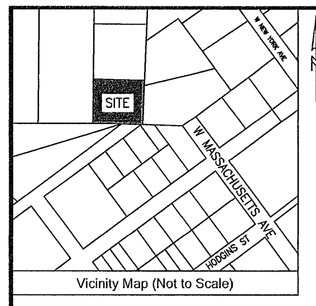
223



Vicinity Map (Not to Scale)

SITE DATA:

SITE JURISDICTION:	SOUTHERN PINES
ADDRESS:	MASSACHUSETTS AVE
PARCEL ID #:	00034225
DEED BOOK & PAGE	BOOK 6472 , PAGE 498
CURRENT ZONING:	RS-1
SETBACKS:	
FRONT: 30	
SIDE: 10	
REAR: 30	
TOTAL ACREAGE	0.69 ACRES

REFERENCE:

DEED BOOK 6472 , PAGE 498
Moore County Registry

OWNER:

Evan Eric Haynie and Elliott Haynie
212 Irongate Drive
Columbia SC 29223

FOR REGISTRATION REGISTER OF DEEDS
William Britton
Moore County, NC
April 14, 2026 12:36:22 PM
Book 21 Page 223-223
FEE: $21.00
INSTRUMENT # 2026005510

PLAT CABINET 21 SLIDE 223

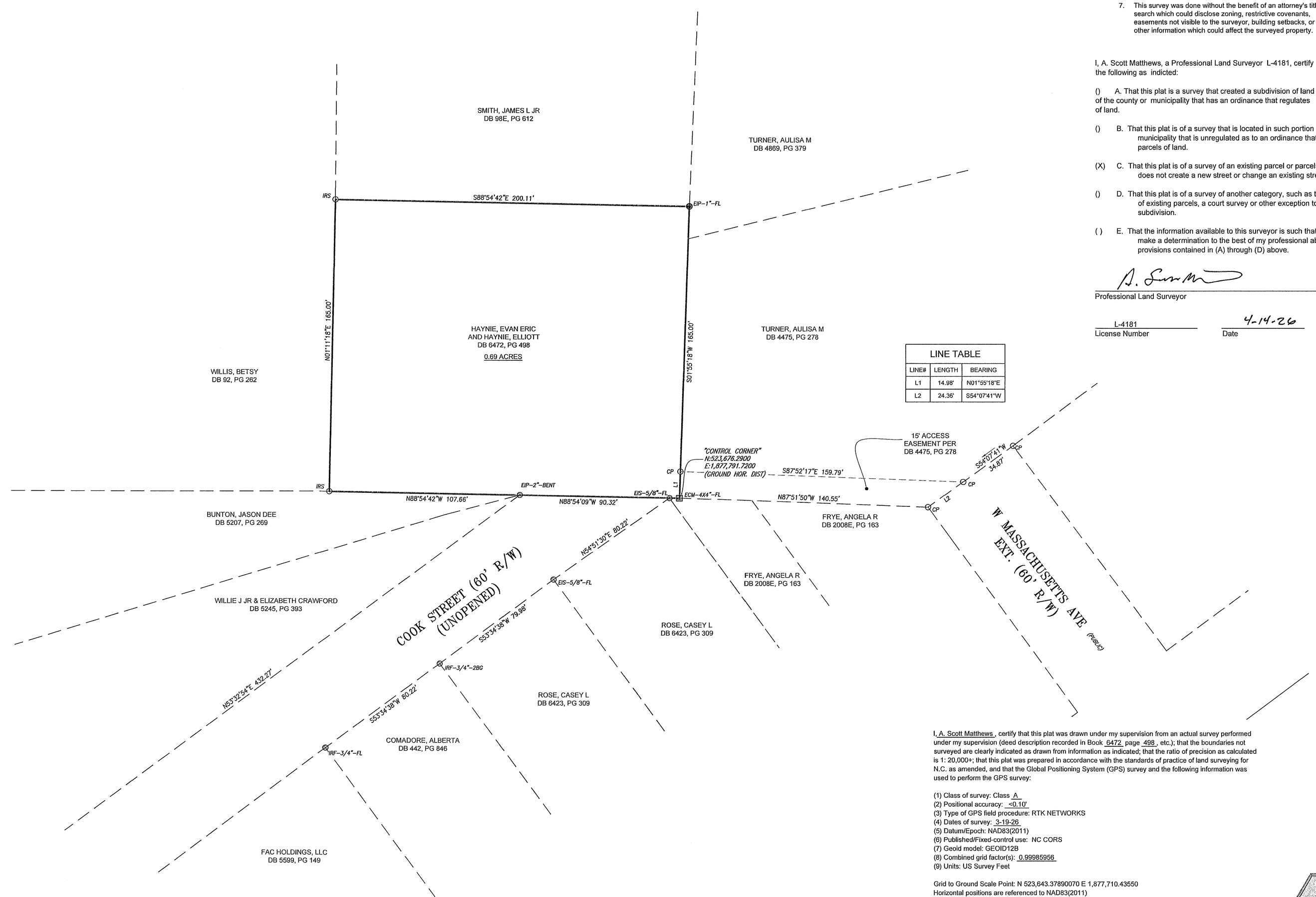
GENERAL NOTES:

1. This map is in accordance with GS 47-30.
2. Area by coordinate method.
3. Dashed lines not surveyed, drawn from information as indicated.
4. All distances are horizontal ground distance.
5. This property is not in a water supply watershed.
6. 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.
7. This survey was done without the benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to the surveyor, building setbacks, or other information which could affect the surveyed property.

NAD 83 (2011)

Legend:

◎	= Iron Pipe Found
◉	= Iron Rod Found
▣	= Concrete Monument Found
▲	= PK Nail Found
△	= PK Nail Set
AG	= Above Ground
BG	= Below Ground
CP	= Calculated Point
	= Existing Right of Way
	= Proposed Right of Way
	= Boundary Line
	= Adjacent Property Lines not Surveyed
	= Existing Setback Lines
	= Proposed Setback Lines
100'	= Existing Contour
100'	= Proposed Contour
W	= Approximate Location of Existing Waterline
6WL	= Proposed 6" Waterline
GAS	= Approximate Location of Existing Gas line
SS	= Existing Sanitary Sewer Line
8SS	= Proposed 8" Sanitary Sewer Line
	= Existing Easement
	= Proposed Easement
OHU	= Existing Overhead Utility
UGU	= Existing Underground Utility
WET	= Existing Wetland Limits
X	= Existing Fence
X	= Proposed Fence
4SS	= Proposed 4" Sewer Service
2WL	= Proposed 2" Water Service
	= Limits of Disturbance
SF	= Proposed Silt Fence
TD >	= Proposed Temporary Diversion
	= Existing Stream Centerline
	= Existing Soil Road
	= Existing Gravel Road
	= Existing Light Pole
	= Existing Utility Pole
	= Proposed Light Pole
	= Proposed Utility Pole
	= Existing Water Meter
W	= Proposed Water Meter
	= Existing Water Valve
	= Proposed Water Valve
	= Existing Fire Hydrant
	= Proposed Fire Hydrant
S	= Existing Sanitary Sewer Manhole
S	= Proposed Sanitary Sewer Manhole
	= Existing Sewer Clean out
C	= Proposed Sewer Clean out
	= Curb Inlet
D	= Existing Storm Drain Manhole
D	= Proposed Storm Drain Manhole
HDPE	= High Density Polyethylene Pipe
RCP	= Reinforced Concrete Pipe
FES	= Flared End Section
10P	= 10" Pine (typ.)
	= Existing Tree to be Removed
BG	= Below Grade
AG	= Above Grade



I, A. Scott Matthews, a Professional Land Surveyor L-4181, certify to one or more of the following as indicted:

( ) A. That this plat is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

( ) B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

(X) C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

( ) D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court survey or other exception to the definition of subdivision.

( ) E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

A. Scott Matthews
Professional Land Surveyor

L-4181
License Number

4-14-26
Date

I, A. Scott Matthews, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 6472 page 498, etc.); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision as calculated is 1: 20,000+; that this plat was prepared in accordance with the standards of practice of land surveying for N.C. as amended, and 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: RTK NETWORKS
(4) Dates of survey: 3-19-26
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NC CORS
(7) Geoid model: GEOID12B
(8) Combined grid factor(s): 0.99985956
(9) Units: US Survey Feet

Grid to Ground Scale Point: N 523,643.37890070 E 1,877,710.43550
Horizontal positions are referenced to NAD83(2011)
Vertical positions are referenced to NAVD88 using (GEOID12B)

Witness my original signature and seal this the 14th day of April 2026.

A. Scott Matthews
Professional Land Surveyor

L-4181
License Number

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR A. SCOTT MATTHEWS SEAL L-4181

Survey for:
EVAN ERIC HAYNIE AND ELLIOTT HAYNIE
MAP SHOWING EASTMAN LAND
BOUNDARY SURVEY
McNeills Township, Moore County
Southern Pines, North Carolina
April 14th 2026 – Project# 26050
Scale= 1"= 30'
Drafter: ASM

0 30' 60'
Scale: 1"= 30'

ASM ENGINEERING, PLLC
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
2248 Joel Rd.
Carthage, NC 28327
Firm License # P-2502
910-701-3070