

LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON
REQUEST FOR ANNEXATION

The public will take notice that the Town Council of the Town of Southern Pines has called a public hearing at 7:00 o'clock p.m. on the 14th of March, 2017 at the Douglass Community Center on the question of annexing the following described territory, requested by petition filed pursuant to G.S.160A-31, as amended: AX-06-16, Midland Road Blackpoint Development.

BLACKPOINT DEVELOPMENT LLC
TALAMORE TRACTS

CERTAIN TRACTS OR PARCELS OF LAND IN MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA ADJOINED ON THE SOUTH BY MIDLAND ROAD, ON THE WEST BY TALAMORE GOLF PARTNERS LTD PARTNERS TRACTS DESCRIBED IN DEED BOOK 912 PAGE 49 AND DEED BOOK 731 PAGE 427, ON THE NORTH BY TALAMORE HOA INC TRACT AND ON THE EAST BY TALAMORE PARTNERS LTD PTN TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 AND THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 3377 PAGE 375 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD (120' RIGHT OF WAY), SAID EXISTING CONCRETE MONUMENT HAVING THE NORTH CAROLINA GRID COORDINATES NORTHING - 527,287.3853', EASTING - 1,878,077 .5785', SAID POINT LIES APPROXIMATELY 1839' FROM INTERSECTION OF THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD AND THE EASTERN RIGHT OF WAY OF PEE DEE ROAD, THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 400.02' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF THE TALAMORE GOLF LTD PARTNERS LOT DESCRIBED IN DEED BOOK 912 PAGE 49 IN THE MOORE COUNTY REGISTRY; THENCE LEAVING THE MIDLAND ROAD RIGHT OF WAY WITH THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS LOT N 09°51'13" E A DISTANCE OF 350.04' TO AN EXISTING IRON PIPE IN THE LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, SAID IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 AS DESCRIBED IN DEED BOOK 4561 PAGE 225; THENCE WITH THE SOUTHERN LINE OF TRACT 3 S 80°07'47" E A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF TRACT 3 IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°45'12" W A DISTANCE OF 350.30' TO THE POINT OF BEGINNING; HAVING AN AREA OF 3.31 ACRES.

TRACT 2

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 1, THENCE WITH THE LINE OF THE NORTHERN LINE OF TRACT 1 N 80°07'47" W A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AND BEING IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE GOLF PARTNERS TRACT N 09°52'16" E A DISTANCE OF 300.00' TO AN IRON ROD SET; THENCE S 80°07'58" E A DISTANCE OF 444.34' TO AN EXISTING IRON PIPE IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°46'43" W A DISTANCE OF 300.72' TO THE POINT OF BEGINNING; HAVING AN AREA OF 2.99 ACRES.

TRACT 3

BEGINNING AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT 2, THENCE WITH THE NORTHERN LINE OF TRACT 2 N 80°07'58" W A DISTANCE OF 444.34' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF TRACT 2 IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE LTD PARTNERS TRACT N 09°52'16" E A DISTANCE OF 350.48' TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEAST CORNER OF THE TALAMORE LTD PARTNERS TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE TALAMORE HOA INC TRACT DESCRIBED IN DEED BOOK 923 PAGE 142 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF THE TALAMORE HOA TRACTS 80°08'11" E A DISTANCE OF 468.33' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT BEING NORTHWEST CORNER OF THE TALAMORE PARTNERS LTD TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE PARTNERS LTD TRACTS 13°47'09" W A DISTANCE OF 125.07' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE BLACK POINT DEVELOPMENT LLC TRACT DESCRIBED IN DEED BOOK 4561 PAGE 225 (TRACT 4) IN THE MOORE COUNTY REGISTRY, SAID IRON ROD BEING LOCATED N77°29'02" W A DISTANCE OF 30.32' FROM AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID EXISTING IRON ROD BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE OF SOUTHERN PINES, NC INC TRACT AS DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE BLACK POINT DEVELOPMENT TRACT 4 S 13°47'09" W A DISTANCE OF 226.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES.

TRACT 4

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING FOR THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE EASTERN LINE OF TRACT 1 N 13°45'12" E A DISTANCE OF 350.30' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 1 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 2; THENCE WITH THE EASTERN LINE OF TRACT 2 N 13°46'43" E A DISTANCE OF 300.72' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 2 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 3; THENCE WITH THE EASTERN LINE OF TRACT 3 N 13°47'09" E A DISTANCE OF 226.26' TO AN IRON ROD SET; THENCE S 77°29'02" E A DISTANCE OF 30.32' TO AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID IRON ROD BEING IN THE TERMINUS CENTERLINE OF THE CLOSED OLD PLYMOUTH ROAD, SAID IRON ROD NOW BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE ASSOCIATION LOT BEING DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY AND BEING LOCATED N77°29'02" W A DISTANCE OF 30.01' FROM AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE OLD PLYMOUTH ROAD RIGHT OF WAY AND BEING A CORNER OF THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 1013 PAGE 611 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE OLD CENTERLINE OF PLYMOUTH ROAD S 13°47'26" W A DISTANCE OF 875.87' TO AN IRON ROD SET IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD; THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 30.07' TO THE POINT OF BEGINNING; HAVING AN AREA OF 0.61 ACRES.

Peggy K. Smith, Town Clerk