



## Conditional Zoning District Application

Fee: \$1,840.00

Date Received: \_\_\_\_\_

Case No.: Z-\_\_\_\_-\_\_\_\_

### Project Information:

Street Address: 650 Pee Dee Road

PIN: 858317203682

Parcel ID: 99000100

Site Size: ±11.31 Acres

Current Zoning: RS-3

### Applicant:

Name(s): Sandhills Presbyterian Church (Scott Boulton)

Email: rscottboulton@gmail.com

Phone: (910) 725-7038

Mailing Address: 650 Pee Dee Road, Southern Pines, NC 28387

### Authorized Agent, if different from Applicant:

Name(s): Jeremy Sparrow (Longitude Planning Group)

Email: jsparrow@longitudeplanninggroup.com

Phone: (734) 478-1917

Mailing Address: PO Box 1466, Southern Pines, NC 28388

### Legal Property Owner(s), if different from Applicant:

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:**

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council to approve a zoning map amendment to GB - Conditional Zoning District per the requirements of the Town of Southern Pines Unified Development Ordinance (UDO) §2.17. The information included is submitted in support of this application. I grant Town of Southern Pines staff, Planning Board and Town Council access to the subject property/properties while this zoning map amendment application is under review.

Date: 2026-02-09

R Scott Bowden, Elder

Applicant

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SE Service Road, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)

APPOINTMENT OF AGENT ✓

The undersigned owner(s), Sandhills Pro Ch., hereby appoint(s) Jeremy Sparrow as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an amendment to the zoning of the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for a rezoning of the subject property to a Conditional Zoning District; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with, or arising out of, any application for an amendment to the zoning of the subject property under the Town of Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 12 day of DECEMBER, 2025.

R. Scott Boulton, Elder  
Property Owner

R. Scott Boulton  
Please Print

[Signature]  
Agent

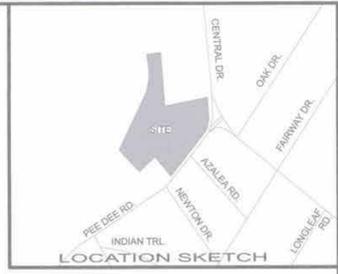
I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: <math>\pm 0.10''</math>
- (3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
- (4) DATES OF SURVEY: OCTOBER 10, 2022
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED FIXED-CONTROL USE: NC CORS
- (7) SEOID MODEL: ContinentalUS\_NGS2012B
- (8) COMBINED GRID FACTOR(S): 0.99986148
- (9) UNITS: US SURVEY FEET

GRID TO GROUND SCALE POINT:  
 N(1): 530,598.42942355 US SURVEY FEET  
 E(1): 1,882,362.34227503 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE), AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 36.1600).

THIS 20th DAY OF FEBRUARY, A.D. 2023  
 JOHN G. MATTHEWS  
 PROFESSIONAL LAND SURVEYOR, L-5020



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- LP LIGHT POLE
- CP COMPUTED POINT
- EA EXISTING AXLE
- ECM EXISTING CONCRETE MONUMENT
- EP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- NIS NEW IRON STAKE
- FH FIRE HYDRANT
- GV GAS VALVE
- PP POWER POLE
- SS SANITARY SEWER
- SM STORM MANHOLE
- TP TELEPHONE PEDESTAL
- CP CABLE PEDESTAL
- TR TRANSFORMER
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- PROV PROPOSED HVAC
- RPZ REDUCED PRESSURE ZONE
- #AG (#) INCHES ABOVE GRADE
- #BG (#) INCHES BELOW GRADE
- CB CATCH BASIN
- CL CENTERLINE
- CO CLEAN OUT
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- DI DROP INLET
- EJB ELECTRIC JUNCTION BOX
- EM ELECTRIC METER
- EMN EXISTING MAG NAIL
- EOP EDGE OF PAVEMENT
- EPK EXISTING PK NAIL
- ERSR EXISTING RAILROAD SPIKE
- FOM FIBER OPTIC MARKER
- FL FLUSH WITH GRADE
- ICV IRRIGATION CONTROL VALVE
- MBS MINIMUM BUILDING SETBACKS
- NIF NOW OR FORMERLY
- NMN NEW MAG NAIL
- RCP REINFORCED CONCRETE PIPE
- RW RIGHT-OF-WAY
- TBC TOP BACK CURB
- TDC TIE OF CURB
- YI YARD INLET
- FL FLOW LINE
- SE SPOT ELEVATION
- EX EXISTING CONTOUR LINES
- PR PROPOSED CONTOUR LINES
- SB SURVEYED PROPERTY BOUNDARY
- OS OTHER SURVEYED LINE
- NS LINES NOT SURVEYED
- ROW RIGHT-OF-WAY
- OE OVERHEAD ELECTRIC LINES
- F FENCE
- SS SANITARY SEWER LINES
- TL TIE LINE

- 1" EIP FLUSH
- 1" EIP 5BG
- 1" EIP 1BG
- 5/8" EIP 5BG
- 5/8" EIP 1BG



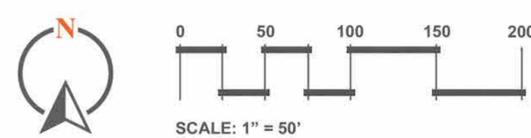
**FUTURE PHASES**

- E** Phase 2 - (15) Classrooms - 2-Story
- F** Seating Terrace
- G** Drop-off Area
- H** Stacking / Car Line
- I** Existing Modular (To be removed)
- J** Existing Open Field / Play Area (Expand)
- K** Existing Stormwater Area
- L** Proposed Trail (Connect to Southern Pines Trail System)
- M** Proposed Stormwater Area
- N** Proposed Retaining Wall
- O** Relocated Basketball Court
- P** Proposed Pavilion
- Q** Outdoor Classroom
- R** Proposed Campanella

**PHASE 1**

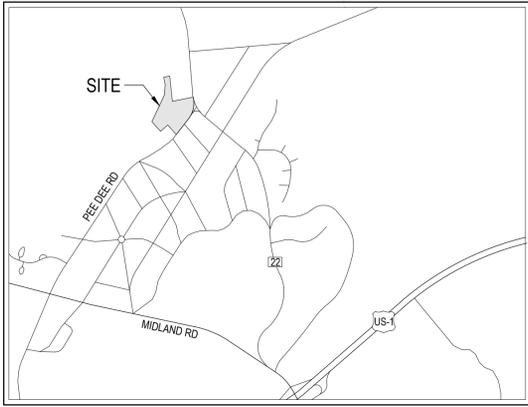
- A** Phase 1 - (7) Classrooms / Future Admin (2-Story Walk-out)
- B** Phase 1 - Proposed Porte-cochère
- C** Phase 1 - Proposed Rear Patio
- D** Phase 1 - Proposed Front Patio

**CONCEPTUAL MASTER PLAN**  
**FEBRUARY 9, 2026**



**DISCLAIMER:**  
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING





VICINITY MAP  
(NOT TO SCALE)

**2.0 TREE PROTECTION:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.
- NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

LINE	BEARING	DISTANCE
L1	N 41°58'24" W	10.19'



**LEGEND:**

- = PROPERTY BOUNDARY
- - - = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- - - = EXISTING TREE CANOPY

**CAUTION**

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY INFORMATION	
PROPERTY OWNER(S):	SANDHILLS PRESBYTERIAN CHURCH 650 PEE DEE ROAD SOUTHERN PINES, NC 28387
APPLICANT:	SANDHILLS PRESBYTERIAN CHURCH 650 PEE DEE ROAD SOUTHERN PINES, NC 28387
TOTAL ACREAGE:	±11.31 ACRES
PARCEL INFORMATION:	
PARCEL ID:	99000100
PIN:	858317203682
DEED BOOK:	SOS
DEED PAGE:	0428386
EXISTING ZONING:	RS-3

ZONING INFORMATION	
PROPOSED ZONING:	GB-CZ
REQUIRED SETBACKS:	
FRONT:	NONE
FRONT: (FROM STREET CENTERLINE)	NONE
EXTERIOR SIDE: (FROM STREET CENTERLINE)	NONE
INTERIOR SIDE:	NONE
REAR:	NONE
MAX. BUILT UPON SURFACE (WS-III):	
MAX. BUILT UPON SURFACE:	24%
MAX. BUILDING HEIGHT:	
HEIGHT:	50 FT

HIGHWAY CORRIDOR OVERLAY DISTRICT URBAN TRANSITION	
YARD / BUFFER DIMENSIONS, ROADWAYS:	
BUILDING SETBACK:	75 FT
PARKING AREA SETBACK:	50 FT
LANDSCAPE BUFFER:	50 FT
YARD / BUFFER DIMENSIONS, SIDE AND REAR YARDS:	
FROM RESIDENTIAL ZONES:	50 FT
FROM NON-RESIDENTIAL ZONES:	25 FT
MAX. BUILT UPON SURFACE:	
MAX. BUILT UPON SURFACE:	65%
MAX. BUILDING FOOTPRINT:	30%
MAX. BUILDING HEIGHT:	
HEIGHT:	35 FT

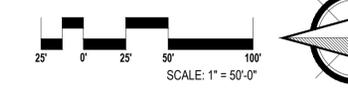
FLOODPLAIN DATA	
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)	
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY	
PANEL(S) NO:	8583
MAP(S):	3710858300J
DATE:	OCTOBER 17TH 2006

IMPERVIOUS AREA CALCULATIONS	
<b>EXISTING IMPERVIOUS</b>	
BUILDINGS	±19,260 SF
PARKING	±57,815 SF
SIDEWALKS	±8,012 SF
WALLS	±191 SF
TOTAL AREA IMPERVIOUS	±85,078 SF
DIVIDED BY TOTAL SITE AREA	±492.871 SF
EQUALS PERCENT IMPERVIOUS	17.26%
<b>PHASE 1 IMPERVIOUS</b>	
BUILDINGS	±33,643 SF
PARKING	±62,679 SF
SIDEWALKS	±8,085 SF
WALLS	±68 SF
TOTAL AREA IMPERVIOUS	±104,475 SF
DIVIDED BY TOTAL SITE AREA	±492.871 SF
EQUALS PERCENT IMPERVIOUS	21.20%



ADDITIONAL PARKING CALCULATIONS	
NUMBER OF CLASSROOMS	7
MULTIPLY BY 1.175	X1.175
EQUALS NUMBER OF SPACES REQUIRED	8 SPACES
NUMBER OF SPACES PROVIDED	12 SPACES

\*FUTURE PHASE WILL REQUIRE A WATERSHED ALLOCATION ABOVE 24%



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

**LONGITUDE**  
planning group

10 PARKER LANE (SUITE 3)  
SOUTHERN PINES, NC 28387  
P: 810-492-1146  
W: www.longitudeplanning.com

**SANDHILLS PRESBYTERIAN CHURCH**  
650 PEE DEE ROAD  
SOUTHERN PINES, NORTH CAROLINA

REVISIONS:

SHEET TITLE:  
**SITE PLAN (PHASE 1)**

DATE: 2026-02-09  
DESIGNED BY: JWS  
DRAWN BY: TTK

SCALE: 1" = 50'  
PROJECT #: LPG2024-0006

SHEET #:  
**S100**

## **Sandhills Presbyterian Church**

### Conditional Zoning District Application

Project Narrative and Conditions  
February 9, 2026

### **Project Narrative**

Sandhills Presbyterian Church, located at 650 Pee Dee Road, is requesting a Conditional Zoning for the ±11.31 AC parcel (ParID 99000100) from RS-3 (Residential Single-Family) to GB-CZ (General Business – Conditional Zoning) for the use and operation of a church and Covenant Preparatory School (PreK-8). The original church was constructed in 2001 and has grown over the past several years and is currently seeking to expand its current facilities. In 2014, Sandhills Presbyterian commenced operations of Covenant Preparatory School, which currently operates within the existing church facilities and a modular classroom structure.

Covenant Preparatory School (PreK-8) operates out of Sandhills Presbyterian Church three (3) days a week (Monday, Wednesday and Friday) and has a current enrollment of 180 students and 12-15 faculty and staff. The school is looking to increase its enrollment to 220 students and 18-21 faculty and staff.

The overall goal for this application is to provide for future phases / expansion of the existing church, while expanding and bringing the existing school into compliance with the Town of Southern Pine's Unified Development Ordinance (UDO). Below is a summary of the proposed development and phasing of both the church and school, along with the proposed conditions. The future phases / timing of these projects have not yet been determined and will be based on need and funding of the projects.

#### **A. Phase 1 – School Expansion**

1. Construction of ±9,000 SF building to have seven (7) classrooms; 2-story walk-out
2. Remove existing modular classroom structure, upon completion of new facility
3. Provide additional parking for the school building
4. Construction of port-cochere at main entrance of church building
5. Construction of front / rear patios at church building
6. Provide service / dumpster / recycle area

#### **B. Future Phases – Church / School Expansion**

1. Construction of new 2-story school building (±30,000 SF) to provide additional classroom space and supporting facilities, along with additional parking and drop-off loop; and associated stormwater facilities
2. Convert Phase 1 School Building into administrative offices
3. Expand the existing church facilities with a multi-story structure; size TBD
4. Additional outdoor patio / gathering spaces for the church
5. Trail connections to Whitehall Park, which borders the existing property, will be provided
6. Construction of a campanella (bell tower) structure.



This property is located within the Cape Fear, Little River (Intake No. 2) watershed (WS-IIIP) which is designated as a high-quality watershed (HQW). This limits the proposed development to twenty-four (24) percent built-upon area. If the proposed development exceeds this threshold, the project may apply for the 5/70 exemption. The project has also been reviewed by Dr. J.H. Carter III and Associates and found no RCW cavity trees on the property. However, the proposed development is within 0.25 mile radius of SOPI 26. This information and site plan have been submitted to the USFWS as recommended by Dr. J.H. Carter and Associates (see RCW report / letter provided). There are no floodplains or wetlands located on the property.

The applicant and its design consultants have been working closely with the Town of Southern Pines over the last year, recently meeting on November 25, 2025 to review the proposed expansion project. Per the direction of the Town Planning Staff, we feel this application and the proposed conditional zoning district satisfies the overall goals and objectives of the Town.

**A. Consistency**

- a. The proposed project is consistent with the Southern Pines 2040 Comprehensive Plan. Sandhills Presbyterian Church is located within the Rural Living character district. This district's primary focus is rural residential development, which includes large setbacks and irregularly shaped lots. However, this district also calls for development that meets the needs of local residents at rural crossroads. Sandhills Presbyterian Church stands at the crossroad of Pee Dee Road and Highway 22 (Central Drive), providing a local use as both a church and school ("Institutional" per pg. 77 of the 2040 Comprehensive Plan). The proposed structure(s) will be built towards the rear of the property to keep in line with the character district calling for large setbacks. No proposed building will be larger than the 1-3 stories mentioned on pg. 81 of the 2040 Comprehensive Plan. This development also looks to "capitalize on connections to open space and natural areas" (pg. 34), connecting via trails to the adjoining Whitehall Park and Elizabeth High Rounds Park.

**B. Adverse Impacts**

- a. The proposed project as submitted will not have any adverse impacts on the adjoining properties.

**C. Suitability as Presently Zoned**

- a. The property, as currently zoned, does not permit the use of the church and school. However, these uses have been present on this parcel since 2001 and 2014 respectively and are consistent with the 2040 Comprehensive Plan in the Rural Living Character District.

**D. Health, Safety, and Welfare**

- a. There will be no impact to the health, safety, and welfare of the public based on the proposed development.

**E. Public Policy**

- a. As noted in the Southern Pines 2040 Comprehensive Plan, Policy 4.2 includes development of a more cohesive trail system. "One way to expand the value of the current pedestrian and bicycle network in a cost-effective manner is through greater system connectivity." This plan includes trail connections to the existing Southern Pines trail system at Whitehall Park. Policy 5.2 also states that the Town should "Encourage Infill Development and Redevelopment for Specific Character Districts" which urges Town officials to advocate for infill development projects inside town limits as a way to reinvest in areas with existing infrastructure capacity.

**F. Size of Tract**

- a. The proposed development has a site acreage of ±11.31 acres.

**G. Other Factors**

- a. No other factors at this time.

**H. Applicant Representations**

- a. Below is a list of conditions that are being proposed for the property. Most of the conditions will meet the current standards / requirements as set forth in the Town of Southern Pines UDO (Unified Development Ordinance), including land use, roads, site access, landscape / buffers, open space, stormwater, utilities, parking, pedestrian connections, lighting, signage, and architecture.

**Proposed Conditions**

Land Use

- 1. The proposed land uses are indicated below by LBCS Code:
  - a. *Religious Institution – Other (more than 250 seats)* 6600
  - b. *Grade School - Elementary (PreK – 8<sup>th</sup>)* 6121
  - c. *Grade School – Middle or Junior* 6122
- 2. *The current uses for church and schools are not currently permitted within the RS-3 zoning district. The proposed conditional zoning will bring these uses into conformity with the Town of Southern Pines UDO.*

Site Access

- 1. Main access to the parcel will be provided by the existing access road from Pee Dee Road. All stacking / queuing for the school during drop-off and pick-up will be provided on-site.

Landscape / Buffers

- 1. All landscaping and buffer requirements set forth in the UDO, including street trees, buffers, landscape screening, and parking / Vehicular Use Areas shall apply.
- 2. A portion of the property is located in the Highway Corridor Overlay District – Urban Transition. The standards set forth in 3.6.5 shall apply for this portion of the property.

Open Space

- 1. The proposed project will meet the required open space requirements per section 4.9 of the Town's UDO.

Stormwater

- 1. The property is located within a state regulated and protected drainage basin (WS-IIIIP). There is an existing retention pond that collects stormwater for the existing church and parking areas. All proposed stormwater design will be consistent with all aspects of applicable local and state regulations for stormwater management and watershed protection. This will also include erosion and sedimentation control. Best management practices will be utilized in accordance with NCDEQ and shall be maintained as required. Final design and location of these systems will be completed at site plan review.

Utilities (Water / Sewer)

- 1. The current property is served by both water and sewer from the Town of Southern Pines and is adequately available for the proposed development. Final layout and design of these utilities will be provided during final site plan approval and will meet all local utility regulations / design requirements.

#### Grading

1. The overall property has rolling terrain that slopes towards the rear of the property. In order to balance the site and maintain existing vegetation (where feasible), low retaining walls will be required. These locations will be determined during final engineering design.

#### Parking

1. Off-street parking requirements shall apply for the following:
  - a. *Religious Institutions*  
(1) space for every four seats in the portion of the church Building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus (1) space for every 200 square feet of Gross Floor Area designed to be used neither for services nor residential purposes.
  - b. *Elementary / Middle Schools*  
(1.175) spaces per classroom in elementary schools

#### Pedestrian Connections

1. A natural trail path (min. 3' wide) will be provided from the project site to Whitehall Park, located west of the existing parcel. The final location will be determined based on coordination with the Town of Southern Pines, as well as final grading and engineering design.

#### Lighting

1. All lighting on the property will follow the standards set forth in the Town of Southern Pines UDO (Section 4.8). Lighting levels within the parking areas will be provided to meet the UDO standards for safety.

#### Signage

1. Any proposed signage will be designed in conformance with the Town of Southern Pines UDO (Section 4.6).

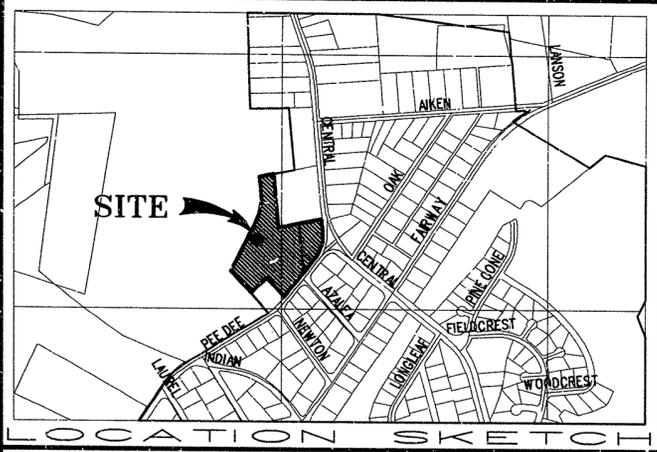
#### Site Plan

1. Phase 1 Site Plan will include the new School Building ( $\pm 9,000$  sf) and associated parking as depicted on S100 (Exhibit C).
2. Final building layouts / locations for future phases will be determined by engineering design based on architecture, grading, and utilities and shall meet the standards and conditions set forth by this application and the UDO. These future uses / buildings are proposed as depicted on the Overall Master Plan (Exhibit B)

#### Architecture

1. Per Sections 2.26 and 4.10.4, commercial structures, including religious institutions, must comply with the Architectural Standards set forth in the UDO, and are to be approved via an Architectural Compliance Permit.
2. All frontage zone requirements per 4.10.5 shall apply

The descriptions and conditions as described above will apply to the entire project as indicated in the Conditional Zoning District application.



MAR 5 2 07 PM '99

MRS. JUDITH W. ADAMS  
REGISTERED DEEDS  
MOORE COUNTY, N.C.

REFERENCE:  
DEED BOOK 442, PAGE 904  
MOORE COUNTY REGISTRY  
RATIO OF PRECISION= 1/7500+

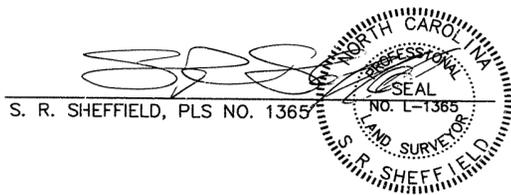
ACREAGE DETERMINED  
BY COORDINATE METHOD.

UNLESS OTHERWISE DENOTED,

- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- ▲ = POWER SERVICE STUB
- ⊙ = SEWER SERVICE STUB
- ⊕ = TELEPHONE SERVICE STUB
- ⊗ = CABLE TV SERVICE STUB
- ⊞ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊘ = UTILITY POLE

OWNER:  
DAVID DREXEL  
P. O. BOX 1221  
SOUTHERN PINES, N. C. 28388

I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 7500+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 17 DAY OF MARCH, A.D., 1999.



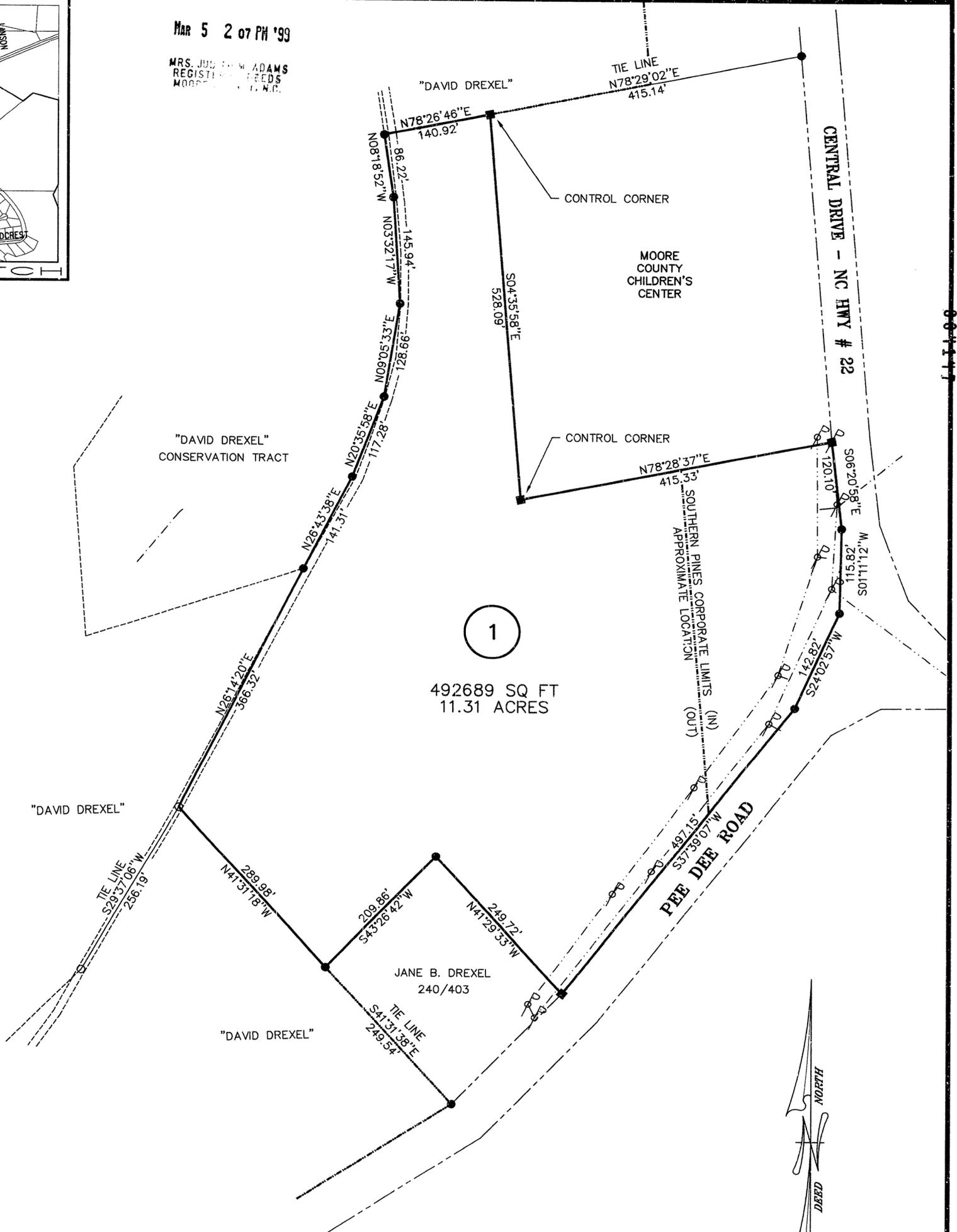
I, S. R. SHEFFIELD, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE FOLLOWING:

THAT THE SURVEY IS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

*S. R. Sheffield*  
S. R. SHEFFIELD, PLS. NO. 1365

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

3-5-99  
DATE  
Ruth May  
REVIEW OFFICER  
LRK NO. 33027



SURVEY FOR  
**DAVID A. DREXEL**  
MCNEILL TOWNSHIP, MOORE COUNTY,  
SOUTHERN PINES, NORTH CAROLINA  
FEBRUARY 26, 1999 -- SCALE 1"=100'  
BLUE: LAND, WATER, INFRASTRUCTURE, P. A.  
SOUTHERN PINES, NORTH CAROLINA

