REFERENCE:
DEED BOOK 5010, PAGE 290
PLAT CABINET 6, SLIDE 907
PLAT CABINET 17, SLIDE 580
PLAT CABINET 17, SLIDE 799
PLAT CABINET 18, SLIDE 185
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:7,500+

ACREAGE DETERMINED BY COORDINATE METHOD

GRID NORTH (NAD83/2011)

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ERRS = EXISTING RAILROAD SPIKE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
#AG = (#) INCHES ABOVE GRADE
#BG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
PUE = PUBLIC UTILITIES EASEMENT
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
● = 5/8"EIS3AG
○ = 5/8"NIS3AG
× = CALCULATED POINT

PARCEL ID: 00036074

CURRENT ZONING: RA-40

PUBLIC SUPPLY WATERSHED: WS-IIIP

PROPERTY ADDRESS:
2135 NIAGARA-CARTHAGE ROAD
2145 NIAGARA-CARTHAGE ROAD
2155 NIAGARA-CARTHAGE ROAD
2165 NIAGARA-CARTHAGE ROAD
2175 NIAGARA-CARTHAGE ROAD
CARTHAGE, NC 28327

OWNER:
FOX GROVE, LLC
30 COUNTRY CLUB BLVD
WHISPERING PINES, NC 28327
910-639-1065

ENGINEER:
CRAWFORD DESIGN COMPANY
KEVIN S. LINDSAY, PE
230C W. PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
910-725-1107

SURVEYOR:
MATTHEWS LAND SURVEYING & MAPPING, PLLC
JOHN G. MATTHEWS, PLS
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

NOTES:
-NO NCGS MONUMENTS WITHIN 2000'
-NO EXISTING STRUCTURES CURRENTLY ON PARENT TRACT
-PARENT TRACT (3B REMAINDER) TOTAL AREA = 3.61 ACRES
-SUBDIVISION TO BE SERVED BY MOORE COUNTY PUBLIC UTILITIES FOR WATER.
-SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS.
-ALL STREET PAVEMENT 20' UNLESS OTHERWISE NOTED.
-ALL RIGHTS OF WAY 60' UNLESS OTHEWISE NOTED.
-CULDESACS 96' DIAMETER ASPHALT & 130' DIAMETER ROW.
-FRONT, SIDE, AND REAR PRIMARY & ACCESSORY STRUCTURE SETBACKS ARE 10'.
-THIS ENTIRE PROPERTY IS OUTSIDE THE FEMA DESIGNATED FLOODPLAIN. SEE PANELS 8586 & 8589 MAPS 3710858600J & 3710859500J, DATED 10-12-2006.
-OPEN SPACE: THIS SUBDIVISION MEETS MOORE COUNTY OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION DESIGN STANDARD.
-WATERSHED PROTECTION: PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED III (BALANCE OF WATERSHED) ZONE. REQUIREMENTS INCLUDE A MAX BUA OF 24% AND A MAXIMUM AVERAGE OF 2 HOUSES PER ACRE. PHASE 4 INCLUDES 0 SF OF ROADS AND NO SIDEWALKS WITH AN ALLOCATION OF 5,000 SF BUA PER LOT. TOTAL BUA WILL NOT EXCEED 15,000 SF (0.34 ACRES), OR 9.53%. THERE WILL BE AN AVERAGE OF 0.83 HOMES PER ACRE IN PHASE 4.
-ALL ROADS SHALL BE PUBLIC RIGHTS OF WAY, CONSTRUCTED TO NCDOT STANDARDS AND TURNED OVER TO NCDOT FOR MAINTENANCE.
-ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC RIGHTS OF WAY (ROW) SHALL BE MINIMUM OF 20' WIDE AND SHALL BE MAINTAINED BY HOA (THE NCDOT WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF SYSTEMS OUTSIDE THE ROW). PROPERTY OWNERS SHALL NOT BLOCK NOR DIVERT FLOW OF RUN OFF IN DESIGNATED DRAINAGE EASEMENTS.
-THE ENTRANCE ISLAND MEDIAN SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AND NOT THE NCDOT.
-ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
-CABLE, TELEPHONE AND INTERNET PROVIDED BY SPECTRUM CABLE.
-STREET LIGHTS SHALL NOT BE INSTALLED.
-HOA SHALL BE FORMED TO MAINTAIN ENTRY SIGNS, CLUSTER MAILBOXES, COMMON AREAS, AND OPEN SPACE.
-OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FURTHER SUBDIVISION.
-STREET TREES: AS PER MOORE COUNTY UDO, EACH LOT SHALL HAVE A MINIMUM OF ONE (1) 'STREET TREE' FOR EACH 20 FEET OF FRONTAGE ON ALL STREETS, OUTSIDE OF SITE TRIANGLES. TREES SHALL BE PLANTED ON THE LOT, OUTSIDE THE RIGHT-OF-WAY, WITHIN FIVE (5) FEET OF THE RIGHT-OF-WAY. TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND OF A TYPE THAT WILL TYPICALLY GROW TO 10 FEET WITHIN 2 YEARS AND BE OF A NATIVE SPECIES LISTED IN SECTION 7.10 (F) OF THE UDO. TREES SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING REQUESTED FOR EACH LOT. STREET TREES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND NOT THE HOA.
-ALL DWELLINGS SHALL HAVE A MINIMUM OF 31' OF SEPERATION AND SHALL BE ILLUSTRATED ON A CERTIFIED SITE PLAN BY A LICENSED SURVEYOR.

CERTIFICATE OF OWNERSHIP & DEDICATION

I, Fox Grove, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

OWNER ______ DATE 10-25-2021

I, Lisette C Ledesma, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MOORE IN THE STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT ______ PERSONALLY APPEARED BEFORE ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 25 DAY OF October, 2021

BY ______
NOTARY PUBLIC

LISETTE C LEDESMA — NOTARY PUBLIC — MOORE COUNTY, NC — MY COMM. EXP. FEB. 03, 2026

PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDOT ACCEPTS THE STREETS, I WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE STREETS.

OWNER ______ DATE 10-25-2021

LICENSED SOIL SCIENTIST — MICHAEL D. EAKER — 1030 — STATE OF NORTH CAROLINA

APPROXIMATE LOCATION OF VOLUNTARY AG DISTRICT (WITHIN 1/2 MILE)

MATTHEWS
LAND SURVEYING & MAPPING PLLC
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

PLAT CABINET 19 SLIDE 167

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
November 05, 2021 10:05:16 AM
Book 19 Page 167-167
FEE: $21.00
INSTRUMENT # 2021024405

STORM WATER CONTROL STATEMENT

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT THE SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON HAS SYSTEMS DESIGNED TO PROTECT TO THE TEN (OR) TWENTY-FIVE YEAR STORM LEVEL AND WERE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS.

027502 Kevin Lindsay, PE
LICENSED PROFESSIONAL AND REGISTRATION NUMBER

DATE 10-25-21

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 027502 ENGINEER KEVIN S. LINDSAY 10-25-21

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I, Kevin S. Lindsay, PE, HEREBY CERTIFY THAT I HAVE INSPECTED AND FIND THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS AS SHOWN ON THE PRELIMINARY AND FINAL PLATS OF THE FOX GROVE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY AND STATE SPECIFICATION AND STANDARDS.

027502 Kevin S. Lindsay, PE
LICENSED PROFESSIONAL & REGISTRATION NUMBER

DATE 10-25-21

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 027502 ENGINEER KEVIN S. LINDSAY 10-25-21

LICENSED SOIL SCIENTIST CERTIFICATE

I, Michael D. Eaker, HEREBY CERTIFY THAT THE LOTS ON THIS PLAT HAVE BEEN EVALUATED UNDER THE CURRENT PROVISIONS OF TITLE 15A NCAC 18A.1900 ET SEQ., AND HAVE FOUND TO HAVE ADEQUATE SPACE FOR AN ON-SITE INDIVIDUAL PRIVATE WATER SOURCE AND ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL SYSTEM. NOTE: DUE TO VARIATIONS IN SITING SPECIFIC USES AND POTENTIAL FOR CHANGES IN REGULATION OR SOIL CONDITIONS, ISSUANCE OF A WELL PERMIT OR IMPROVEMENT PERMIT BY MOORE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS NOT GUARANTEED.

______ 1030 DATE 10/20/21
LICENSED SOIL SCIENTIST AND LICENSE NUMBER

SEAL

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATE

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 IN AN ACCEPTABLE STATE OF MAINTENANCE AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED: ______
DISTRICT ENGINEER

DATE: 10-27-21

UTILITIES CERTIFICATE

I, Randy G. Gould, 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.

______ DATE 11/3/21
AUTHORIZED AGENT OF UTILITY PROVIDER

CERTIFICATE OF WARRANTY

I, Fox Grove, LLC, by Cindy Nykamp, HEREBY CERTIFY THAT I KNOW OF NO DEFECTS FROM ANY CAUSE AND WILL FULLY WARRANT ALL IMPROVEMENTS WHICH HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED I SHALL FULLY WARRANT IN THIS SAME MANNER FOR A PERIOD OF 1 YEAR FROM THE DATE OF THE RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENTS AT MY OWN EXPENSE.

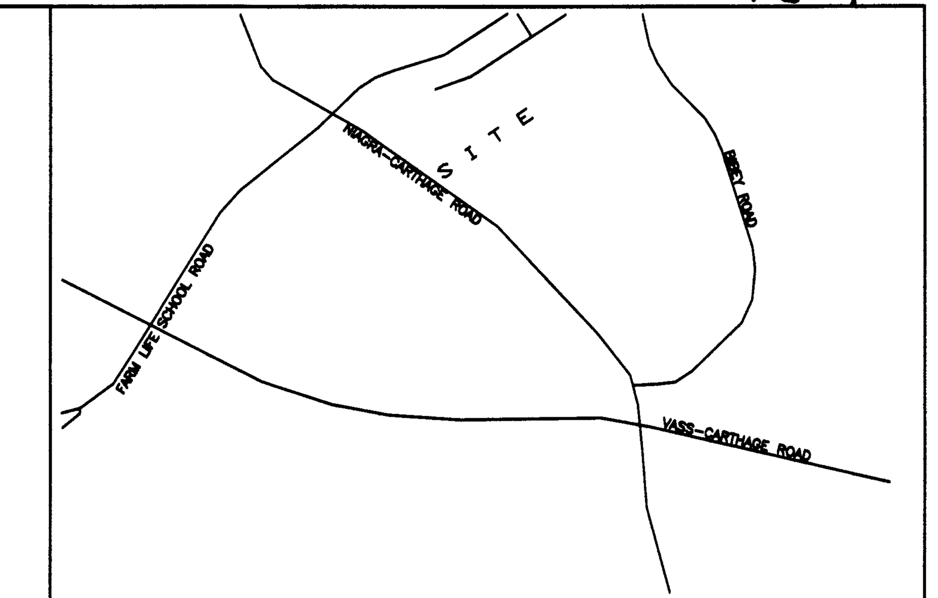
SUBDIVIDER ______ for Fox Grove, LLC DATE 11/3/21

ATTEST: Jaimie L. Walters
SUBDIVISION ADMINISTRATOR

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE

I, Jaimie Walters, CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE MOORE COUNTY WATERSHED ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE

Jaimie L. Walters DATE 11/5/21
WATERSHED ADMINISTRATOR



LOCATION SKETCH

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY

NOTICE: THIS PROPERTY IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL

I, Jaimie Walters, HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF 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 MOORE COUNTY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF $______ HAS BEEN POSTED WITH MOORE COUNTY TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

Jaimie L. Walters DATE 11-5-21
SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA

COUNTY OF MOORE

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

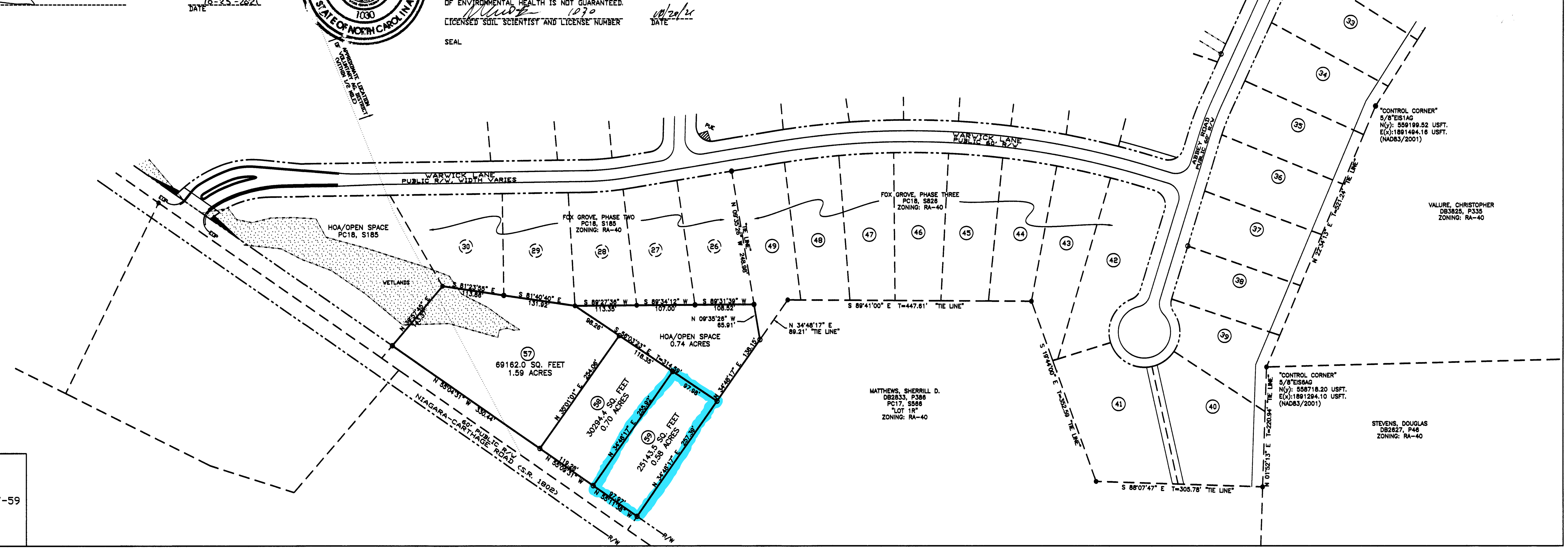
Jaimie L. Walters DATE 11/5/21
REVIEW OFFICER

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 1:7,500+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THE 25TH DAY OF OCTOBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-5020

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



0 100 200 300

FINAL PLAT FOR
FOX GROVE, LLC
FOX GROVE SUBDIVISION, PHASE FOUR, LOTS 57-59
McNEILL TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
OCTOBER 18TH, 2021 *** SCALE 1"=100'