

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE TOWN OF PINEBLUFF REGULATIONS AND THAT THE SUBDIVISION IS APPROVED BY MSJELF, AS AN AGENT FOR THE WATERSHED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY, NC REGISTER OF DEEDS OFFICE.  
 DATE SEP 3 2024  
*Daniel A. Francis*  
 SUBDIVISION ADMINISTRATOR

PLAT CABINET SR 1103 Slide 428

CURVE ARC LENGTH/CHORD	DELTA ANGLE (CHORD BEARINGS/CHORD LENGTH)
C1	57.45° 249.97' 131.01' 17'
C2	33.99° 1000.26' 176.50' 81.44' 59' 33.99'
C3	70.70° 1000.26' 176.50' 81.44' 59' 33.99'
C4	80.77° 1000.26' 176.50' 81.44' 59' 33.99'
C5	106.16° 1050.26' 154.75' 50' 72.00' 49' 106.12'
C6	112.88° 1050.26' 154.75' 50' 72.00' 49' 106.12'
C7	112.88° 1050.26' 154.75' 50' 72.00' 49' 106.12'
C8	109.06° 2993.92' 129.50' 03' 82.23' 33' 11.92'
C9	109.06° 2993.92' 129.50' 03' 82.23' 33' 11.92'
C10	39.43° 25.00' 90.00' 00' 35.36'
C11	39.43° 25.00' 90.00' 00' 35.36'
C12	39.43° 25.00' 90.00' 00' 35.36'
C13	39.43° 25.00' 90.00' 00' 35.36'

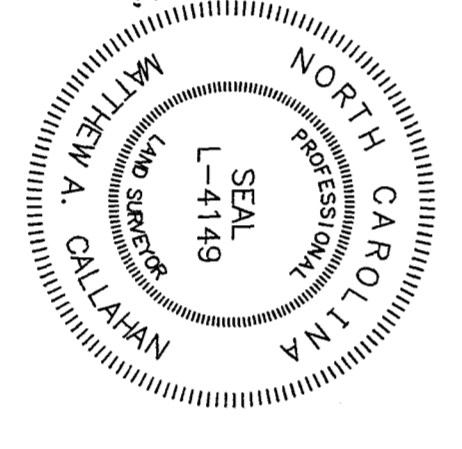


The roads indicated on this plat are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, paved, and maintained in accordance with the standards of the Department of Transportation. The State of North Carolina, through the Department of Transportation, has the right to require the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.  
 APPROVED *Daniel A. Francis*  
 District Engineer  
 Date SEP 3 2024  
 SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA. THE SUBDIVISION REGULATIONS ARE LOCATED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW. I FURTHER CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE TOWN OF PINEBLUFF IN THE SUBDIVISION PLAT SHOWN HEREON. THAT A PERFORMANCE BOND OR SUFFICIENT SURETY HAS BEEN OBTAINED FROM THE SUBDIVISION ADMINISTRATOR TO THE TOWN OF PINEBLUFF TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.  
 DATE SEP 3 2024  
*Daniel A. Francis*  
 SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE PREMISES SHOWN AND DESCRIBED HEREON DO NOT LIE IN A F.E.M.A. AND DESIGNATED 100 YEAR FLOOD PLAIN AREA.  
 DATE 9/3/24  
*Matthew A. Callahan*  
 MATTHEW A. CALLAHAN, PLS NO. 4149

I, MATTHEW A. CALLAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCED ABOVE). THAT THE CLEARLY INDICATED DIMENSIONS AND ANGLES WERE MEASURED AND AS DRAWN FROM THE 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. WITNESS MY ORIGINAL SIGNATURE AND SEAL ON THIS 5TH DAY OF JUNE, A.D., 2024.  
 DATE 9/3/24  
*Matthew A. Callahan*  
 PROFESSIONAL LAND SURVEYOR P.L.S. L-4149



I, MATTHEW A. CALLAHAN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, 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.  
 STATE OF NORTH CAROLINA  
 COUNTY OF MOORE  
 REVIEW OFFICER OF MOORE COUNTY, NC  
 DATE 9/14/24  
*Ann Swartz*  
 REVIEW OFFICER