



AGENDA

Tuesday, May 23, 2023: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. COUNCIL UPDATES AND DISCUSSION

a. Code of Ordinances: Charitable and Religious Solicitations

Town Attorney Mac McCarley recommends that Council consider an update to Chapter 114 of the Town's Code of Ordinances to ensure protection of citizens' civil rights.

4. ACTION ITEMS

a. Appoint a Representative and Alternate to the Technical Advisory Committee of the MPO

Two members of Council need to be appointed as the representative and alternate to serve on the TAC for the newly formed local Metropolitan Planning Organization (MPO).

b. Consider Resolution #1049: Direct Clerk to Investigate AX-01-23, Parcel ID 00040888

The Town of Southern Pines is annexing approximately one acre of land located on the north side of Eastman Road, approximately 1,000 feet west of the intersection with W. New York Ave. The first step in the annexation process is for the Town Council to direct the Town Clerk to investigate the sufficiency of the petition and certify the result, per NCGS 160A-31(c).

c. Consider Resolution #1050: Direct Clerk to Investigate AX-02-23, Parcel ID 20150046 & 20190270

Morganton Park Realty, LLC and PACN Realty LLC are petitioning the Town of Southern Pines for annexation of approximately 26.27 acres of land located on the north side of West Morganton Road just west of Brucewood Road. The first step in the annexation process is for the Town Council to direct the Town Clerk to investigate the sufficiency of the petition and certify the result, per NCGS 160A-31(c).

5. CLOSED SESSION

a. Closed Session as Authorized in N.C.G.S. §143-318.11(a)(5)

Council will discuss a potential transaction of real property.

6. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](https://bit.ly/3hXx2Qk). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>



APPLICATION FOR Voluntary Annexation

SUBMITTAL REQUIREMENTS:

- _____ **Completed Petition for Voluntary Annexation (attached).** Petition signed with original wet ink by the owners of all real property located within the subject area to be considered for annexation.
- _____ **Legal Description.** Written metes and bounds legal description of the subject property.
- _____ **Accurate Map.** Provide a survey or accurate map of subject property.
- _____ **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- _____ **NCGS § 160A-31** governs the Town's authority to annex property by a voluntary petition.

REVIEW & APPROVAL PROCESS:

- **Submittal (2nd Monday – month #1 of process):** Submit a packet as detailed above to the Town Clerk no later than close of business on the 2nd Monday of the month.
Hard copies shall be submitted in person or by mail to: Town Clerk, Town of Southern Pines Administration Dept., 125 SE Broad St., Southern Pines, NC 28387.
- **Review by Staff:** Town staff will review the petition to ensure all required materials are submitted and properly executed. If the petition is complete, staff will forward it, along with a report, to the Town Council for review at their work session (4th Monday of the same month a complete application is submitted).
- **Town Council Work Session (4th Monday of month #1):** Staff and the petitioner will present the details of the petition to the Town Council. The Council will vote on a Resolution Directing the Town Clerk to Investigate the Sufficiency of a Petition for Annexation.
- **Investigation by Town Staff:** The Town Clerk will investigate the sufficiency of the petition per North Carolina General Statute §160A-31 and prepare a Certificate of Sufficiency.
- **1st Town Council Regular Meeting (2nd Tuesday of month #2):** The Town Council will receive the Certificate of Sufficiency and vote on a resolution scheduling a public hearing for the petition.
- **Legal Notice:** Town staff will publish a notice of the public hearing in the newspaper, at least 10 days prior to the date of the public hearing.
- **2nd Town Council Regular Meeting (2nd Tuesday of month #3):** The Town Council will hold a public hearing to receive public comment on petition and then vote to either approve or deny the petition. If approved, the annexation generally becomes effective the same day.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 857211657012; PARID: 00040888.

Property Owner(s):

Name: Town of Southern Pines

Signature: 

Address: PO Box 870

Southern Pines, NC 28388

Name: _____

Signature: _____

Address: _____

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

EXHIBIT A

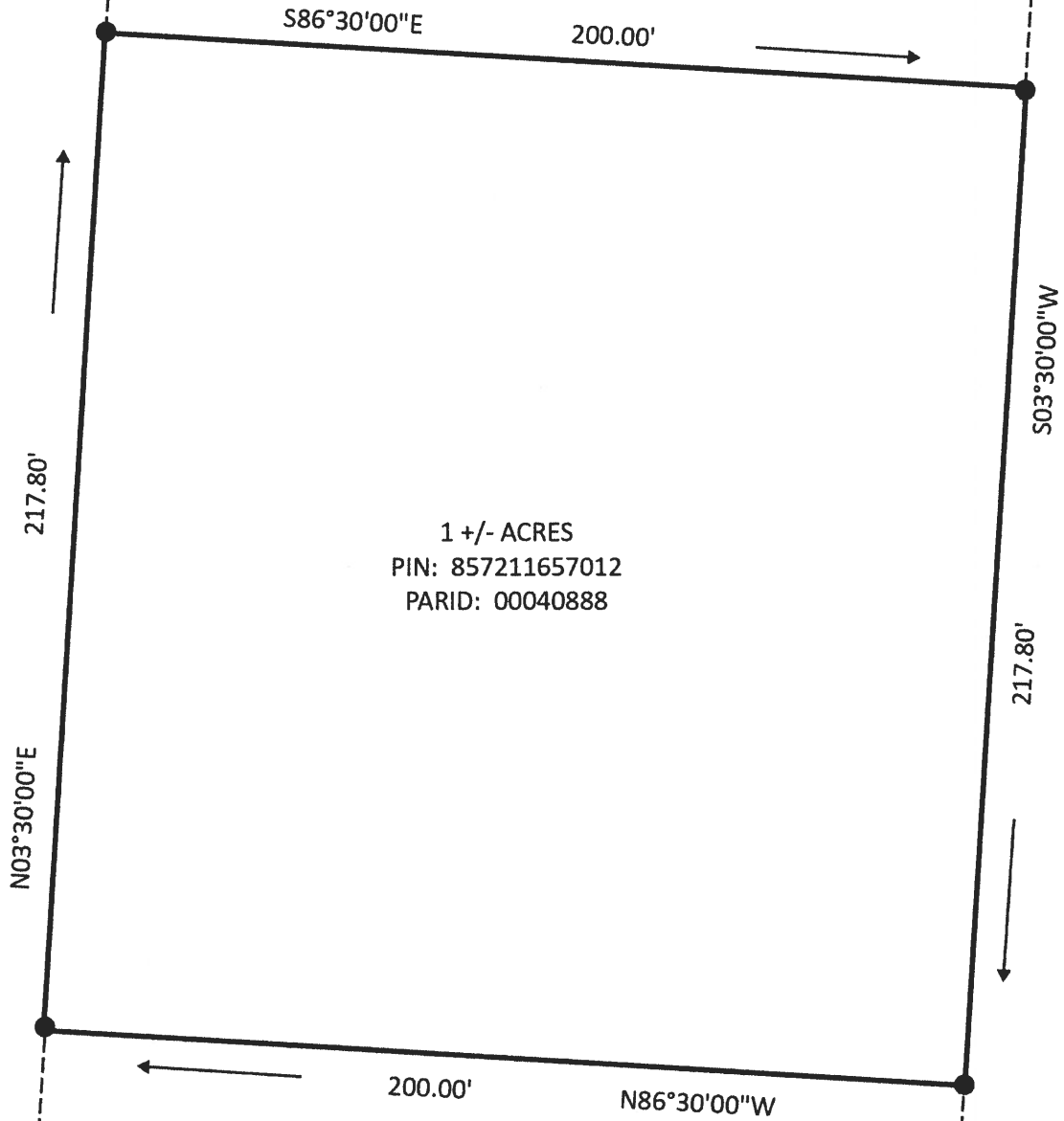
Metes and Bounds Description of Property/Properties Petitioning for Voluntary Annexation

BEGINNING at a stake in the north boundary of a road, said stake being the beginning corner of George Godwin's 5 acre tract as recorded in Deed Book 92, at Page 586, Moore County Registry; running thence with the first line of said tract North 3° 30' East 217.8 feet to a stake; thence South 86 ° 30' East 200 feet to a stake; thence South 3 ° 30' West 217 .8 feet to the north edge of the road, the south line of five acres; thence with the south line of the 5 acre tract North 86 ° 30' West 200 feet to the BEGINNING, containing one acre, more or less, and being a portion of George Godwin's aforementioned 5 acre tract.

PARID: 00035546

PARID: 00036523

PARID: 00039732



Map created by Town of Southern Pines GIS staff. Descriptions from BK: 2441 PG: 324-326 Moore County Register of Deeds.

0 20 40 80 Feet

AX-??-23



These

Lying and being located on the west side of Southern Pines, North Carolina, bounded and described as follows:

BEGINNING at a stake in the north boundary of a road, said stake being the beginning corner of George Godwin's 5 acre tract as recorded in Deed Book 92, at Page 586, Moore County Registry; running thence with the first line of said tract North 3° 30' East 217.8 feet to a stake; thence South 86° 30' East 200 feet to a stake; thence South 3° 30' West 217.8 feet to the north edge of the road, the south line of five acres; thence with the south line of the 5 acre tract North 86° 30' West 200 feet to the beginning, containing one acre, more or less, and being a portion of George Godwin's aforementioned 5 acre tract.

See also that instrument recorded in Book 705, Page 417, Moore County Registry, which description is herein incorporated by reference. Note that Obie W. Godwin, spouse of Augusta Godwin, died in Moore County on January 3, 1990.

Also known as parcel LRK # 00040888, Moore County Tax Department.

Said property sold subject to all outstanding ad valorem taxes, including current year, if any, together with rights of ways, easements, or encumbrances of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and premises, together with all privileges and appurtenances thereto belonging to him the said Grantee and his heirs and assigns in as full and ample a manner as the Grantor as Commissioner as aforesaid is authorized and empowered to convey the same.

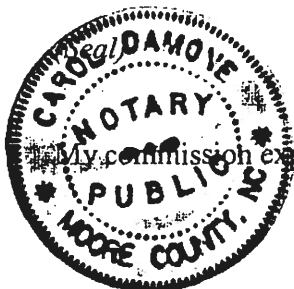
IN TESTIMONY WHEREOF, said Grantor, acting as Commissioner as aforesaid, has hereunto set his hand and seal, the day and year first above written

Emily A. Tobias (SEAL)
Emily A. Tobias, Commissioner

STATE OF NORTH CAROLINA
COUNTY OF MOORE

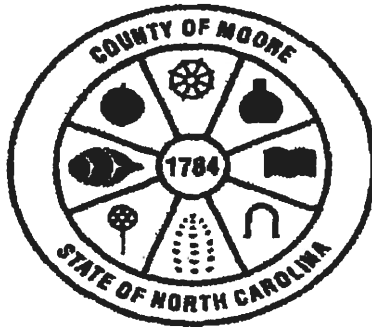
I, Carol Damone a Notary Public of said County and State, certify that
Emily A. Tobias, Commissioner Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17th day of November, 2003.



My commission expires: 2-13-2005

Carol Damone
Notary Public



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 11/17/2003 03:04:29 PM

Book: RE 2441 Page: 324-326

Document No.: 2003026857

DEED 3 PGS \$19.00

NC REAL ESTATE EXCISE TAX: \$2.00

Recorder: LINDA CHEEK

State of North Carolina, County of Moore

The foregoing certificate of CAROL DAMONE Notary is certified to be correct. This 17TH of November 2003

JUDY D. MARTIN , REGISTER OF DEEDS

By: Linda W. Cheek

Deputy/Assistant Register of Deeds

2003026857

2003026857

TOWN OF SOUTHERN PINES RESOLUTION #1049
DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED
UNDER G.S. 160A-31
AX-01-23; Parcel ID 00040888

WHEREAS, a petition requesting annexation of an area described in said petition was received on April 26, 2023, by the Town Council of the Town of Southern Pines; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Southern Pines deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted this 23rd day of May, 2023.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on May 23, 2023 as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk



APPLICATION FOR Voluntary Annexation

SUBMITTAL REQUIREMENTS:

- _____ **Completed Petition for Voluntary Annexation (attached).** Petition signed with original wet ink by the owners of all real property located within the subject area to be considered for annexation.
- _____ **Legal Description.** Written metes and bounds legal description of the subject property.
- _____ **Accurate Map.** Provide a survey or accurate map of subject property.
- _____ **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- _____ **NCGS § 160A-31** governs the Town's authority to annex property by a voluntary petition.

REVIEW & APPROVAL PROCESS:

- **Submittal (2nd Monday – month #1 of process):** Submit a packet as detailed above to the Town Clerk no later than close of business on the 2nd Monday of the month.

Hard copies shall be submitted in person or by mail to: Town Clerk, Town of Southern Pines Administration Dept., 125 SE Broad St., Southern Pines, NC 28387.
- **Review by Staff:** Town staff will review the petition to ensure all required materials are submitted and properly executed. If the petition is complete, staff will forward it, along with a report, to the Town Council for review at their work session (4th Monday of the same month a complete application is submitted).
- **Town Council Work Session (4th Monday of month #1):** Staff and the petitioner will present the details of the petition to the Town Council. The Council will vote on a Resolution Directing the Town Clerk to Investigate the Sufficiency of a Petition for Annexation.
- **Investigation by Town Staff:** The Town Clerk will investigate the sufficiency of the petition per North Carolina General Statute §160A-31 and prepare a Certificate of Sufficiency.
- **1st Town Council Regular Meeting (2nd Tuesday of month #2):** The Town Council will receive the Certificate of Sufficiency and vote on a resolution scheduling a public hearing for the petition.
- **Legal Notice:** Town staff will publish a notice of the public hearing in the newspaper, at least 10 days prior to the date of the public hearing.
- **2nd Town Council Regular Meeting (2nd Tuesday of month #3):** The Town Council will hold a public hearing to receive public comment on petition and then vote to either approve or deny the petition. If approved, the annexation generally becomes effective the same day.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 857100392796 and 857100399573; PARID: 20150046 and 20190270.

Property Owner(s):

Name: Charles Gross

Signature: 

Address: 5 First Village Dr.
PO Box 2000 Pinehurst,
NC 28374

Morganton Park Realty Site 2, LLC

Name: David Grantham

Signature: 

Address: 5 First Village Dr.
Pinehurst NC 28374

PACN Realty, LLC

Name: Jeff Kilpatrick

Signature: 

Address: 5 First Village Dr
Pinehurst NC 28374

PACN Realty, LLC

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

EXHIBIT A

Metes and Bounds Description of Property/Properties Petitioning for Voluntary Annexation

7-28-21

LEGAL DESCRIPTION FOR ANNEXATION OF 26.27 ACRES

BEING ALL OF THE PROPERTY CONTAINING 26.27 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, COMPRISING PACN REALTY, LLC (10.49 ACRES), AS SHOWN IN D.B. 5210 PG. 269, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS, AND MORGANTON PARK REALTY, LLC (15.78 ACRES), AS SHOWN IN D.B. 5802 PG. 414, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

BEGINNING AT A .5" IRON ROD IN THE WEST MARGIN OF BRUCEWOOD ROAD AND NORTH MARGIN TRANSITION OF WEST MORGANTON ROAD (SR 1309); THENCE WITH SAID NORTH MARGIN TRANSITION $S60^{\circ}46'39''W$ A DISTANCE OF 77.51 FEET TO A .5" IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD (SR 1309);

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3647.93 FEET, A CHORD BEARING $N67^{\circ}28'28''W$, A CHORD DISTANCE OF 777.06 FEET TO A .5" IRON ROD COMMON TO THE SOUTHEAST CORNER OF MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802, PG. 414; THENCE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3647.93 FEET, A CHORD BEARING $S59^{\circ}39'07''E$, A CHORD DISTANCE OF 213.78 FEET TO A .5" IRON ROD; THENCE $N58^{\circ}47'01''W$ A DISTANCE OF 508.31 FEET TO A .5" IRON ROD IN THE EAST MARGIN TRANSITION OF TANGLEWOOD DRIVE;

THENCE WITH SAID EAST MARGIN TRANSITION DESCRIBED ABOVE $N12^{\circ}10'55''W$ A DISTANCE OF 60.90 FEET TO A .5" IRON ROD; THENCE $N57^{\circ}29'32''W$ A DISTANCE OF 60.03 FEET TO A .5" IRON IN THE WEST MARGIN OF TANGLEWOOD DRIVE;

THENCE WITH THE WEST MARGIN TRANSITION OF TANGLEWOOD DRIVE $S77^{\circ}44'32''W$ A DISTANCE OF 65.52 FEET TO A .5" IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD (SR 1309);

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE $N58^{\circ}49'00''W$ A DISTANCE OF 79.53 FEET TO A .5" IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 1194.93 FEET, A CHORD BEARING $N64^{\circ}09'01''W$, A CHORD DISTANCE OF 185.21 FEET TO A .75" IRON ROD COMMON TO THE SOUTHEAST CORNER OF SC BLACK ANGUS REALTY, LLC, AS SHOWN IN D.B. 3028 PG. 34, SAID IRON ROD LOCATED $S72^{\circ}18'21''E$ A DISTANCE OF 181.12 FEET FROM A MAG NAIL IN A CURVE HAVING A RADIUS OF 1194.63 FEET;

THENCE WITH SAID SC BLACK ANGUS REALTY, LLC DESCRIBED ABOVE $N26^{\circ}11'28''E$ A DISTANCE OF 23.03 FEET TO A POINT; THENCE $N30^{\circ}34'30''E$ A DISTANCE OF 269.97 FEET TO A POINT COMMON TO MCNEILL MORGANTON, INC., AS SHOWN IN D.B. 1915 PG. 329;

THENCE WITH SAID MCNEILL MORGANTON, INC. AS DESCRIBED ABOVE N55°01'10"E A DISTANCE OF 146.57 FEET TO A POINT; THENCE N25°06'30"E A DISTANCE OF 168.80 FEET TO A POINT IN THE EXTENDED CENTERLINE OF PATRICK ROAD, AS SHOWN ON A MAP TITLED "PATRICK VILLAGE", AS RECORDED IN P.C. 9 SLIDE 177; THENCE N25°24'43"E A DISTANCE OF 225.59 FEET TO A POINT COMMON TO CRESTON COMMONS, LLC, AS SHOWN IN D.B. 1568 PG. 471, AND COMMON TO THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533, SAID POINT LOCATED S61°07'45"E A DISTANCE OF 188.73 FEET FROM A CONCRETE MONUMENT;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE S61°21'44"E A DISTANCE OF 120.90 FEET TO A 1.75" IRON PIPE; THENCE S60°50'31"E A DISTANCE OF 73.58 FEET TO A 1" IRON PIPE IN THE WEST MARGIN OF TANGLEWOOD DRIVE; THENCE S61°17'51"E A DISTANCE OF 60.66 FEET TO A .5" IRON ROD IN THE EAST MARGIN OF TANGLEWOOD DRIVE; THENCE CONTINUING WITH SAID SOUTH LINE AFOREDESCRIBED S61°18'03"E A DISTANCE OF 138.93 FEET TO AN IRON ROD COMMON TO THE NORTHWEST CORNER OF ITAC 483, LLC, AS SHOWN IN D.B. 5758 PG. 287;

THENCE WITH SAID ITAC 483, LLC DESCRIBED ABOVE S27°49'52"W A DISTANCE OF 238.96 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE N81°55'46"W A DISTANCE OF 98.09 FEET TO A .5" IRON ROD IN THE EAST MARGIN OF TANGLEWOOD DRIVE; THENCE S09°15'56"W A DISTANCE OF 80.03 FEET TO A .5" IRON ROD IN SOUTH MARGIN OF SOUTH CARLISLE STREET;

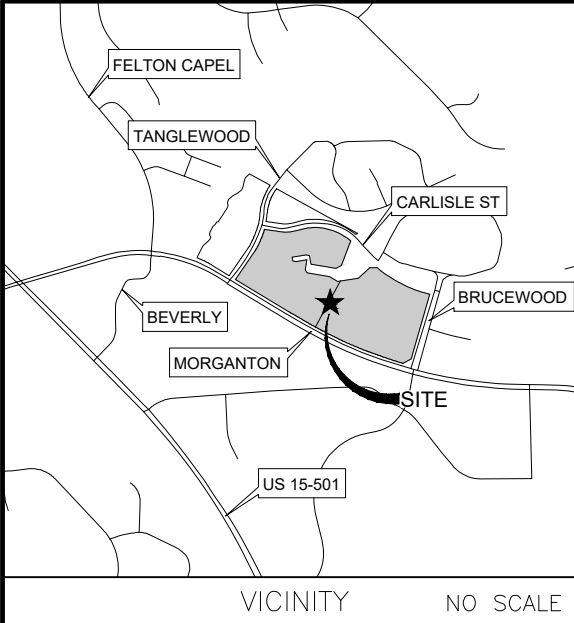
THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE S82°07'53"E A DISTANCE OF 132.76 FEET TO A .5" IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 285.00 FEET, A CHORD BEARING N85°49'44"E, A CHORD DISTANCE OF 119.26 FEET TO A .5" IRON ROD; THENCE N73°42'16"E A DISTANCE OF 31.04 FEET TO A .5" IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING S77°43'24"E, A CHORD DISTANCE OF 424.13 FEET TO A .5" IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC.;

THENCE WITH SAID MORGANTON PARK NORTH MASTER ASSOCIATION, INC. DESCRIBED ABOVE S19°54'18"W A DISTANCE OF 203.03 FEET TO AN IRON ROD; THENCE S63°19'28"W A DISTANCE OF 51.77 FEET TO AN IRON ROD; THENCE N80°25'15"W A DISTANCE OF 209.35 FEET TO AN IRON ROD; THENCE N10°47'53"W A DISTANCE OF 70.59 FEET TO A POINT; THENCE N73°19'16"W A DISTANCE OF 24.15 FEET TO A POINT; THENCE S79°52'50"W A DISTANCE OF 121.52 FEET TO AN IRON ROD; THENCE S14°05'52"E A DISTANCE OF 31.35 FEET TO AN IRON ROD; THENCE S78°59'09"E A DISTANCE OF 28.85 FEET TO AN IRON ROD; THENCE N79°50'48"E A DISTANCE OF 88.02 FEET TO AN IRON ROD; THENCE S08°51'31"W A DISTANCE OF 85.46 FEET TO AN IRON ROD; THENCE S33°28'44"E A DISTANCE OF 27.46 FEET TO AN IRON ROD; THENCE S80°18'30"E A DISTANCE OF 187.28 FEET TO AN IRON ROD; THENCE S59°37'33"E A DISTANCE OF 76.24 FEET TO

AN IRON ROD; THENCE N81°47'31"E A DISTANCE OF 43.74 FEET TO AN IRON ROD; THENCE N81°59'55"E A DISTANCE OF 128.88 FEET TO AN IRON ROD; THENCE N46°11'45"E A DISTANCE OF 130.70 FEET TO AN IRON ROD; THENCE S87°33'08"E A DISTANCE OF 41.26 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET;

THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1068.00 FEET, A CHORD BEARING S63°04'52"E, A CHORD DISTANCE OF 514.92 FEET TO A .5" IRON ROD IN THE WEST MARGIN OF BRUCEWOOD ROAD;

THENCE WITH SAID WEST MARGIN DESCRIBED ABOVE S15°59'11"W A DISTANCE OF 549.41 FEET TO A .5" IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 26.27 ACRES, NOT INCLUSIVE OF TANGLEWOOD DRIVE RIGHT-OF-WAY.



- GENERAL NOTES
1. THIS MAP IS IN ACCORDANCE WITH GS 47-30.
 2. AREA BY COORDINATE METHOD.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
 4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
 5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
 6. THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
 7. THIS PROPERTY DOES NOT LIE IN A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA PER FIRM NO. 3710857100J WITH AN EFFECTIVE DATE OF 10/17/2006
 8. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE OR DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.
 9. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, BUILDING SETBACKS OR OTHER INFORMATION WHICH COULD AFFECT THE SURVEYED PROPERTY.
 10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.

TITLE REFERENCE:
TRACT
PARCEL ID 20190270
DEED BOOK 5210 PAGE 269
MOORE COUNTY REGISTRY

TRACT 2A
PARCEL ID 20150046
DEED BOOK 5802 PG 414
MOORE COUNTY REGISTRY

OWNER
PACN REALTY, LLC
205 PAGE ROAD
PINEHURST, NC 28374

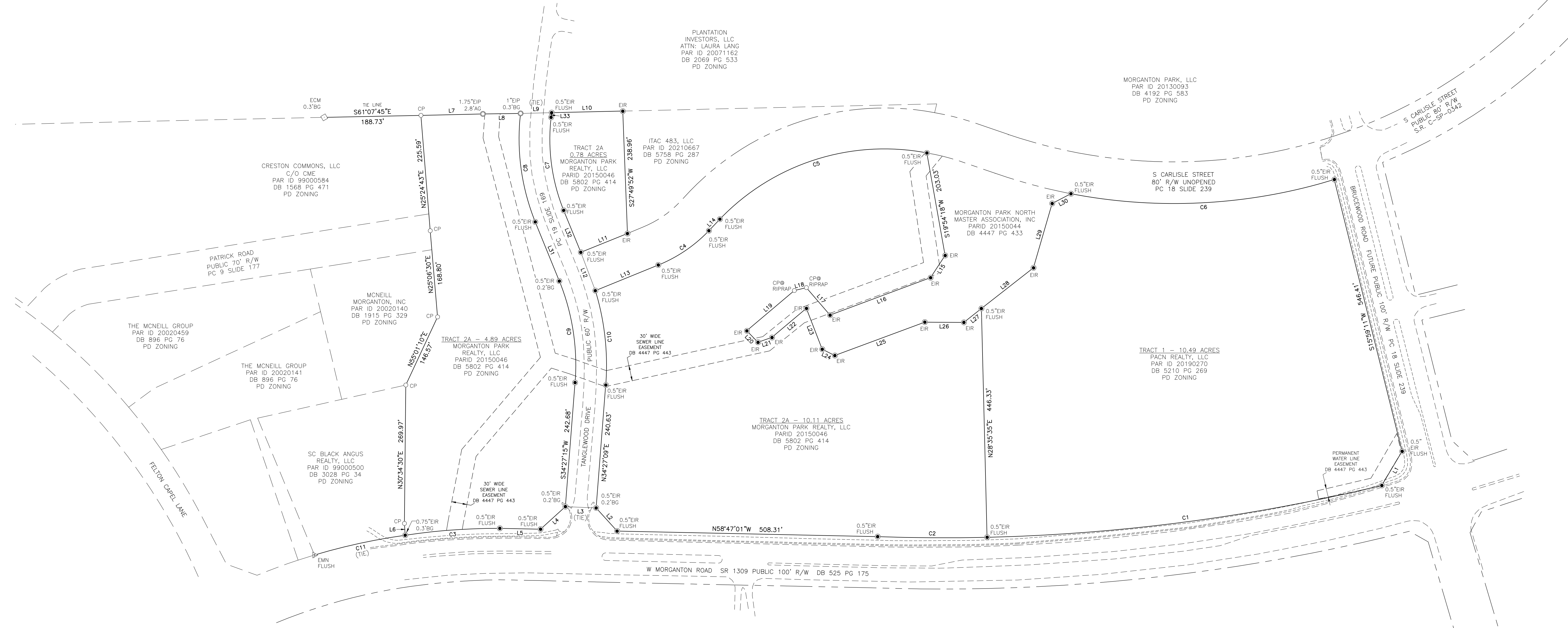
MORGANTON PARK REALTY, LLC
5 FIRST VILLAGE DRIVE
PINEHURST, NC 28374

SITE DATA
JURISDICTION: SOUTHERN PINES
ADDRESS: W MORGANTON ROAD, 28387

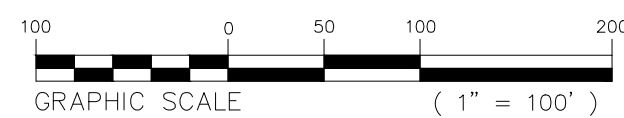
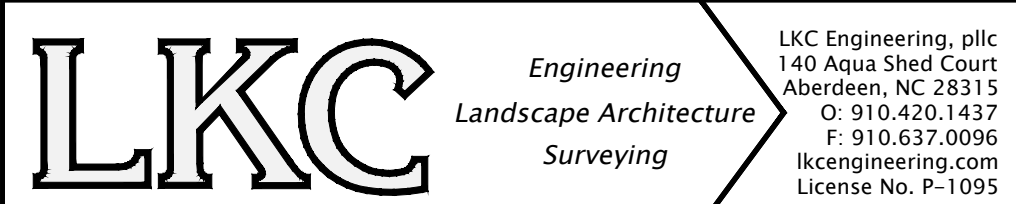
ZONING
PD (PLANNED DEVELOPMENT)

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

- LEGEND
- CP ○ = CALCULATED POINT
 - EIR ● = EXISTING IRON ROD
 - EIP ○ = EXISTING IRON PIPE
 - ECM □ = EX. CONCRETE MONUMENT
 - EMN ▲ = EXISTING MAG NAIL
 - = RIGHT OF WAY
 - - - = BOUNDARY SURVEYED
 - - - = BOUNDARY NOT SURVEYED
 - - - = EDGE OF PAVEMENT
 - - - = EDGE OF CONCRETE



BOUNDARY SURVEY
FOR
PACN REALTY, LLC
TRACT ONE - 10.49 ACRES
AND
MORGANTON PARK REALTY, LLC
TRACT 2A - 15.78 ACRES
MCNEILL TOWNSHIP, MOORE COUNTY
SOUTHERN PINES, NORTH CAROLINA
MAY 4, 2023
DRAFTED BY: RR SCALE 1" = 60'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	778.53	3647.93	N67°28'28"W	777.06
C2	213.81	3647.93	N59°39'07"W	213.78
C3	185.40	1194.93	N64°09'01"W	185.21
C4	120.15	285.00	N85°49'44"E	119.26
C5	442.09	445.00	S77°43'24"E	424.13
C6	520.04	1068.00	S63°04'52"E	514.92
C7	185.03	370.00	N22°18'01"E	183.11
C8	215.85	430.00	S22°15'59"W	213.59
C9	202.07	436.35	S21°11'00"W	200.27
C10	186.12	496.35	N23°42'14"E	185.03
C11	181.30	1194.63	S72°18'21"E	181.12

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S60°46'39"W	77.51
L2	N12°10'55"W	60.90
L3	N57°29'32"W	60.03
L4	S77°44'32"W	65.52
L5	N58°49'00"W	79.53
L6	N26°11'28"E	23.03
L7	S61°21'44"E	120.90
L8	S60°50'31"E	73.58
L9	S61°17'51"E	60.66
L10	S61°18'03"E	138.93

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N81°55'46"W	98.09
L12	S9°15'56"W	80.03
L13	S82°07'53"E	132.76
L14	N73°42'16"E	31.04
L15	S63°19'28"W	51.77
L16	N80°25'15"W	209.35
L17	N10°47'53"W	70.59
L18	N73°19'16"W	24.15
L19	S79°52'50"W	121.52
L20	S14°05'52"E	31.35

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S78°59'09"E	28.85
L22	N79°50'48"E	88.02
L23	S85°13'17"W	85.46
L24	S33°28'44"E	27.46
L25	S80°18'30"E	187.28
L26	S59°37'33"E	76.24
L27	N81°47'31"E	43.74
L28	N81°59'55"E	128.88
L29	N46°11'45"E	130.70
L30	S87°33'08"E	41.26

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

REVIEW OFFICER _____ DATE _____

I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5210, PAGE 269, BOOK 5802, PAGE 414); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: <0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: JULY 2022
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC CORS
- (7) GEOID MODEL: NGS 2012B
- (8) COMBINED GRID FACTOR(S): 0.99986012
- (9) UNITS: US SURVEY FEET

FURTHER AS REQUIRED PER G.S. 47-30(F)(11); I, ROBERTO RODRIGUEZ JR., PROFESSIONAL LAND SURVEYOR, L-5428, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____ 2023.

PRELIMINARY PLAT, NOT FOR
RECORDATION, CONVEYANCE OR SALES
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5428

TOWN OF SOUTHERN PINES RESOLUTION #1050
DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED
UNDER G.S. 160A-31
AX-02-23; Parcel ID 20150046 & Parcel ID 20190270

WHEREAS, a petition requesting annexation of an area described in said petition was received on May 9, 2023, by the Town Council of the Town of Southern Pines; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Southern Pines deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted this 23rd day of May, 2023.

ATTEST: TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on May 23, 2023 as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk