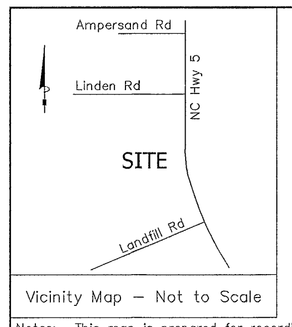
347



Vicinity Map – Not to Scale

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

Area by coordinate method.

Subject property shown hereon lies within Zone X, minimal flood risk, according to ncfloodmaps.com.

Subject property is currently zoned CU #17–02.

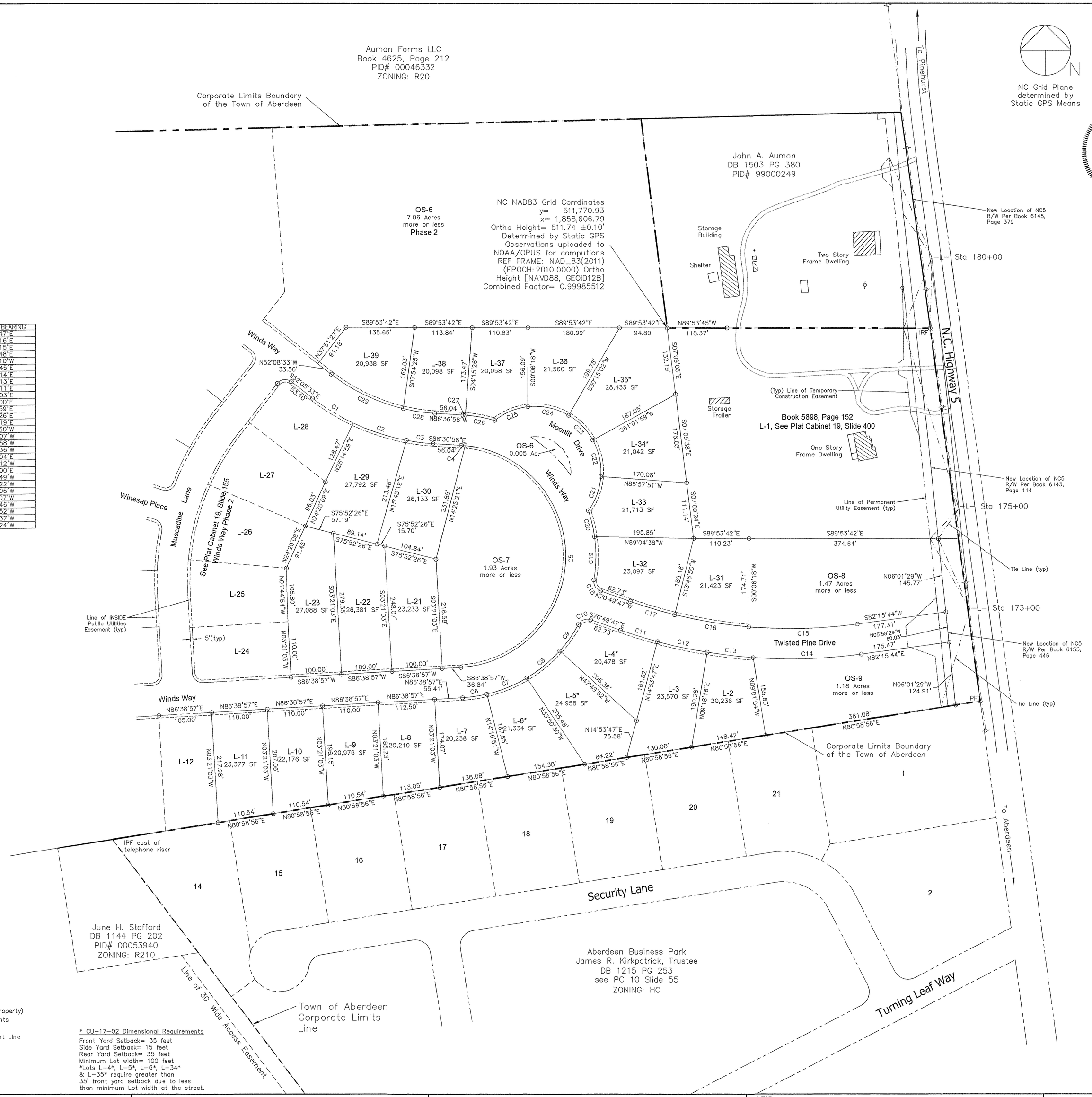
The property shown hereon lies within the Drowning Creek water supply watershed. ––Development restrictions may apply.

Total Open Space area in Phase 3 is 4.585 acres.

The new streets shown hereon are designated as "Public" streets having 60' wide right of ways.

Rebar set at all new PC's, PT's and Lot corners.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	430.00'	94.62'	94.43'	S58°26'47"E
C2	430.00'	111.14'	110.83'	S72°09'16"E
C3	430.00'	52.97'	52.93'	S83°05'15"E
C4	220.00'	8.21'	8.21'	S85°32'48"E
C5	220.00'	657.08'	438.68'	S01°05'10"W
C6	280.00'	48.41'	48.35'	N81°41'45"E
C7	280.00'	86.06'	85.72'	N67°56'14"E
C8	280.00'	84.34'	84.02'	N50°30'13"E
C9	280.00'	64.07'	63.93'	N35°19'11"E
C10	20.00'	28.07'	25.82'	N68°58'03"E
C11	1030.00'	76.83'	76.82'	S72°58'00"E
C12	1030.00'	100.53'	100.49'	S77°53'59"E
C13	1030.00'	92.10'	92.06'	S83°15'26"E
C14	1030.00'	214.27'	213.88'	N88°13'19"E
C15	970.00'	215.06'	214.62'	S88°36'50"W
C16	970.00'	148.96'	148.81'	N80°38'07"W
C17	970.00'	91.53'	91.49'	N73°31'58"W
C18	20.00'	28.07'	25.82'	N30°37'36"W
C19	280.00'	85.44'	85.11'	N00°50'04"E
C20	280.00'	53.22'	53.14'	N11°21'12"W
C21	130.00'	72.67'	71.73'	N20°03'00"E
C22	130.00'	74.87'	73.84'	N12°27'49"W
C23	130.00'	69.85'	69.02'	N44°21'22"W
C24	130.00'	83.81'	82.36'	N78°13'05"W
C25	130.00'	72.05'	71.13'	S67°26'07"W
C26	280.00'	58.81'	58.70'	N79°35'46"W
C27	280.00'	4.90'	4.90'	N86°06'52"W
C28	370.00'	63.15'	63.07'	N81°43'37"W
C29	370.00'	159.48'	158.24'	N64°29'24"W



References: Book 2515, Page 516
Book 1503, Page 380
Plat Cabinet 7, Slide 380
Book 5096, Page 575
Plat Cabinet 18, Slide 427
Book 6155, Page 446
Moore County Registry

Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
MNF= Mag Nail Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
PKF= Parker Kalon Nail Found
= Power/Utility Pole
EP= ± Edge of Pavement

Boundary surveyed (of subject property)
Boundary from recorded documents
Right of way boundary
INSIDE – Public Utilities Easement Line

* CU–17–02 Dimensional Requirements
Front Yard Setback= 35 feet
Side Yard Setback= 15 feet
Rear Yard Setback= 35 feet
Minimum Lot width= 100 feet
Lots L–4, L–5*, L–6*, L–34* & L–35* require greater than 35' front yard setback due to less than minimum Lot width at the street.

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

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 precision ratio as determined by latitudes and departures is better than 1:7500; that the survey was made per legal description recorded in the instruments listed under "Reference" hereon; and that this map was prepared in accordance with G.S. 47–30, as amended.

Witness my signature, seal, and registration number this 31st Day of May, 2024.

Emmett S. Raynor
Emmett S. Raynor,
Surveyor, L–2521

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

I, EMMETT S. RAYNOR, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY HEREWITH THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF MOORE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, Dena Barner, Review Officer of the State and County aforesaid, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Dena Barner
Review Officer
Date: 6/4/24

CERTIFICATE OF APPROVAL
I hereby certify that all streets shown on this plat are within the Town of Aberdeen's planning jurisdiction, all streets and other improvements shown on this plat have been installed or completed or that their installation or completion (within 12 months after the date below) has been assured by the posting of a performance guarantee, and that the subdivision shown on this plat is in all respects in compliance with Aberdeen Code of Ordinance Chapter 152, and therefore this plat has been approved by the Aberdeen Planning Board Chair subject to its being recorded in the Moore County Register of Deeds within sixty (60) days of the date below.

Planning Director — Date 6/3/24

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I own or am the authorized representative of the owner(s) of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Aberdeen. On behalf of myself and/or the owner(s) of the property, I hereby adopt this plan of subdivision.

Owner — Date 31 MAY 2024
Owner — Date 5-31-24

PLAT CABINET 20 SLIDE 347

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
June 04, 2024 03:44:47 PM
Book 20 Page 347-347
FEE: $21.00
INSTRUMENT # 2024007418

Owners Address: Winds Way Farm, LLC
6209 Oleander Drive #213
Wilmington, NC 28403

DRAWN BY: ESR	APPROVED BY:	REVISIONS	
DATE: 02/03/2017	PROJ. NO.	Phase 3 made ready for recording 05.07.2024; revised 05.17.2024.	
DWG. NO.:	DWG. Winds_Way_Ph3.dwg		

100 0 100 200 300
Scale 1" = 100'

PROJECT: Plat of Phase 3
Winds Way Farm Subdivision
Sandhill Township, Moore County, Aberdeen, North Carolina

SHT. NAME: Made for
Dabb's Brothers, LLC

SHT. NO.