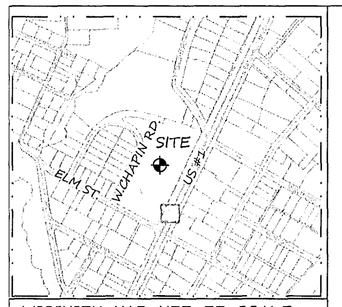
688



VICINITY MAP NOT TO SCALE

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL
I HERBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING UTILITIES, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ABERDEEN, NORTH CAROLINA AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR,SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

Pamela M Fyffe 3/10/25
SUBDIVISION ADMINISTRATOR / DATE

I, Erin Accettura, REVIEW OFFICER OF MOORE COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3/11/25
DATE

Erin Accettura
REVIEW OFFICER

LINE TYPE TABLE:
- OHP — OHP — = OVERHEAD POWER
- — — — — = LINES NOT SURVEYED
- ·—·—·—·— = BUILDING LINES
- — - - — = RIGHT OF WAY

LEGEND

UNLESS OTHERWISE DENOTED:
IRF= IRON ROD FOUND
IRS= IRON ROD SET
IPF= IRON PIPE FOUND
EIS= EXISTING IRON STAKE
NS= NAIL SET
CMF= CONC. MONUMENT FOUND
NF= NAIL FOUND
o= POINTS NOT SET BY LKC BUT WILL BE SET FROM THIS SURVEY

ALL DISTANCES ARE HORZ. GROUND
– AREA DETERMINED BY COMPUTER.

LOT 6REV = LOT 6-C 0.71 ACRES + BALANCE LOT 6 0.40 ACRES = 1.11 ACRES
LOT 7= 0.16 ACRES
LOT 8= 8.58 ACRES
LOT 9= 0.69 ACRES

NOTES:
LOT 6-B WILL BE COMBINED TO LEMOS, LLC DEED BOOK 6219 PAGE 165

LOT 6-C WILL BE COMBINED WITH THE BALANCE OF LOT 6 TO FORM A NEW LOT CONTAINING A TOTAL AREA OF 1.11 ACRES AND IS NOW LOT 6REV

NOTE: PROPERTY IS ZONED 'PD'
PROPERTY WILL BE SERVED BY A PUBLIC WATER AND SEWER

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY SHOWN OR NOT SHOWN.

LINE	BEARING	DISTANCE
L9	N 61°17'35" W	14.22'
L10	N 17°00'45" E	93.23'
L11	N 17°00'45" E	17.22'
L12	S 72°16'33" E	159.64'
L13	S 16°49'48" W	14.45'
L14	S 21°45'46" W	95.59'
L15	S 87°46'30" W	105.24'
L16	S 73°10'12" E	153.46'

NOTE: PROPERTY IS ZONED PLANNED DEVELOPMENT (PD)

NOTE: THIS PLAT IS SUBJECT TO THE CONDITIONAL ZONING APPROVAL CZ-22-01 AND ALL RELATED AMENDMENTS

I, AARON J. McNEILL, CERTIFY THAT THIS MAP 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.

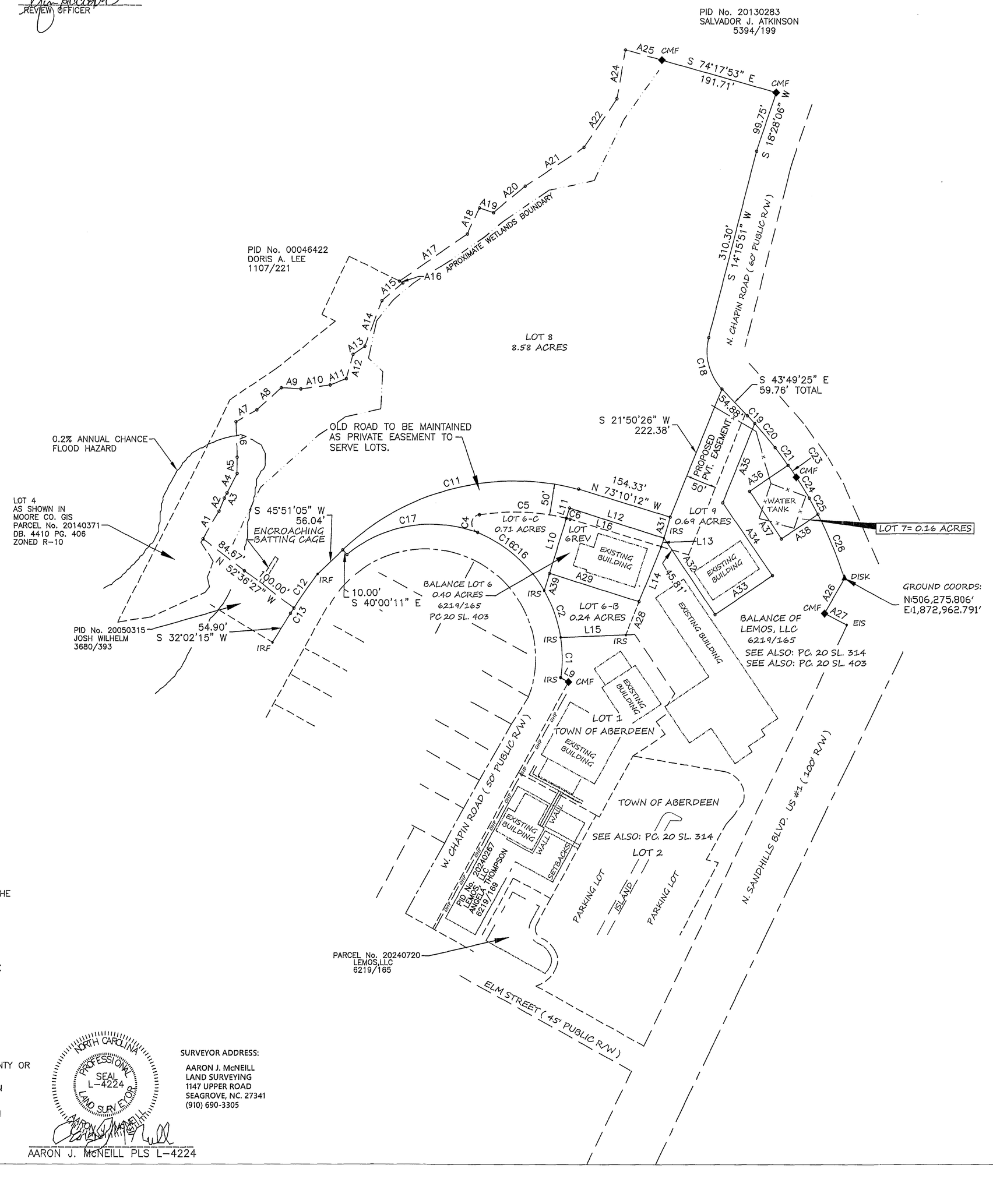
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GNSS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORK
(4) DATE OF SURVEY: 06-25-2024
(5) DATUM/EPOCH: NAD83(2011)/2010
(6) PUBLISHED/FIXED-CONTROL USE: NORTH CAROLINA REAL TIME NETWORK
(7) GEOID MODEL: GEOID 18
(8) COMBINED GRID FACTOR: 0.99986734
(9) GPS/GNSS SCALE POINT
N:506,530.164' E:1,872,413.988'
(10) UNITS: US SURVEY FEET

I, AARON J. McNEILL, 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, AARON J. McNEILL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED OF REFERENCE RECORDED IN DEED BOOK 6198 PAGE 244, MOORE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THIS PLAT ; 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, LICENSE NUMBER AND SEAL THIS 26 th DAY OF Feb., A.D., 20 25

NORTH CAROLINA PROFESSIONAL SEAL L-4224 LAND SURVEYOR
AARON J. McNEILL PLS L-4224

SURVEYOR ADDRESS:
AARON J. McNEILL
LAND SURVEYING
1147 UPPER ROAD
SEAGROVE, NC. 27341
(910) 690-3305



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.25'	65.63'	65.39'	N 00°30'21" W	17°04'25"
C2	220.25'	80.45'	80.00'	N 19°30'26" W	20°55'38"
C4	15.00'	38.86'	28.87'	N 06°26'52" E	148°26'55"
C5	350.00'	141.07'	140.12'	S 87°48'17" E	23°05'36"
C6	350.00'	6.23'	6.23'	S 75°44'54" E	1°01'09"

REFERENCE:
PC. 20 SL. 314
DEED BOOK 6198 PAGE 244
DEED BOOK 6219 PAGE 165
PC. 20 SL. 403

NC GRID NAD 83(2011)

FABIO LEMOS LEMOS, LLC — 3/10/2025 DATE
LEMOS, LLC
100 MAGNOLIA RD. SUITE B2
PINEHURST, NC. 28374

TOWN OF ABERDEEN — 3/10/25 DATE
115 POLAR ST.
ABERDEEN, NC. 28315

3-10-2025

SETBACKS
25' FRONT
10' SIDES
20' REAR

LINE	BEARING	DISTANCE
A1	N 30°23'17" E	51.82'
A2	N 21°59'50" E	22.23'
A3	N 27°36'51" E	9.87'
A4	N 27°36'51" E	34.91'
A5	N 00°00'06" E	26.36'
A6	N 02°07'30" W	57.21'
A7	N 59°57'34" E	38.99'
A8	N 47°47'07" E	53.01'
A9	S 85°38'49" E	31.42'
A10	N 81°51'18" E	48.14'
A11	N 68°59'53" E	27.71'
A12	N 15°07'53" E	41.02'
A13	N 56°00'57" E	23.11'
A14	N 20°11'28" E	78.36'
A15	N 49°52'40" E	44.21'
A16	N 63°38'14" W	6.00'
A17	N 54°43'06" E	133.14'
A18	N 25°20'14" E	46.35'
A19	S 72°10'55" E	24.00'
A20	N 50°17'45" E	66.18'
A21	N 56°22'53" E	113.81'
A22	N 34°04'33" E	94.60'
A24	N 09°43'58" E	79.67'
A25	S 74°17'53" E	60.78'
A26	S 29°11'44" W	65.09'
A27	S 63°00'54" E	40.50'
A28	S 21°45'46" W	57.85'
A29	N 72°31'08" W	151.77'

LINE	BEARING	DISTANCE
A31	S 16°49'48" W	35.55'
A32	S 33°48'03" E	148.45'
A33	N 55°57'48" E	111.76'
A34	N 34°19'33" W	142.48'
A35	N 21°50'26" E	137.82'
A36	S 55°55'23" W	74.74'
A37	S 34°04'37" E	92.36'
A38	N 55°55'23" E	70.22'
A39	N 17°00'45" E	29.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	400.00'	410.12'	392.39'	S 75°31'19" W	58°44'43"
C12	785.77'	67.50'	67.48'	S 34°58'02" W	4°55'19"
C13	785.77'	10.00'	10.00'	S 32°08'33" W	0°43'45"
C16	220.25'	145.24'	142.62'	S 48°51'43" E	37°46'56"
C17	215.11'	223.52'	213.60'	S 80°20'03" W	59°32'10"
C18	90.00'	89.41'	85.78'	S 14°12'16" E	56°55'19"
C19	680.41'	17.17'	17.17'	S 43°05'55" E	1°26'44"
C20	680.41'	50.90'	50.89'	S 40°13'57" E	4°17'11"
C21	680.41'	35.48'	35.47'	S 36°24'09" E	2°59'15"
C23	680.41'	23.48'	23.48'	S 33°55'12" E	1°58'37"
C24	680.41'	39.67'	39.67'	S 31°44'22" E	3°20'27"
C25	680.41'	29.38'	29.38'	S 28°32'42" E	2°28'28"
C26	680.41'	111.98'	111.85'	S 22°35'35" E	9°25'46"

OWNER'S ADDRESS:
LEMOS, LLC
100 MAGNOLIA RD. SUITE B2
PINEHURST, NC. 28374

REVISED 03-10-25 TO UPDATE SHOWING LOT 4 FROM GIS
REVISED 03-06-25 TO UPDATE CERTIFICATES

PLAT CABINET 20 SLIDE 688

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
March 11, 2025 09:39:49 AM
Book 20 Page 688-688
FEE: $21.00
INSTRUMENT # 2025002953

PHASE 2
DIVISION OF PROPERTY FOR
LEMOS, LLC
SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA
FEBRUARY 26, 2025 SCALE 1"=100'

0' 100' 200' 300'