

VICINITY MAP  
(NOT TO SCALE)

NOTES:

- 1.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2.) AREA COMPUTED BY USING COORDINATE METHOD.
- 3.) THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD MAP PANEL 3710866800J, DATED FEBRUARY 2, 2007.
- 4.) ELEVATIONS SHOWN ARE NAVD 88 DATUM BASED LEICA RTK NETWORK.
- 5.) UTILITY LOCATIONS SHOWN ARE BASED ON OBSERVABLE EVIDENCE AND REPORTS FROM MUNICIPALITIES. LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- 6.) CURRENT OWNERS: HISHAM SABHA, ROBERT M. DIXON, ALEX GLENN DUNN, JR. & ALVIS EUGENE DUNN
- 7.) PINS: 8679 00 60 7587, 8679 00 60 8458, 8679 04 60 9314, 8679 04 70 1430, 8679 00 70 0362

SURVEYOR'S CERTIFICATE - TITLE COMMITMENT NO. 201901137CA

TO: GLANDON FOREST EQUITY, LLC AND INVESTORS TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2020.

DATE OF MAP: JANUARY 17, 2020

PRELIMINARY ONLY

JASON A. MIZELLE, PLS NC LICENSE: L-4917

LEGAL DESCRIPTION

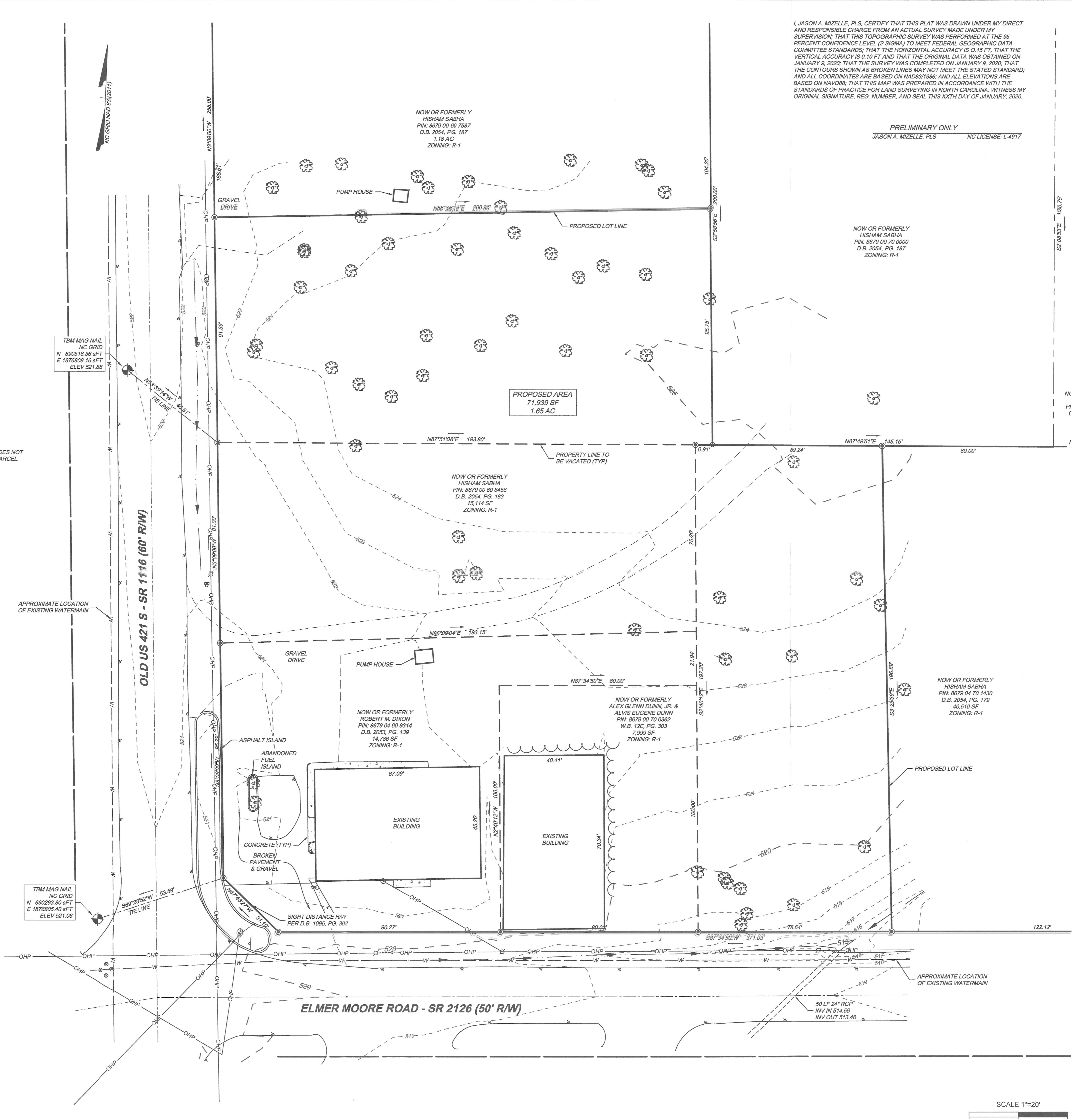
BEGINNING

EXCEPTIONS:

- 1) NOT A MATTER OF SURVEY.
- 2) BOUNDARY PER PLAT BOOK 2000, PAGE 44 AS SHOWN HEREON.
- 3) UNITED TELEPHONE COMPANY EASEMENT RECORDED IN BOOK 246, PAGE 257 DOES NOT AFFECT SUBJECT PROPERTY AS THE LINES NO LONGER EXIST ONTO THAT PARCEL.
- 4) RIGHT OF WAY DEDICATION PER BOOK 1095, PAGE 302 IS AS SHOWN HEREON.
- 5) CURRENT PHYSICAL SURVEY IS AS SHOWN HEREON AS OF JANUARY 9, 2020.
- 6) AREA IS AS SHOWN HEREON.
- 7) NOT A MATTER OF SURVEY.

LEGEND

- BENCHMARK
- IRON PIPE FOUND (IPF)
- IRON ROD FOUND (IRF)
- SET IRON ROD (SIR)
- CALCULATED POINT
- SIGN / MARKER
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- PROPERTY BOUNDARY
- PROPERTY LINES TO BE VACATED
- PROPERTY TIES
- RIGHT OF WAY LINES
- PROPERTY EXTENSION LINES
- EDGE OF PAVEMENT
- CENTERLINE ROAD
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- OVERHEAD POWER
- CENTER OF DITCH
- MAJOR CONTOUR
- MINOR CONTOUR
- WATERLINE
- STORM PIPE
- TREELINE
- TREE



I, JASON A. MIZELLE, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL (2 SIGMA) TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THE HORIZONTAL ACCURACY IS 0.15 FT, THAT THE VERTICAL ACCURACY IS 0.10 FT AND THAT THE ORIGINAL DATA WAS OBTAINED ON JANUARY 9, 2020; THAT THE SURVEY WAS COMPLETED ON JANUARY 9, 2020; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83/1988; AND ALL ELEVATIONS ARE BASED ON NAVD88; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL THIS XXTH DAY OF JANUARY, 2020.

PRELIMINARY ONLY  
JASON A. MIZELLE, PLS NC LICENSE: L-4917

NOW OR FORMERLY HISHAM SABHA  
PIN: 8679 00 70 0000  
D.B. 2054, PG. 187  
ZONING: R-1

NOW OR FORMERLY HISHAM SABHA  
PIN: 8679 00 60 7587  
D.B. 2054, PG. 187  
1.18 AC  
ZONING: R-1

NOW OR FORMERLY HISHAM SABHA  
PIN: 8679 00 60 8458  
D.B. 2054, PG. 183  
15,114 SF  
ZONING: R-1

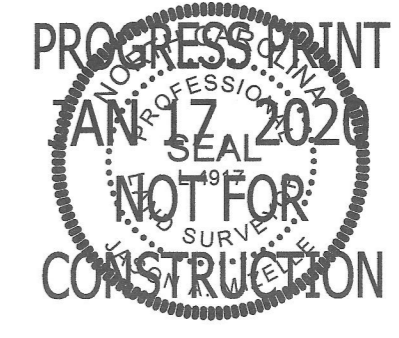
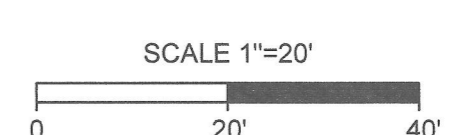
NOW OR FORMERLY ROBERT M. DIXON  
PIN: 8679 04 60 9314  
D.B. 2053, PG. 139  
14,798 SF  
ZONING: R-1

NOW OR FORMERLY ALEX GLENN DUNN, JR. & ALVIS EUGENE DUNN  
PIN: 8679 00 70 0362  
W.B. 12E, PG. 303  
7,999 SF  
ZONING: R-1

NOW OR FORMERLY HISHAM SABHA  
PIN: 8679 04 70 1430  
D.B. 2054, PG. 179  
40,510 SF  
ZONING: R-1

TBM MAG NAIL  
NC GRID  
N 690518.36 sFT  
E 1876808.16 sFT  
ELEV 521.88

TBM MAG NAIL  
NC GRID  
N 690293.80 sFT  
E 1876905.40 sFT  
ELEV 521.08



THIS DRAWING PREPARED AT THE  
ELIZABETH CITY OFFICE  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
01-13-2020 <td></td>	

DESIGNED BY: JHS  
CHECKED BY: JAM  
SCALE: 1" = 20'

**TIMMONS GROUP**

ALTA SURVEY FOR  
**GLANDON FOREST EQUITY, LLC**  
BEING PROPERTIES DESCRIBED IN D.B. 2053, PG. 139, D.B. 2054, PG. 179, D.B. 2054, PG. 183, D.B. 2054, PG. 187, & W.B. 12E, PG. 303  
BEAR, CREEK TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

JOB NO. 41389.033  
SHEET NO. ALTA

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.