



## MINUTES

Tuesday, June 27, 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

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Bill Pate; and Ann Petersen.

Absent: Paul Murphy

### 2. PRESENTATION

#### a. Donation for Memorial Park Pickleball Courts

Local pickleball players will present a donation in honor of the newly constructed pickleball courts at Memorial Park.

Carol Henderson, on behalf of the Southern Pines Pickleball Association, shared the history of the association and presented the Town with a donation of \$16,000 towards the upgrade and creation of the pickleball courts at Memorial Park.

#### b. Proclamation: Parks & Recreation Month

Presentation of the annual proclamation celebrating July as Parks & Recreation month.

Mayor Haney presented Parks and Recreation Director Cindy King with a proclamation celebrating July as *Parks and Recreation Month*.

Parks and Recreation Director King shared some of the programs that the Town will be conducting over the summer.

### 3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda..

Councilmember Pate advised that he would not be at the July agenda meeting.

### 4. ACTION ITEMS

#### a. Approve Resolution #1054: Set Public Hearing Date for AX-02-23:

Morganton Park Realty, LLC, PACN Realty, LLC and Morganton Park North Master Association, Inc. are petitioning the Town of Southern Pines for annexation of approximately 31.99 acres of land located on the north side of West Morganton Road just west of Brucewood Road. The Public Hearing is to be set for the Town Council Business meeting on July 11, 2023.

Town Manager Parsons gave a brief overview of the request.

Councilmember Pate moved to approve Resolution #1054: Setting a Public Hearing Date of July 11, 2023, for AX-02-23, seconded by Councilmember Clement; the vote was unanimous.

Motion passed.

#### b. Consider Resolution #1058: Direct Clerk to Investigate AX-03-23

Knollwood Partners, LLC and Kaveri Investment Management Company, LLC c/o Pine Needles and Mid Pines are petitioning the Town of Southern Pines for annexation of 10 parcels of land. 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).

Town Manager Parsons presented the request to the Council.

Councilmember Clement moved to approve Resolution #1058: Direct the Clerk to Investigate Annexation Petition AX-03-23, seconded by Councilmember Petersen; the vote was as follows:

- Mayor Haney: aye
- Mayor Pro Tem Murphy: absent
- Councilmember Pate: recused
- Councilmember Clement: aye
- Councilmember Petersen: aye

Motion passed.

## **5. COUNCIL UPDATES AND DISCUSSION**

### **a. Downtown Parking Projects**

Following an initial discussion at the June 13th business meeting, staff will share more details on potential parking projects that can be evaluated for downtown.

Town Manager Parsons gave a presentation on possible downtown parking project options.

- Moore County is on the DOT repaving schedule and has plans to repave Broad Street in the near future. This would be a good opportunity to reconsider the past recommendations to convert SE and/or SW Broad Street, from Massachusetts Ave. through Illinois Ave., to one-way traffic, adding angle parking to the railroad track side of the street and parallel parking on the business side. This would extend the downtown area toward Morganton Street and Red's Corner and also provide ample new parking opportunities while taking advantage of the cost savings to the Town since the paving is being done anyway. After discussion, the Council would like staff to research and provide more details on the project options.
- Moving the railroad tie curb about 6 feet in toward the tracks and creating angle parking on SE Broad between Pennsylvania Ave and New York Ave., which would continue the parking style from the other blocks. This style could also be extended on SE Broad all the way towards Illinois Ave.
- Overflow parking into the neighborhoods from Downtown. Ashe is a good example of having multiple styles of parking. An option raised is to go in and stripe parking spots on one side only of Ashe.
- Angle parking added to Pennsylvania Ave. between Broad and May.

## **6. COUNCIL ROUNDTABLE DISCUSSION**

Councilmember Pate noted that the new trash pick-up service starts on July 1st.

Councilmember Clement advised that she attended the recent Aberdeen town council meeting where Skaters for Moore asked for \$50,000 towards a new skate park.

- It is believed that Skaters for Moore will also be asking Pinehurst for funding as well.
- Town Manager Parsons asked to clarify a recent article that the land for the skate park has been designated but the Town will be retaining ownership - that land is not donated.

Asst. Town Manager Roth shared that the CVB is granting one-time project grants to non-profits and local governments. The Town will be submitting an application for funds to renovate the carriage house at Whitehall. The grant is a 50/50 matching grant, so a resolution of support will be included on the July agenda for our application.

- The suggestion has been made to William Dean of Skaters for Moore to submit their own application and should the Council agree, a resolution will be drafted committing the Town's contribution of \$50,000 and the dedicated land space for the skate park.

Councilmember Petersen would like to propose a policy change in UDO to eliminate storage lockers as a GB use and restrict them to Industrial.

- Discussion ensued
- Councilmember Pate asked to view the zoning map further but is interested in the suggestion.
- Councilmember Clement is supportive of the suggestion.

Planning is asked to proceed with drafting the amendment.

Councilmember Petersen asked to follow-up on the concerns raised at a previous meeting regarding the intersection of W. Pennsylvania and Page St. Town Manager Parson advised that follow-up has been done and DOT is opposed to the suggestion of a mirror at the intersection, but striping has been done to move parking back from the intersection to increase sight distance.

Councilmember Petersen raised issues with vandalism at the pool. Would motion sensitive lights help? Would outreach to the neighbors help?

- Asst. Town Manager Roth advised that listening sessions have helped in other towns. She will follow-up with Town Manager Parsons and Rachel Reagan and Rachel Mann.

Councilmember Petersen advised that she and Councilmember Pate recently attended a quasi-judicial workshop and asked Town Attorney McCarley to provide a short refresh on the issue of standing prior to the next quasi-judicial hearing.

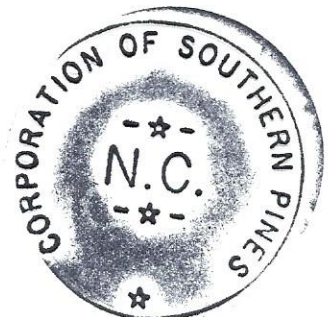
- Discussion ensued.

## 7. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Councilmember Clement and carried unanimously, Council adjourned at 4:50 pm.

Respectfully submitted:

  
Elizabeth Robertson, Town Clerk





**RESOLUTION #1058**  
**DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER**  
**G.S. 160A-31**  
**AX-03-23; Knollwood Partners**

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on June 12, 2023, by the Town Council of the Town of Southern Pines; and

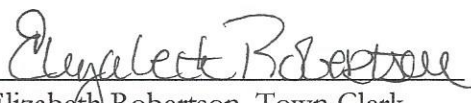
**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**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 27<sup>th</sup> day of June, 2023.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on June 27, 2023 as shown in the Minutes of the Town Council meeting for that date.

  
Elizabeth Robertson, Town Clerk





**RESOLUTION #1054**  
**SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION**  
**AX-02-23: Morganton Park**

**WHEREAS**, a petition requesting annexation of an area described herein has been received; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

**WHEREAS**, certification by the Town Clerk as to the sufficiency of said petition has been made;

**NOW, THEREFORE BE IT RESOLVED** by the Town Council of the Town of Southern Pines, North Carolina:

**Section 1.** That a public hearing on the question of annexation of the area described herein will be held at the Douglass Community Center at 6:00 pm on July 11, 2023.

**Section 2.** The area proposed for annexation is described as follows:

**Property Identification Number (PIN) and Parcel Identification:**

PIN: 857100392796; PARID: 20150046

**Property Owners/Applicants:**

Morganton Park Realty Site 2, LLC  
5 First Village Drive  
PO Box 2000  
Pinehurst, NC 28374

**Size of Property:**

Total Acreage: 15.78 acres

**Meets & Bounds:**

Attachment #1

**Property Identification Number (PIN) and Parcel Identification:**

PIN: 857100399573; PARID: 20190270

**Property Owners/Applicants:**

PACN Realty, LLC  
5 First Village Drive  
Pinehurst, NC 28374

**Size of Property:**

Total Acreage: 10.49 acres

**Meets & Bounds:**

Attachment #2

**Property Identification Number (PIN) and Parcel Identification:**

PIN: 857100491864; PARID: 20150043

**Property Owners/Applicants:**

Morganton Park North Master Association, Inc.  
2 Regional Circle  
Pinehurst, NC 28374

**Size of Property:**

Total Acreage: 2.84 acres

**Meets & Bounds:**

Attachment #3

**Property Identification Number (PIN) and Parcel Identification:**

PIN: 857100397998; PARID:20180044

**Property Owners/Applicants:**

Morganton Park North Master Association, Inc.  
2 Regional Circle  
Pinehurst, NC 28374

**Size of Property:**

Total Acreage: 1.80 acres

**Meets & Bounds Description:**

Attachment #4

**Property Identification:**

Tanglewood Drive Right-of-Way

**Size of Property:**

Total Acreage: 1.08 acres

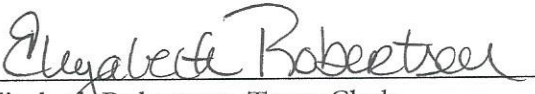
**Meets & Bounds:**

Attachment #5

**Section 3.** Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, on June 28, 2023, at least ten (10) days prior to the date of said public hearing.

Adopted this 27<sup>th</sup> day of June, 2023.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of June 27, 2023 as shown in the minutes of the Town Council for that date.

  
Elizabeth Robertson, Town Clerk



LEGAL DESCRIPTION FOR TRACT 2A (15.78 ACRES)

PARCEL ID 20150046

BEING ALL OF TRACT 2A, COMPRISING THREE PORTIONS, SAID PORTIONS SUM TOTAL OF 15.78 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, 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.

10.11 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED THE REVERSE CALL S57°29'32"E A DISTANCE OF 60.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF TANGLEWOOD DRIVE AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD COMMON TO 4.89 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID EAST MARGIN DESCRIBED ABOVE N34°27'09"E A DISTANCE OF 240.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE WEST HAVING A RADIUS OF 496.35 FEET, A CHORD BEARING N23°42'14"E, A CHORD DISTANCE OF 185.03 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET, SAID IRON ROD LOCATED S09°15'56"W A DISTANCE OF 80.03 FEET FROM AN IRON ROD COMMON TO THE SOUTHWEST CORNER OF 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE S82°07'53"E A DISTANCE OF 132.76 FEET TO AN 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 AN IRON ROD; THENCE N73°42'16"E A DISTANCE OF 31.04 FEET TO AN 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 AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433;

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 COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269, SAID IRON ROD LOCATED THE REVERSE CALL S81°59'55"W A DISTANCE OF 128.88 FEET FROM AN IRON ROD;

THENCE WITH SAID PACN REALTY, LLC DESCRIBED ABOVE THE REVERSE CALL S28°35'35"W A DISTANCE OF 446.33 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD, SAID IRON ROD LOCATED N67°28'28"W A DISTANCE OF 777.06 FEET FROM AN IRON ROD IN CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET, A CHORD BEARING N59°39'07"W, A CHORD DISTANCE OF 213.78 FEET TO AN IRON ROD; THENCE N58°47'01"W A DISTANCE OF 508.31 FEET TO AN IRON ROD IN THE EAST TRANSITION MARGIN OF TANGLEWOOD DRIVE;

THENCE WITH SAID EAST TRANSITION MARGIN DESCRIBED ABOVE N12°10'55"W A DISTANCE OF 60.90 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 10.11 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A.

4.89 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED N57°29'32"W A DISTANCE OF 60.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD COMMON TO 10.11 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID NORTH TRANSITION MARGIN DESCRIBED ABOVE S77°44'32"W A DISTANCE OF 65.52 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE N58°49'00"W A DISTANCE OF 79.53 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,194.93 FEET, A CHORD BEARING N64°09'01"W, A CHORD DISTANCE OF 185.21 FEET TO AN IRON ROD COMMON TO SC BLACK ANGUS REALTY, LLC, AS SHOWN IN D.B. 3028 PG. 34, SAID IRON ROD LOCATED S72°18'21"E A DISTANCE OF 181.12 FEET FROM A MAG NAIL IN A CURVE HAVING A RADIUS OF 1,194.63 FEET;

THENCE WITH SAID SC BLACK ANGUS REALTY, LLC DESCRIBED ABOVE N26°11'28"E A DISTANCE OF 23.03 FEET TO A POINT; THENCE N30°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. 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 PATRICK ROAD, AS SHOWN IN PLAT CABINET 9 SLIDE 177; THENCE N25°24'43"E A DISTANCE OF 225.59 FEET TO A POINT COMMON TO THE NORTHEAST CORNER OF 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 IRON ROD 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 AN IRON PIPE; THENCE S60°50'31"E A DISTANCE OF 73.58 FEET TO AN IRON PIPE IN THE WEST MARGIN OF TANGLEWOOD DRIVE, SAID IRON PIPE BEING LOCATED THE REVERSE CALL N61°17'51"W A DISTANCE OF 60.66 FEET FROM AN IRON ROD IN THE EAST MARGIN OF TANGLEWOOD DRIVE COMMON TO 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE WITH SAID WEST MARGIN DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING S22°15'59"W, A CHORD DISTANCE OF 213.59 FEET TO AN IRON ROD; THENCE S07°51'36"W A DISTANCE OF 124.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE WEST HAVING A RADIUS OF 436.35 FEET, A CHORD BEARING S21°11'00"W, A CHORD DISTANCE OF 200.27 FEET TO AN IRON ROD; THENCE S34°27'15"W A DISTANCE OF 242.68 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 4.89 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A.

0.78 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE NORTH MARGIN OF SOUTH CARLISLE STREET AND EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927), SAID IRON ROD LOCATED THE REVERSE CALL N09°15'56"E A DISTANCE OF 80.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE SOUTH MARGIN OF SOUTH CARLISLE STREET AND EAST MARGIN OF

TANGLEWOOD DRIVE COMMON TO 10.11 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH THE EAST MARGIN DESCRIBED ABOVE N07°44'33"E A DISTANCE OF 88.34 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING N22°18'01"E, A CHORD DISTANCE OF 183.11 FEET TO AN IRON ROD; THENCE N36°37'17"E A DISTANCE OF 9.11 FEET TO AN IRON ROD IN THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533, SAID IRON ROD LOCATED S61°17'51"E A DISTANCE OF 60.66 FEET FROM AN IRON PIPE COMMON TO 4.89 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE S61°18'03"E A DISTANCE OF 138.93 FEET TO AN IRON ROD COMMON TO ITAC 483, LLC, AS SHOWN IN D.B. 5758 PG. 287;

THENCE WITH SAID ITAC 483, LLC S27°49'52"W A DISTANCE OF 238.63 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE N82°06'36"W A DISTANCE OF 98.20 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A.

LEGAL DESCRIPTION FOR TRACT ONE (10.49 ACRES)

PARCEL ID 20190270

**BEING ALL OF TRACT ONE CONTAINING 10.49 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AS SHOWN IN D.B. 5210 PG. 269, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.**

BEGINNING AT AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD (SR 1309), AND BEING THE COMMON SOUTHEAST CORNER OF MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414, SAID IRON ROD LOCATED THE REVERSE CALL S59°39'07"E A DISTANCE OF 213.78 FEET FROM AN IRON ROD IN A CURVE HAVING A RADIUS OF 3,647.91 FEET;

THENCE WITH SAID MORGANTON PARK REALTY, LLC DESCRIBED ABOVE N28°35'35"E A DISTANCE OF 446.33 FEET TO AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433, SAID IRON ROD LOCATED N81°47'31"E A DISTANCE OF 43.74 FEET FROM AN IRON ROD;

THENCE WITH SAID MORGANTON PARK NORTH MASTER ASSOCIATION, INC. AS DESCRIBED ABOVE 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 1,080.00 FEET, A CHORD BEARING S63°04'52"E, A CHORD DISTANCE OF 514.92 FEET TO AN IRON ROD IN THE WEST MARGIN INTERSECTION OF BRUCEWOOD ROAD;

THENCE WITH SAID WEST MARGIN DESCRIBED ABOVE S15°59'11"W A DISTANCE OF 546.41 FEET TO AN IRON ROD IN THE NORTH MARGIN TRANSITION OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN TRANSITION OF WEST MORGANTON ROAD S60°46'39"W A DISTANCE OF 77.51 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET, A CHORD BEARING N67°28'28"W, A CHORD DISTANCE OF 777.06 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 10.49 ACRES.

LEGAL DESCRIPTION FOR SOUTH CARLISLE STREET (2.84 ACRES)

**BEING A PORTION OF SOUTH CARLISLE STREET, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, EXTENDING BETWEEN TANGLEWOOD DRIVE (SR 1927) AND BRUCEWOOD ROAD. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.**

BEGINNING AT AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET INTERSECTING THE EAST MARGIN OF TANGLEWOOD DRIVE, SAID IRON ROD COMMON TO THE 10.11 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414, SAID IRON ROD LOCATED S09°15'56"W A DISTANCE OF 80.03 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET INTERSECTING THE EAST MARGIN OF TANGLEWOOD DRIVE;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH SAID PORTION OF TRACT 2A DESCRIBED ABOVE S82°07'53"E A DISTANCE OF 132.76 FEET TO AN 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 AN IRON ROD; THENCE N73°42'16"E A DISTANCE OF 31.04 FEET TO AN 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 AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH MORGANTON PARK NORTH MASTER ASSOCIATION, INC. DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING S46°19'07"E, A CHORD DISTANCE OF 63.85 FEET TO AN IRON ROD; THENCE S41°06'09"E A DISTANCE OF 74.82 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING S44°51'01"E, A CHORD DISTANCE OF 153.52 FEET TO AN IRON ROD COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH PACN REALTY, LLC DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING S63°04'52"E, A CHORD DISTANCE OF 514.92 FEET TO AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF BRUCEWOOD ROAD, SAID IRON ROD LOCATED THE REVERSE CALL N15°59'11"E A DISTANCE OF 546.41 FEET FROM AN IRON ROD IN THE WEST MARGIN OF BRUCEWOOD ROAD;

THENCE FROM SAID IRON ROD DESCRIBED ABOVE N15°46'09"E A DISTANCE OF 80.99 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET AND COMMON TO MORGANTON PARK, LLC, AS SHOWN IN D.B. 4192 PG. 583;

THENCE WITH SAID NORTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH MORGANTON PARK, LLC DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET, A CHORD BEARING N64°29'53"W, A CHORD DISTANCE OF 435.17 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET, A CHORD BEARING N46°32'27"W, A CHORD DISTANCE OF 187.87 FEET TO AN IRON PIPE; THENCE N41°06'09"W A DISTANCE OF 76.37 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING N46°13'14"W, A CHORD DISTANCE OF 73.49 FEET TO AN IRON PIPE COMMON TO ITAC 483, LLC, AS SHOWN IN D.B. 5758 PG 287;

THENCE CONTINUING WITH SAID NORTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH ITAC 483, LLC DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING N77°43'53"W, A CHORD DISTANCE OF 500.71 FEET TO AN IRON PIPE; THENCE S73°13'29"W A DISTANCE OF 30.96 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 205.00 FEET, A CHORD

Attachment #3

BEARING S86°01'29"W, A CHORD DISTANCE OF 85.85 FEET TO AN IRON PIPE; THENCE N82°06'36"W A DISTANCE OF 32.64 FEET TO AN IRON ROD COMMON TO THE 0.78 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH SAID PORTION OF TRACT 2A DESCRIBED ABOVE N82°06'36"W A DISTANCE OF 98.20 FEET TO AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE;

THENCE S09°15'56"W A DISTANCE OF 80.03 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 2.84 ACRES.

LEGAL DESCRIPTION FOR 1.80 ACRES  
PARCEL ID 20150044

**BEING ALL OF THE 1.80 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.**

BEGINNING AT AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET AND COMMON TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG 414, SAID IRON ROD LOCATED S77°43'24"E A DISTANCE OF 424.13 FEET FROM AN IRON ROD IN A CURVE HAVING A RADIUS OF 445.00 FEET;

THENCE FROM SAID POINT OF BEGINNING AND WITH MORGANTON PARK REALTY, LLC 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 COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269;

THENCE WITH SAID PACN REALTY, LLC DESCRIBED ABOVE 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 THE REVERSE CALLS:

A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING N44°51'01"W, A CHORD DISTANCE OF 153.52 FEET TO AN IRON ROD; THENCE N41°06'09"W A DISTANCE OF 74.82 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING N46°19'07"W, A CHORD DISTANCE OF 63.85 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 1.80 ACRES.

LEGAL DESCRIPTION FOR TANGLEWOOD DRIVE (1.08 ACRES)

BEING A PORTION OF TANGLEWOOD DRIVE LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, PASSING OVER AND THROUGH TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, 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 AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND THE NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED N12°10'55"W A DISTANCE OF 60.90 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD.

THENCE FROM SAID BEGINNING AND WITH SAID EAST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH THE 10.11 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC N34°27'09"E A DISTANCE OF 240.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE WEST HAVING A RADIUS OF 496.35 FEET, A CHORD BEARING N23°42'14"E, A CHORD DISTANCE OF 185.03 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET; THENCE THE REVERSE CALL N09°15'56"E A DISTANCE OF 80.03 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET, SAID IRON ROD COMMON TO THE 0.78 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC;

THENCE CONTINUING WITH SAID EAST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH SAID 0.78 ACRE PORTION DESCRIBED ABOVE N07°44'33"E A DISTANCE OF 88.34 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING N22°18'01"E, A CHORD DISTANCE OF 183.11 FEET TO AN IRON ROD; THENCE N36°37'17"E A DISTANCE OF 9.11 FEET TO AN IRON ROD IN THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE THE REVERSE CALL N61°17'51"W A DISTANCE OF 60.66 FEET TO AN IRON ROD IN THE WEST MARGIN OF TANGLEWOOD DRIVE, SAID IRON ROD COMMON TO THE 4.89 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC;

THENCE WITH SAID WEST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH THE 4.89 ACRE PORTION DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING S22°15'59"W, A CHORD DISTANCE OF 213.59 FEET TO AN IRON ROD; THENCE S07°51'36"W A DISTANCE OF 124.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE WEST HAVING A RADIUS OF 436.35 FEET, A CHORD BEARING S21°11'00"W, A CHORD DISTANCE OF 200.27 FEET TO AN IRON ROD; THENCE S34°27'15"W A DISTANCE OF 242.68 FEET TO AN IRON ROD IN THE INTERSECTION OF SAID WEST MARGIN OF TANGLEWOOD DRIVE AND THE NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD, SAID IRON ROD LOCATED THE REVERSE CALL N77°44'32"E A DISTANCE OF 65.52 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

THENCE THE REVERSE CALL S57°29'32"E A DISTANCE OF 60.03 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 1.08 ACRES.