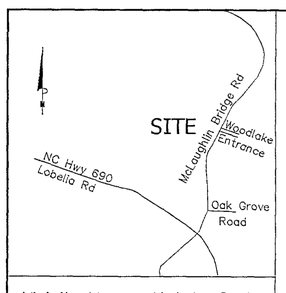
80



Vicinity Map — Not to Scale

CERTIFICATE OF EXEMPTION

I hereby certify that the division of property shown and described hereon is exempt from the Moore County Subdivision Ordinance by definition and/or Statutes.

12/4/2023 Subdivision Administrator
Date

I, Danielle Orloff, Review Officer of Moore County, North Carolina, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date: 12/4/2023

PLAT CABINET 20 SLIDE 80

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
December 04, 2023 03:19:51 PM
Book 20 Page 80-80
FEE: $21.00
INSTRUMENT # 2023016106

NORTH CAROLINA, MOORE COUNTY
I, Emmett S. Raynor, Professional Land Surveyor, do hereby certify that this map was drawn by me from my actual field survey; that the survey was made per legal description recorded in the instruments listed under "References" shown hereon; and that this map was prepared in accordance with G.S. 47-30 as amemded.

Witness my signature, seal, and registration number this 30th Day of November, 2023.

Emmett S. Raynor,
Surveyor, L-2521

NORTH CAROLINA PROFESSIONAL SEAL L-2521 LAND SURVEYOR EMMETT S. RAYNOR
11.30.2023

I, Emmett S. Raynor, PLS L-2521, in accordance with G.S. 47-30 (f)(11)(d), do hereby certify herewith that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Notes: This map is prepared for recording in accordance with GS 47-30.

Area by coordinate method.

The property shown hereon lies within a WS-III HQW water supply watershed. Restrictions will apply.

The property shown hereon lies within Zone X minimal flood hazard area, for the most part, per ncfloodmaps.com.

Subject property is currently zoned RA-USB.

All new lot corners are #5 rebar.

All of the Lot lines defining Lots 18 through 23 are "new property lines" except for the lines shared with the Clinton Williams east line and the northwest lines of Lots 1, 2 & 3.

Legend:
IPF= Iron Pipe Found
IRF= Iron Rod Found
MNF= Mag Nail Found
MNS= Mag Nail Set
IRS= Iron Rod Set
ISF= Iron Stake Found
NNail= Niknail Set
C.O.C.= Clerk of Courts Office
Property Line (typ), New or Existing
Property Line Not Surveyed (typ)
Easement Boundary (typ)

Reference:
Deed Book 59, Page 61
Deed Book 93, Page 651
Cumberland County Registry
Deed Book 67, Page 51
Hoke County Registry
Plat Cabinet 4, Slide 244
Book 5779, Page 268
Plat Cabinet 19 Slide 176
Book 6038, Page 54
Moore County Registry

Clinton Chan Williams
86.14 Acres, more or less.
Book 3154, Page 48
PID# 00044233

Mary Leann Pope, Executrix
Mary M. Pope Estate
Remainder Tract "B"
"A" + "B" Total of 452.5 Acres, more or less.
Plat Cabinet 4 Slide 244
Book 2021E, Page 120 C.O.C.
PID# 00044229
Zoning: RA-USB

N
NC Grid NAD'83 (2011)

CR Pope, LLC
115.5± Acres Remaining of the 177.8± Acres described in Book 6038, Page 54
PID# Unassigned

Purple Lane Farms LLC
Lot 2, 10.04 Acres
Plat Cabinet 9, Slide 846
PID# 20020562

Mary Leann Pope, Executrix
Mary M. Pope Estate
Remainder Tract "A"
"A" + "B" Total of 452.5 Acres, more or less.
Plat Cabinet 4 Slide 244
Book 2021E, Page 120 C.O.C.
PID# 00044229
USDA Farm Number 5628
Zoning: RA-USB

Betty Ann Lambert et.al.
Lot 2, 10.04 Acres
Book 2009E, Page 783 C.O.C.
PID# 00043441

LINE	BEARING	DISTANCE
L1	S78°14'E	29.41'
L2	N76°09'E	35.11'
L3	N45°00'E	51.59'
L4	N42°53'E	162.61'
L5	N53°45'E	90.47'
L6	N56°29'E	93.53'
L7	N68°11'E	136.77'
L8	N75°14'E	90.80'
L9	N89°20'E	73.94'
L10	N75°58'E	85.07'
L11	N78°50'E	137.58'
L12	N72°44'E	66.62'
L13	N56°19'E	52.70'
L14	N50°36'E	62.30'
L15	N55°22'E	57.47'
L16	N53°37'E	144.25'
L17	N52°36'E	33.47'
L18	N67°17'E	101.82'
L19	N54°06'E	102.45'
L20	N42°16'E	81.18'
L21	N35°26'E	69.70'
L22	N36°06'E	81.95'
L23	N40°34'E	59.44'
L24	N32°45'E	48.44'
L25	N24°37'E	82.31'
L26	N17°46'E	156.62'

I, Emmett S. Raynor, PLS, do hereby certify that this map was drawn by me from my actual GPS/GNSS survey and the following information was used to perform the survey.

(1) Class of survey: Class C
(2) Positional accuracy: <0.15'
(3) Type of GNSS field procedure: Real-time Kinematic Network
(4) Date of survey: 10.26.2012
(5) Datum/Epoch: NAD'83 (2011)/2010
(6) Published Fixed-Control Use: NC Real Time Network
(7) Geoid Model: Geoid 2018
(8) Combined Grid Factor: 0.99986837
(9) GPS/GNSS Scale Point: x= 1,935,598.88'; y= 541,283.03'
(10) Units: U. S. Survey Feet

Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

160 0 160 320 480
Scale 1" = 160'

NOTE CONCERNING APPROVAL

Approval of this exempt subdivision plat constitutes compliance with North Carolina General Statute 160D-802 only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State and local laws, statutes, ordinances, and/or codes.

NOTE CONCERNING AGRICULTURAL USES:

These parcels are 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 lawsuits.

RA-USB Zoning Minimum Requirements
1 Acre Lot Size
100' Lot Frontage & Width
Front Yard= 40'
Rear Yard= 30'
Side Yard= 15'
Side Corner Yard= 25'

Owner: CR Pope, LLC
c/o Charles Pope
2345 Lobelia Road
Vass, NC 28394

DRAWN BY: ESR	APPROVED BY:	REVISIONS	PROJECT Exempt Division of CR Pope LLC 177.8 Acres to Create **Phase 1, Page 1 of Fortis Farm Subdivision** Little River Township, Moore County, Lobelia Community, North Carolina	SHT. NAME The Property Of **CR Pope, LLC**
DATE: 10.27.2021	PROJ. NO.	Revised 11.16.2023; 11.21.2023; 11.24.2023; 11.29.23.		SHT. NO.
DWG. NO.:	DWG. CR POPE LLC Ph1Pg1.dwg	Revised 11.30.2023.		