

**GENERAL NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO RECOMBINE TWO EXISTING CHATHAM COUNTY PARCEL No's. 5814 AND PARCEL No. 81087.
- 2) IRON STAKES FOUND OR SET AS SHOWN HEREON.
- 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- 4) THE AREA OF THE REMAINING PORTION LAND IS BASED ON CALCULATION AND WAS NOT SURVEYED.
- 5) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
- 6) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- 7) AREA(S) CALCULATED BY THE COORDINATE METHOD.
- 8) THERE ARE NO NCGS SURVEY MONUMENTS WITHIN 2000 FEET.
- 9) SUBJECT PARCEL LIES PARTIALLY WITHIN FLOOD ZONE AE AS PER FLOOD INSURANCE MAP 371096800L, DATED NOVEMBER 17, 2017 AS SHOWN.
- 10) FLOOD HAZARD LINES ARE PLOTTED DIGITAL SHAPE FILES DOWNLOADED FROM NCFLOODMAPS.COM

**CHATHAM COUNTY FORM 18**

LOT NUMBER 1-A IS SUBJECT TO THE CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE AND ALL APPLICABLE PROVISIONS THEREOF. SITE VERIFICATION OF ALL SURFACE WATERS MUST BE CONDUCTED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL, AS DESCRIBED IN SECTION 304(B) OF THE ORDINANCE, PRIOR TO AND GROUND-DISTURBING ACTIVITIES. REGULATED SURFACE WATERS AND PROTECTED BUFFER AREAS MUST BE DEPICTED ON ALL FUTURE DEVELOPMENT PLANS.

**CHATHAM COUNTY FORM 20**

DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL COMPLY WITH SECTION 165.045 (E) (d) AND (e) [FORMERLY SECTION 400 (S) (d) AND (e) OF THE CHATHAM COUNTY STORMWATER ORDINANCE].

WATERSHED DISTRICT: RCSA

LAND USE: IND-H

**SURVEY CONTROL / GRID TIE NOTES**

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

- 1) RICHARD ELLIS BULLOCK, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND CONVENTIONAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- 1) CLASS OF SURVEY: CLASS B
- 2) POSITIONAL ACCURACY: 0.021' HZ, 0.036' VT
- 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (RTS)
- 4) DATE OF GPS SURVEY: 08/21/2019
- 5) HORIZONTAL DATUM/EPOCH: NAD83 (NRS2011) NC STATE PLANE COORDINATE SYSTEM
- 6) PUBLISHED GRID-CONTROL USE:
  - NAME: N.C.L.
  - EPOCH: 2010
  - DATE: NAD83
  - ELLIPSOID HEIGHT: 45.996m
  - LONGITUDE: 79°02'03.92766" W
  - GEOD HEIGHT: -31.43m
  - ELEVATION: 254.0ft
- 7) GEOID MODEL: GEOID 12B
- 8) COMBINED FACTOR: 0.99990418
- 9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET/GRID U.S. SURVEY FEET

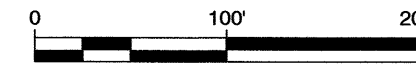
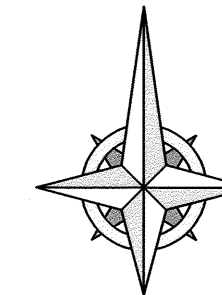
POINT OF LOCALIZATION: #1 1/2" IRON STAKE IN NORTH LINE AT PEA RIDGE R/W.  
GPS ANTENNA: SPECTRA PRECISION EPOCH 50 (SERIAL #5133819279)  
ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

**PROPERTY DATA**

CURRENT OWNERS:

PARCEL No. 81087 81087  
MONCURE VOLUNTEER FIRE DEPARTMENT, INC.  
2389 OLD US 1, MONCURE, NC 27559  
DEED BOOK 1084 PAGE 333  
TRACT 1-A, PLAT SLIDES 2004-40 & 368  
EXISTING ACREAGE: 3.960 ACRES (NET)  
ADDED ACREAGE: 4.374 ACRES  
NEW TOTAL ACREAGE: 8.334 ACRES (NET-EXCLUDING RIGHT-OF-WAY)

PARCEL No. 5814  
MONCURE HOLDINGS WEST, LLC.  
338 PEA RIDGE ROAD, MONCURE, NC 27559  
TRACT 1, PLAT SLIDES 2004-40 & 2017-300  
PLAT ACREAGE: 352.803 ACRES (NET)  
LESS ACREAGE: 4.374 ACRES  
REMAINING ACREAGE: 348.429 ACRES (NET)

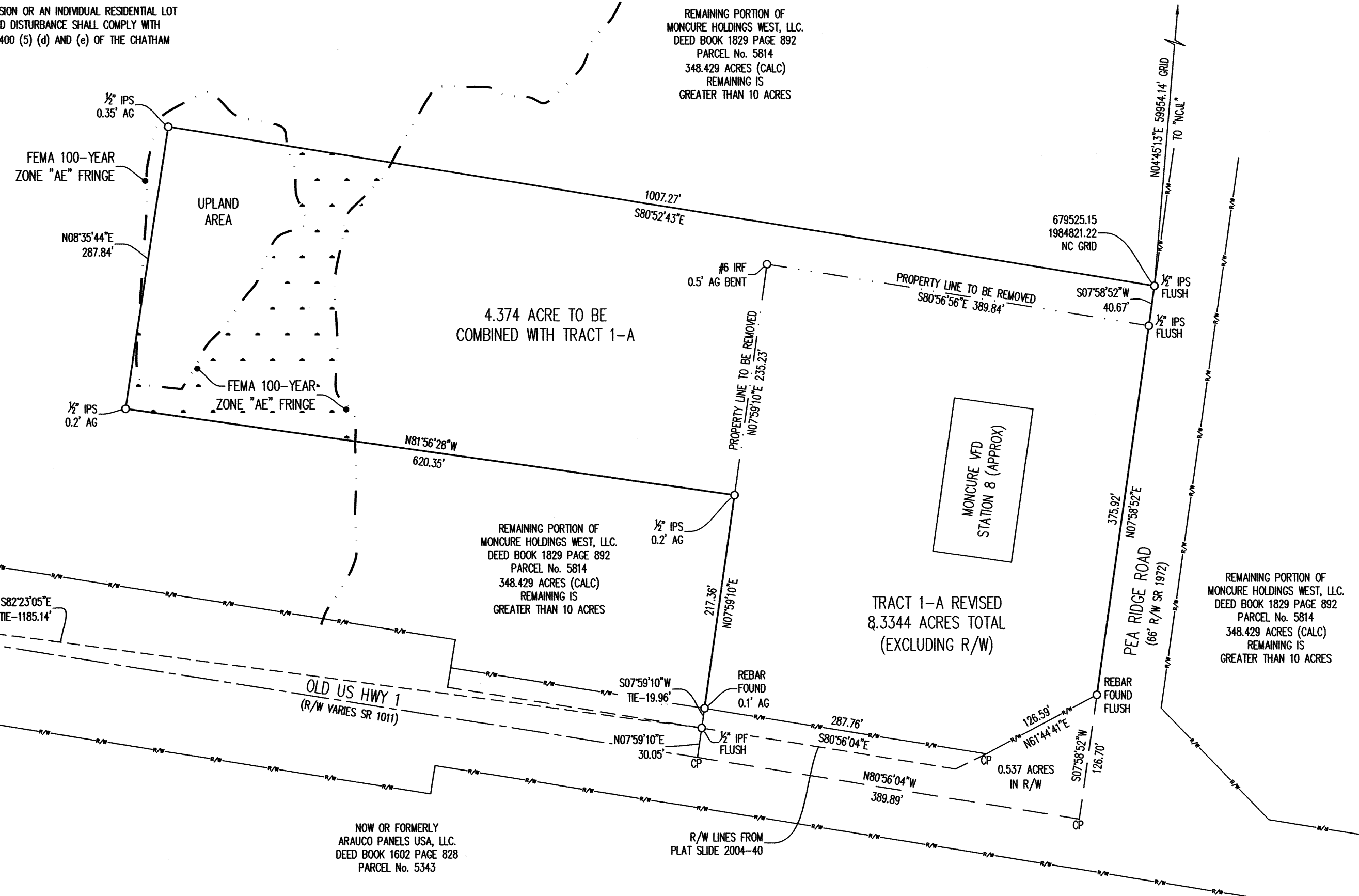
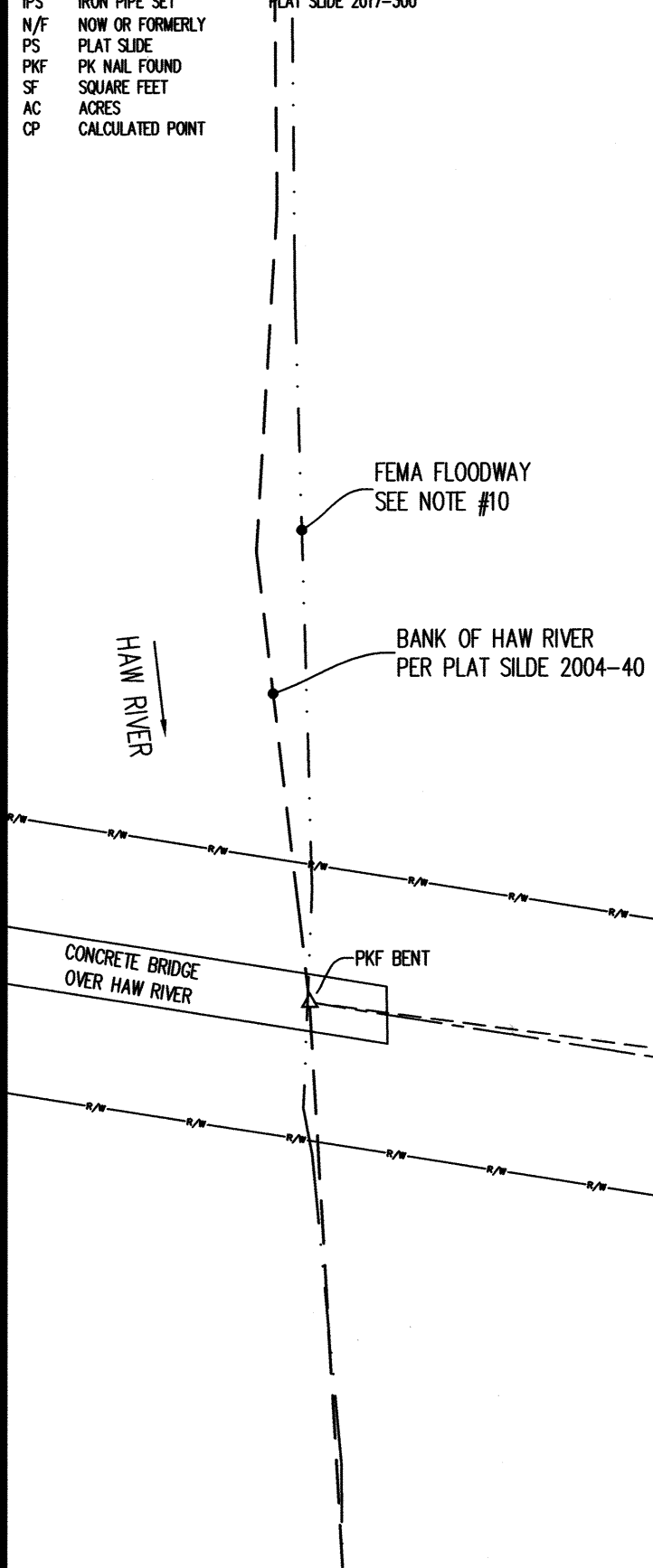


**ABBREVIATIONS:**

- DB DEED BOOK
- PG PAGE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IPS IRON PIPE SET
- W/F NOW OR FORMERLY
- PS PLAT SLIDE
- PKF PK NAIL FOUND
- SF SQUARE FEET
- AC ACRES
- CP CALCULATED POINT

**SURVEY REFERENCES**

- DEED BOOK 1084 PAGE 333
- DEED BOOK 1829 PAGE 889
- PLAT SLIDE 2004-40
- PLAT SLIDE 2004-368
- PLAT SLIDE 2017-300



I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES G.S.47-30, AS AMENDED.

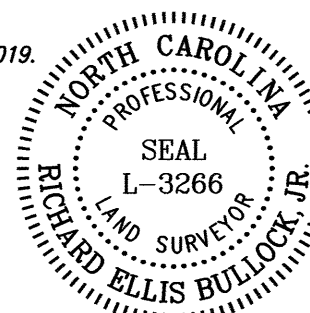
THAT THIS PLAT MEETS THE REQUIREMENT OF G.S.47-30 SECTION:

(f)(1)(c) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16th DAY OF AUGUST, 2019.

*Richard Ellis Bullock, Jr.*  
RICHARD ELLIS BULLOCK, JR., LICENSE NO. L-3266

09.11.19



**CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM BY DEFINITION.

*Chairman*  
OWNER(S) OR AUTHORIZED AGENT AND TITLE DATE 9-12-19

*Murray*  
OWNER(S) OR AUTHORIZED AGENT AND TITLE DATE 10-25-19

**CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.

*October 31, 2019*  
DATE 2019

*Paula D. Phillips*  
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

FILED Oct 31, 2019 03:38:52 pm  
PLAT SLIDE 02019 - 0234  
INSTRUMENT 11178

FILED CHATHAM COUNTY NC  
LUNDAY A. RIGGSBEE  
REGISTER OF DEEDS

SURVEY PREPARED FOR:  
MONCURE VOLUNTEER FIRE DEPARTMENT, INC.  
2389 OLD US 1  
MONCURE, NC 27559

RECOMBINATION PLAT  
MONCURE VFD STATION #8  
CAPE FEAR TOWNSHIP  
CHATHAM COUNTY, NORTH CAROLINA 27559

DATE: 09.11.19

SCALE: 1"=100'

DRAWN BY: REB

CHECKED BY: REB

PROJECT NO.: 21368

FILE NAME: MONCURE VFD

SHEET NO. 1 of 1

2019-234