

- ABBREVIATIONS**
- PS PLAT SIDE
 - DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - CMF CONCRETE MONUMENT FOUND
 - RF IRON ROD FOUND
 - PS 7" IRON PIPE SET FLUSH
 - RF IRON ROD FOUND
 - RF NAIL FOUND
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - AC ACRE
 - AG ABOVE GROUND
 - BG BELOW GROUND

- GENERAL NOTES**
- 1) THIS PLAT IS A RECOMBINATION OF FOUR (4) CHATHAM COUNTY PARCEL NUMBERS 2714, 2717, 92285 & 95254.
 - 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 AFFECT 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 NCSS SURVEY MONUMENTS WITHIN 2000 FEET.
 - 9) SUBJECT PARCEL LIES WITHIN FLOOD ZONE "AE" AS PER FLOOD INSURANCE MAP 371097640K, DATED NOVEMBER 17, 2017 AS SHOWN HEREON.
 - 10) FLOOD HAZARD LINES ARE PLOTTED DIGITAL SHAPE FILES DOWNLOADED FROM NCL000MAPS.COM

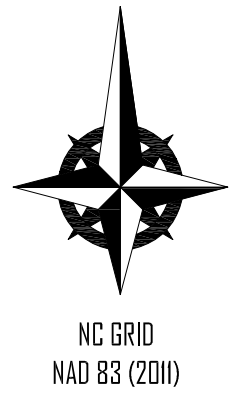
PROPERTY DATA
CHATHAM COUNTY LISTED OWNERS:

PARCEL No. 2714
BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.
DEED BOOK 2019 PAGE 664

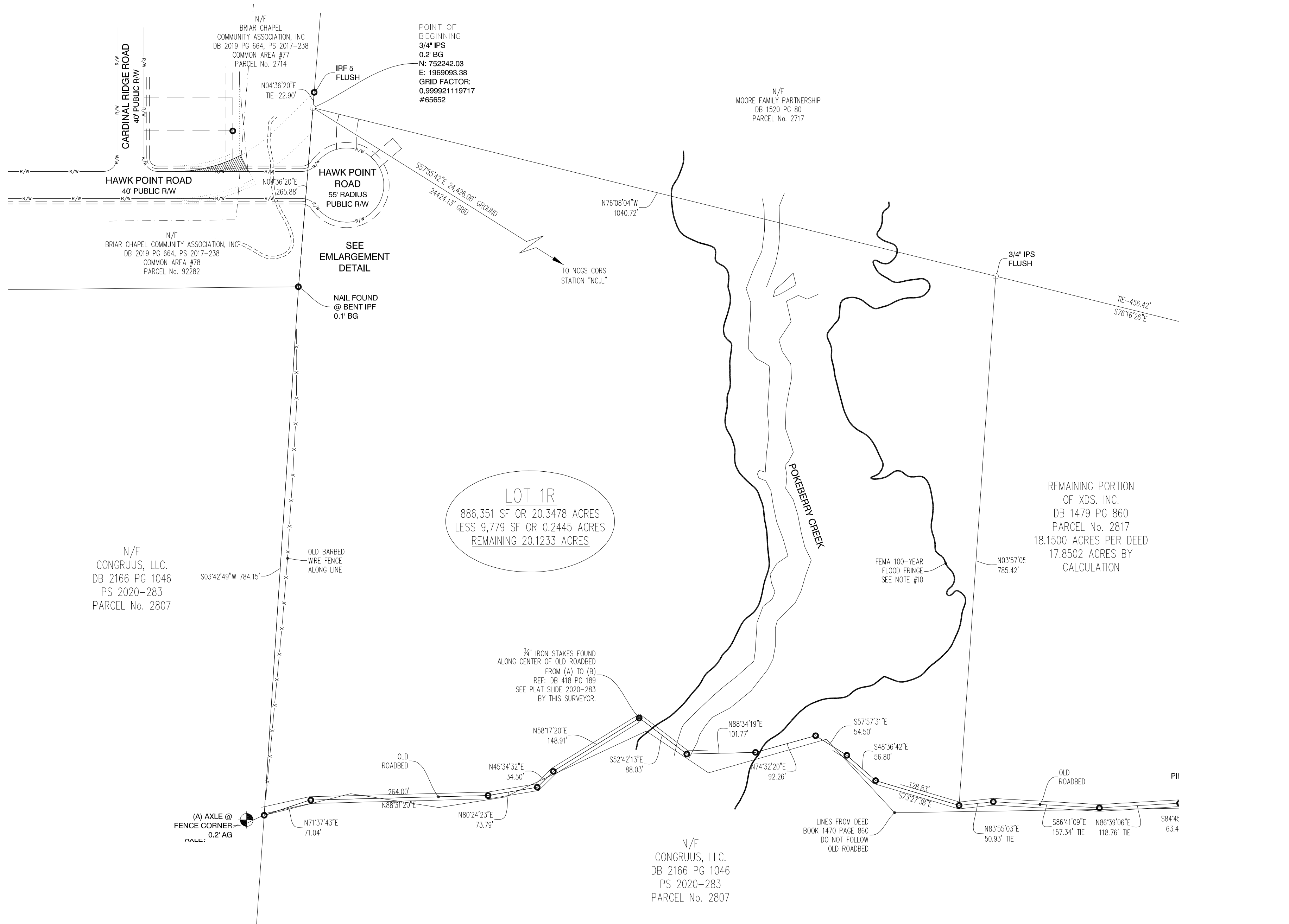
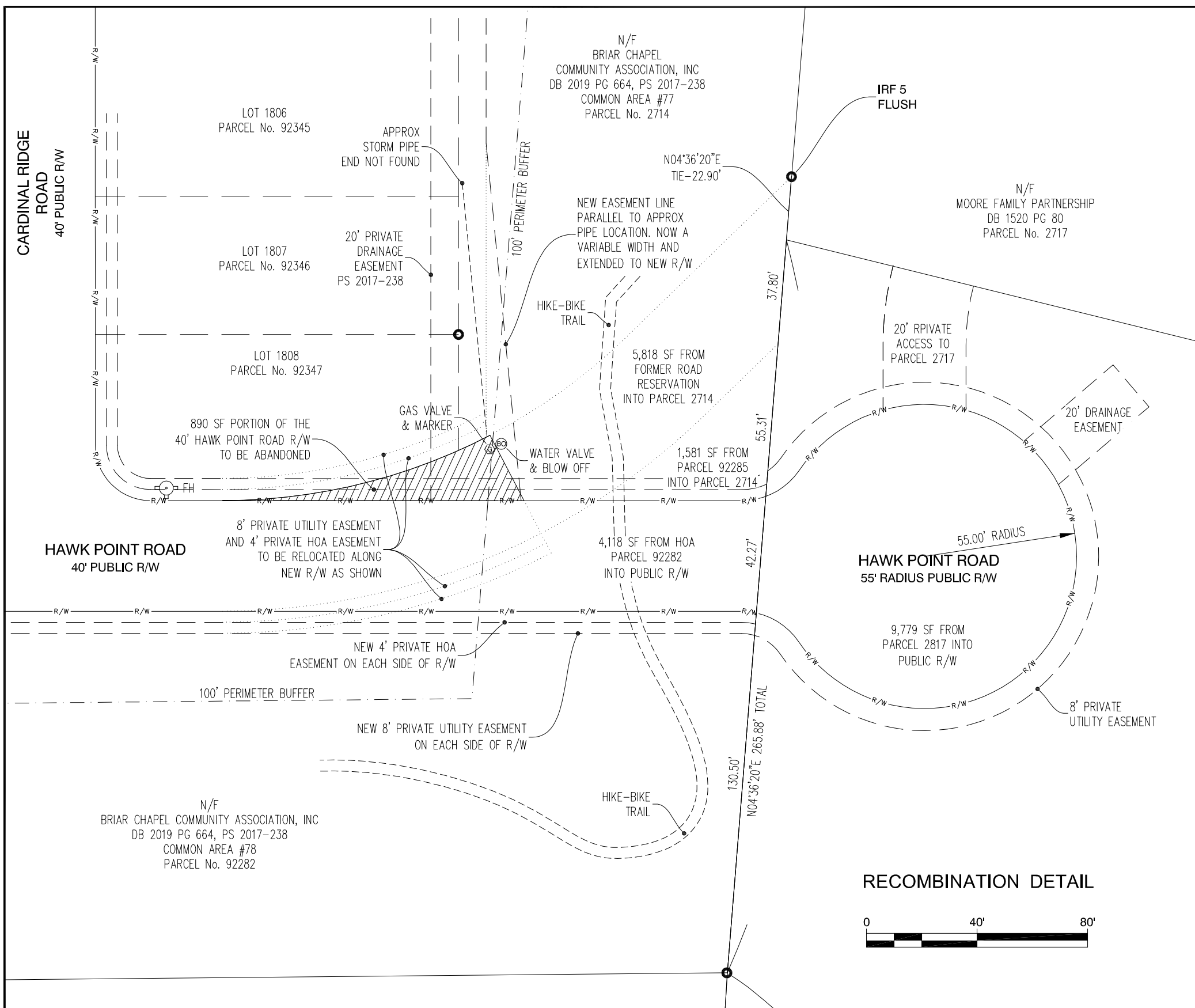
PARCEL No. 92282
BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.
DEED BOOK 2019 PAGE 664

PARCEL No. 2717
JOHANNES & SONJA LOMBARD
DEED BOOK 2237 PAGE 72

PARCEL No. 95254
CONGRUUS LLC.
DEED BOOK 1479 PAGE 860



MERSTAN, PLLC
Land Surveyors
2410 S BUSINESS WEST
PITTSBORO, NC 27702
PH: 919.545.7000 NC Lic. P-4108



SURVEY CONTROL / GRID TIE NOTES

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

- 1) LOCAL ELLIPSOID: NAD83
- 2) CLASS OF SURVEY: CLASS B
- 3) POSITIONAL ACCURACY: 0.062' HZ, 0.071' VT
- 4) DATE OF GPS SURVEY: 08/27/2019
- 5) HORIZONTAL DATUM/EPOCH: NAD83 (NAD83/2011) NC STATE PLANE COORDINATE SYSTEM
- 6) VERTICAL DATUM: NAVD83
- 7) PUBLISHED/ADDED-CONTROL USE:
- 8) NAME: NCL
- 9) EPOCH: 2010
- 10) LATITUDE: 35°46'52.4964" ELLIPSOID HEIGHT: 45.996m
- 11) LONGITUDE: 79°27'03.92766" GEOID HEIGHT: -31.43m
- 12) ELEVATION: 294.67
- 13) GEOID MODEL: GEOID 12B
- 14) COMBINED FACTOR: 0.99992119717
- 15) UNITS: LOCALIZED GROUND U.S. SURVEY FEET/GRID U.S. SURVEY FEET

POINT OF LOCALIZATION: A 7" IRON PIPE SET AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SUBJECT PARCEL.

GPS ANTENNA: SPECRA PRECISION EPOCH 50 (SERIAL #933819279)

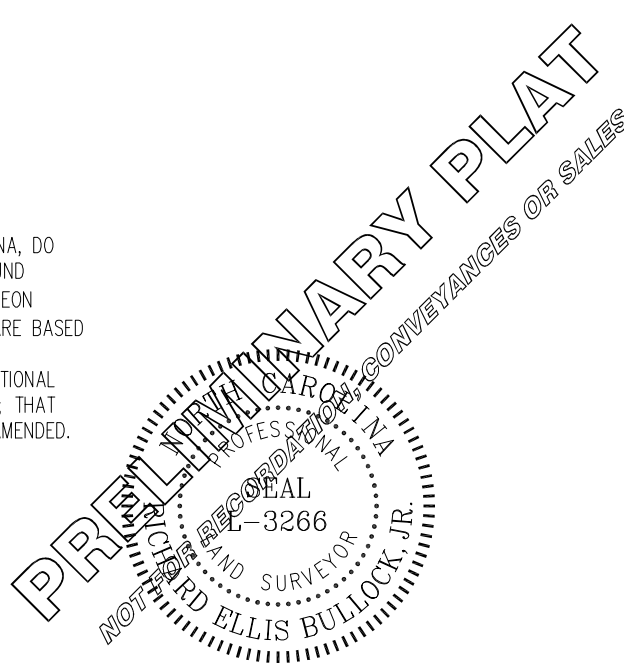
ADJUSTMENTS: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY 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 1:100004; 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:

(b)(1)(ii) 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 21st DAY OF JULY, 2022.



FORM 6
OWNER 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 COUNTY BY DEFINITION.

OWNER: THAVIA MAHADEVAN, EXECUTIVE DIRECTOR, XDS, INC.

FORM 7
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.

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE: _____ DATE: _____

FORM 12
CERTIFICATE OF AGRICULTURAL DISTRICT.

NOTE: THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

FORM 18
WATERSHED PROTECTION ORDINANCE.

NOTE: THESE PARCELS ARE LOCATED NEAR AN AREA THAT 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 ANY GROUND DISTURBING ACTIVITIES, REGULATED SURFACE WATERS AND PROTECTED BUFFER AREAS MUST BE DEPICTED ON ALL FUTURE DEVELOPMENT PLANS.

FORM 20
STORMWATER NOTE.

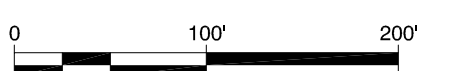
NOTE: THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS SUBJECT TO THE CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE AND ALL APPLICABLE PROVISIONS THEREOF. SITE VERIFICATION OF ALL SURFACE WATERS MUST BE CONDUCTED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL, AS DESCRIBED IN SECTION 304(B) OF THE ORDINANCE. PRIOR TO ANY GROUND DISTURBING ACTIVITIES, REGULATED SURFACE WATERS AND PROTECTED BUFFER AREAS MUST BE DEPICTED ON ALL FUTURE DEVELOPMENT PLANS.

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, _____ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER BY: _____ DATE: _____

RICHARD ELLIS BULLOCK, JR., LICENSE NO. L-3266



NO.	DATE	REVISION

CONGRUUS LLC
PO BOX 2861
CHAPEL HILL, NC 27515-2861

RECOMBINATION PLAT
PARCELS 2714, 2717, 92282 & 95254
PITTSBORO, NC 27312
BALDWIN TOWNSHIP, CHATHAM CO., NC

DRAWN BY: **REB** DATE: **07.21.2022**

CHECKED BY: **REB** SCALE: **1"=40' & 100'**

PROJECT NO.: **21975**

FILE NAME: **CONGRUUS**

SHEET NO.: **1 of 1**