

Oct 25 8 03 AM '96

01216 00418

ORDINANCE #96-25

MRS. JUDITH M. ADAMS

REGISTER OF DEEDS

AN ORDINANCE ACCEPTING DEDICATION OF PROPERTY OWNED BY PCC REALTY CORP TO THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, PCC Realty Corp., a North Carolina Corporation, owns 6866 square feet of property near Juniper Creek Boulevard and Dunedin Circle, known as "Common Area" and is desirous of dedicating said property to the Village of Pinehurst; and

WHEREAS, PCC Realty Corp has presented a deed effecting such dedication to the Village of Pinehurst; and

WHEREAS, the Village of Pinehurst maintains streets open to general public use within the corporate limits, which also form an integral part of the Village road and street networks, and receives an annual allocation of the State gasoline tax to maintain such streets; and

WHEREAS, said property will form an integral part of the Village road and street network;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in regular session assembled this 21st day of October, 1996, as follows:

SECTION 1. That, pursuant to N.C.G.S. Chapter 160A, Article 15, the property offered for dedication by a deed from PCC Realty Corp. September 25, 1996, a copy of which is attached hereto and made a part hereof, the same as if included verbatim in this ordinance, is hereby accepted as a public street and right-of-way of the Village of Pinehurst, North Carolina.

SECTION 2. That this Ordinance shall be and the same is hereby effective from and after the date of its adoption.

THIS ORDINANCE is passed and adopted this 21st day of October, 1996.

(Municipal Seal)

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

By: Charles L. Mangers  
Charles L. Mangers, Mayor

Attest:  
Mary H. McGraw  
Mary H. McGraw, Village Clerk

Approved as to form:

John B. Clayton  
John B. Clayton, Village Attorney

October 24, 1996

I, Mary H. McGraw, Village Clerk, of the Village of Pinehurst, do hereby certify that this is a true and accurate copy of Ordinance #96-25 adopted by the Village Council at their regular meeting of October 21, 1996.

WITNESS MY HAND AND OFFICIAL SEAL OF THE VILLAGE OF PINHURST, this 24th day of October, 1996.

Mary H. McGraw  
Mary H. McGraw  
Village Clerk

North Carolina--Moore County

The foregoing attached copy of the ordinance of the Village of Pinehurst has been certified by Mary H. McGraw. This 25th day of October, 1996.

Judith M. Adams, Register of Deeds  
Assistant

Judith M. Adams

223868

VILLAGE OF PINEHURST  
ATTN: MARY MCGRAW  
PO BOX 5589  
PINEHURST, NC 28374

MAIL:

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

OCT 25 8 04 AM '96  
MRS. JUDITH M. ADAMS  
REGISTER OF DEEDS  
MOORE COUNTY, N.C.

NON-WARRANTY DEED OF GIFT

THIS DEED, made this 25th day of September, 1996, by **PCC REALTY CORP., a North Carolina Corporation**, Grantor, to the **VILLAGE OF PINEHURST**, a North Carolina Municipal Corporation, Pinehurst, NC 28374, Grantee;

WITNESSETH

That said Grantor, for no consideration paid by the Grantee, but as a Gift, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, all Grantor's interest in that certain lot, tract, or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of that certain parcel of property described as "Common Area" on a survey performed by C.H. Blue and Associates dated September 10, 1996, attached hereto as Exhibit "A" and further described by metes and bounds on Exhibit "B" attached hereto, both exhibits are hereby incorporated by reference as if fully set out herein.

This conveyance is made subject to: (i) ad valorem taxes for the current year; (ii) utility easements of record; and (iii) restrictions enforceable against the property.

TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

223869

MAIL &  
FAX ADDRESS  
RECORDING \$14.00  
STAMP  
TOTAL \$14.00

MAIL: VILLAGE OF PINEHURST  
ATTN: MARY MCGRAW  
PO BOX 5589  
PINEHURST, NC 28374  
BOOK 01216  
PAGE 00419



[CORPORATE SEAL]

PCC REALTY CORP.

By:

[Signature]  
VICE PRESIDENT

ATTEST:

Shirley Bozich  
Asst Secretary



STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, a Notary Public of the County and State aforesaid, certify that SHIRLEY BOZICH, personally came before me this day and acknowledged that he/she is Asst Secretary of PCC REALTY CORP., a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by him/her as its Asst Secretary.

Witness my hand and official stamp or seal, this 4th day of October, 1996.

My Commission Expires:

10-5-99

Joyce Carmen  
NOTARY PUBLIC

(NOTARIAL SEAL)

NORTH CAROLINA-MOORE COUNTY  
The foregoing certificate(s) Joyce Carmen  
a Notary/Notaries Public

is/are certified to be correct.  
This 25th day of October 1996

JUDITH M. ADAMS, REGISTER OF DEEDS  
Judy D. Martin ASSISTANT/DEPUTY

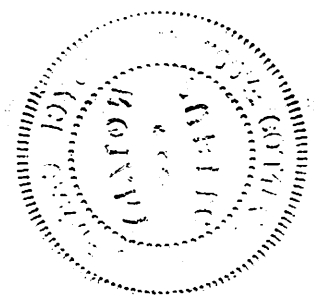
The foregoing Certificate of \_\_\_\_\_ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
Register of Deeds For Moore County  
By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

BOOK PAGE  
01216 00420

OSPHOO 01S10  
BOOK

AGRICULTURAL  
BOARD OF DIRECTORS  
OFFICE OF THE SECRETARY  
WASHINGTON, D.C.  
1950



BOOK



*C. H. Blue*  
 C. H. BLUE, RLS NO. 642

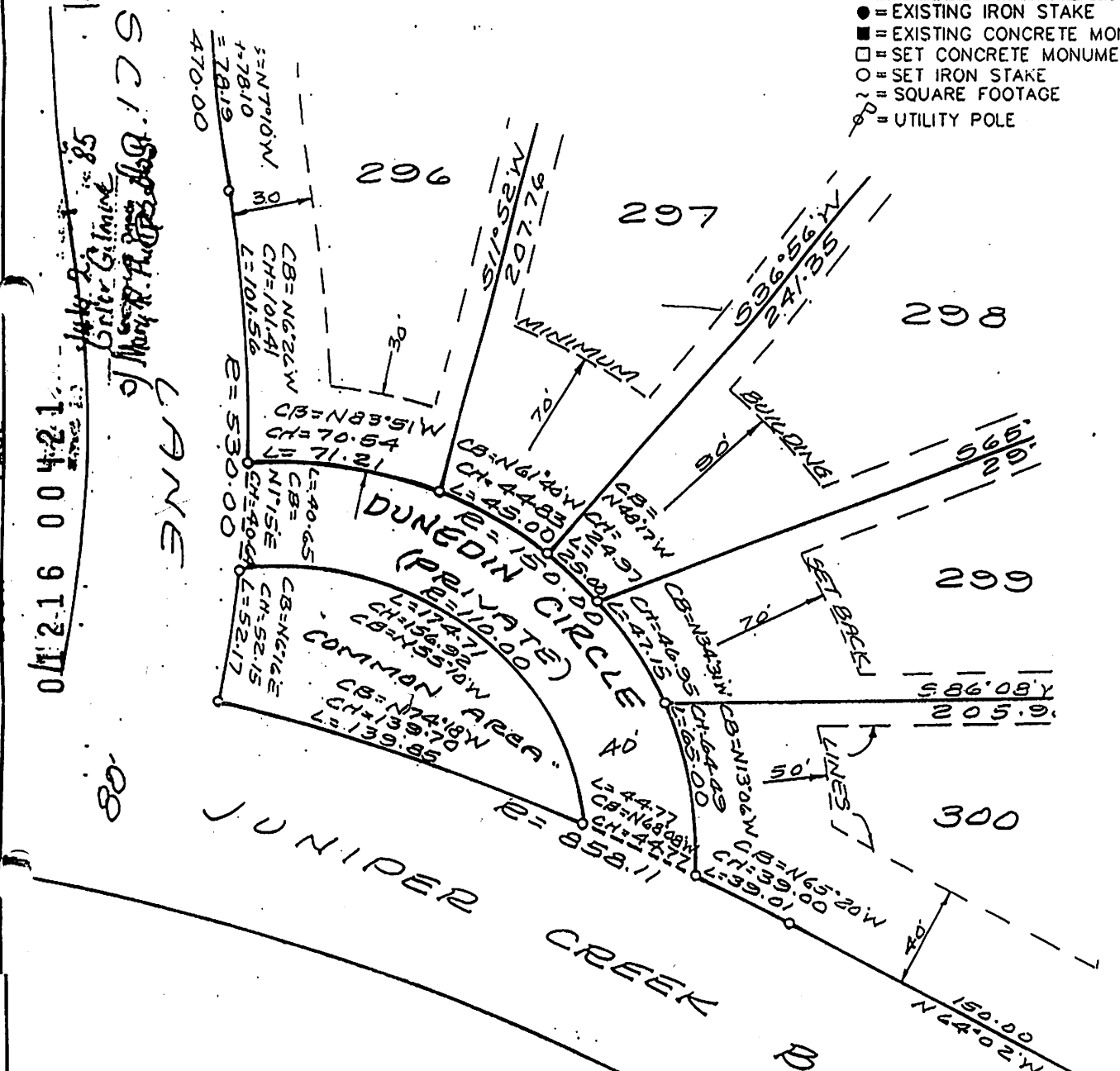
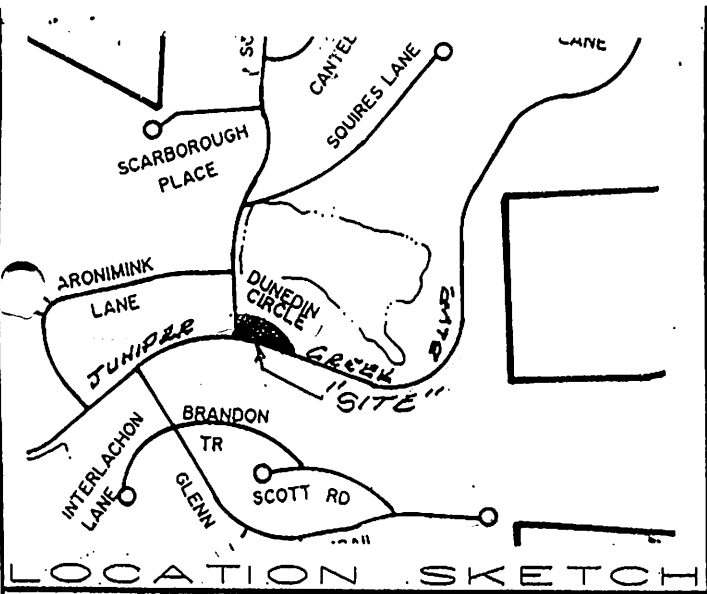
REFERENCE:  
 PLAT CABINET 3, SLIDE 119  
 MOORE COUNTY REGISTRY  
 RATIO OF PRECISION = 1/7500+

ACREAGE DETERMINED  
 BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED  
 FOR RECORDATION IN ACCORDANCE  
 WITH G. S. 47-30 AS AMENDED.

UNLESS OTHERWISE DENOTED,

- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- = SQUARE FOOTAGE
- ⊕ = UTILITY POLE



BOOK PAGE

01216 00421



MAP FOR  
**PCC REALTY**  
 6866 SQUARE FEET±  
 "COMMON AREA" PARCEL  
 UNIT 17 ADDITION 2, PHASE 2  
 PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, PLACED IN ITS ACCURACY

PINEHURST, NORTH CAROLINA  
 SEPTEMBER 10, 1996 -- SCALE 1"=60'  
 C. H. BLUE AND ASSOCIATES, P. A.  
 SOUTHERN PINES, NORTH CAROLINA

THIS MAP IS NOT A CERTIFIED  
 SURVEY AND NO RELIANCE MAY BE



File name: C:/D13/PCC  
 SN: 960910.10060677

PLATTED FROM MAP OF RECORD.

Exhibit "B"

A CERTAIN LOT OR PARCEL OF LAND IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, PINEHURST, NORTH CAROLINA, FRONTING ON THE NORTH LINE OF JUNIPER CREEK BOULEVARD (80' WIDE), FRONTING ON THE EAST LINE OF SCIOTO LANE (60' WIDE), AND ON THE SOUTH LINE OF DUNEDIN CIRCLE (40' WIDE)(FORMERLY SCIOTO CIRCLE), DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE NORTH LINE OF JUNIPER CREEK BOULEVARD (80' WIDE) WITH THE EAST LINE OF SCIOTO LANE (60' WIDE); SAID BEGINNING CORNER BEING THE SOUTHWEST CORNER OF A PARCEL DESIGNATED AS "COMMON AREA" AS SHOWN ON A PLAT ENTITLED "PINEHURST, UNIT 17 ADDITION 2, PHASE 2" RECORDED IN PLAT CABINET 3 AT SLIDE 119 IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE; RUNNING THENCE FROM THE BEGINNING AS THE COMMON LINE OF THE "COMMON AREA" PARCEL AND AS THE EAST LINE OF SCIOTO LANE AS IT CURVES TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 52.17 FEET, A CHORD OF N 6°16'E 52.15 FEET TO AN IRON STAKE AT THE INTERSECTION OF THE EAST LINE OF SCIOTO LANE WITH THE SOUTH LINE OF DUNEDIN CIRCLE (40' WIDE)(FORMERLY SCIOTO CIRCLE), THE NORTHWEST CORNER OF THE "COMMON AREA" PARCEL; THENCE AS THE COMMON LINE OF THE "COMMON AREA" PARCEL AND THE DUNEDIN CIRCLE AS IT CURVES TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 174.71 FEET, A CHORD OF S 55°10'E 156.92 FEET TO AN IRON STAKE AT THE INTERSECTION OF THE SOUTHWEST LINE OF DUNEDIN CIRCLE WITH THE NORTH LINE OF JUNIPER CREEK BOULEVARD, THE EAST CORNER OF THE "COMMON AREA" PARCEL; THENCE AS THE COMMON LINE OF THE "COMMON AREA" PARCEL AND THE NORTH LINE OF JUNIPER CREEK BOULEVARD AS IT CURVES TO THE LEFT, HAVING A RADIUS OF 858.11 FEET, AN ARC DISTANCE OF 139.85 FEET, A CHORD OF N 74°18'W 139.70 FEET TO THE BEGINNING, CONTAINING 6866 SQUARE FEET, MORE OR LESS AND BEING THE PARCEL DESIGNATED AS "COMMON AREA" AS SHOWN ON A PLAT ENTITLED "PINEHURST, UNIT 17 ADDITION 2, PHASE 2" RECORDED IN PLAT CABINET 3 AT SLIDE 119 IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

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