

EXISTING IRON PIPE  
 EXISTING IRON ROD  
 EXISTING CONCRETE MONUMENT  
 EXISTING AXLE  
 CALCULATED/SET POINT

**U.S. HIGHWAY 1**  
 (VARIABLE WIDTH PUBLIC R/W)  
 1064.31'  
 N 69°57'17" E

N/F  
 TRIANGLE BRICK COMPANY  
 PIN: 9698-00-37-8282  
 DB 1082 PG 1095  
 PB 89 PG 432

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 2021, PAGE 277; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022

SIGNATURE \_\_\_\_\_  
 MICHAEL S. STOKES L-4996

I, MICHAEL S. STOKES CERTIFY:

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

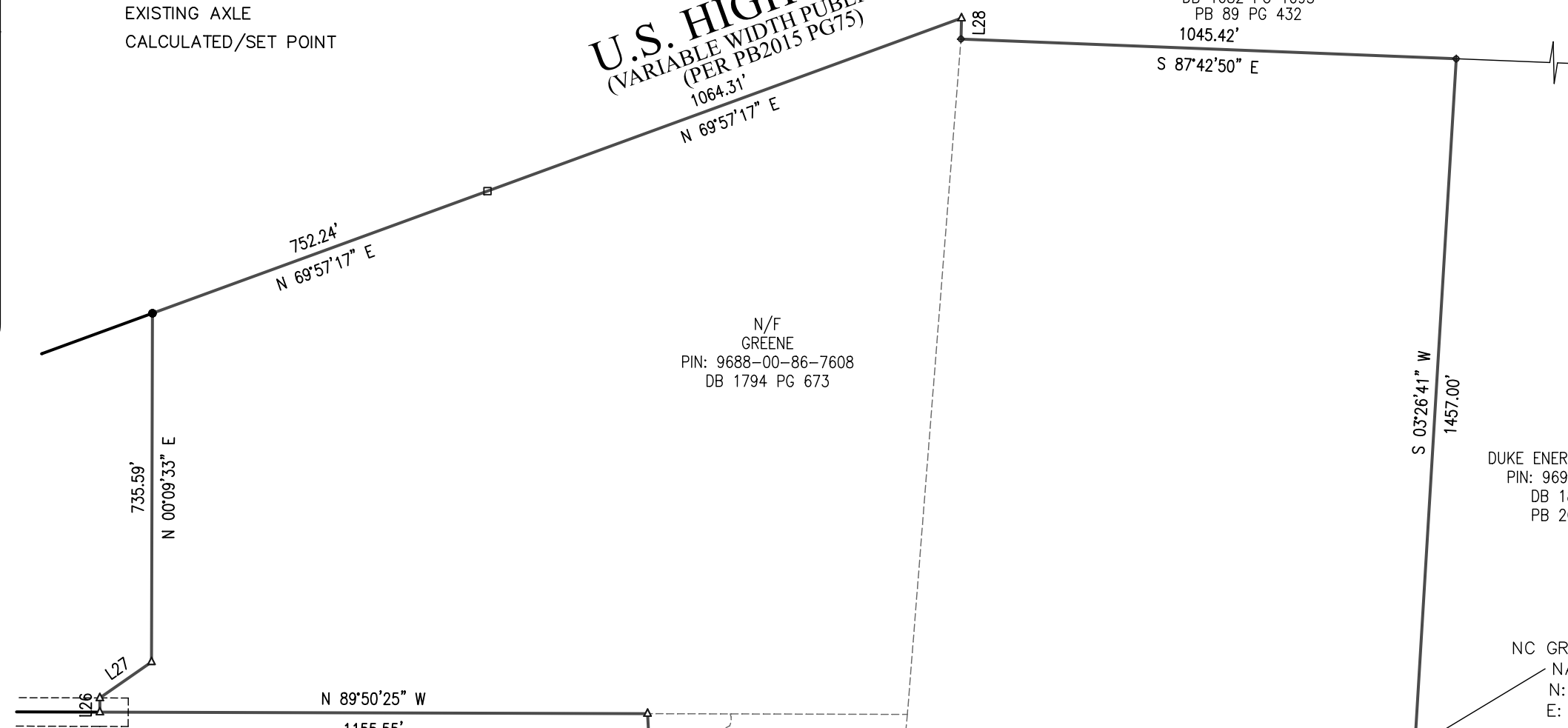
CHATHAM COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, CHATHAM COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_.

BY \_\_\_\_\_  
 REG. OF DEEDS ASST. REG. OF DEEDS

LINE	BEARING	DISTANCE
L1	S 59°29'14" E	56.46'
L2	S 30°50'39" W	269.35'
L3	S 58°54'26" E	161.25'
L4	S 31°26'00" W	272.28'
L5	S 48°40'45" E	283.23'
L6	S 31°40'34" W	60.86'
L7	S 32°09'09" W	60.00'
L8	N 57°50'51" W	210.00'
L9	S 30°09'09" W	210.00'
L10	N 27°28'30" W	14.74'
L11	N 85°17'37" E	209.75'
L12	N 27°16'35" W	74.98'
L13	N 27°28'30" W	74.22'
L14	N 27°28'30" W	74.03'
L15	N 27°28'30" W	222.98'
L16	S 85°08'48" W	210.18'
L17	N 27°34'03" W	73.26'
L18	N 71°10'22" W	209.67'
L19	N 71°10'48" W	41.15'
L20	N 87°50'01" W	133.07'
L21	S 05°04'56" E	30.30'
L22	N 87°49'52" E	121.60'
L23	N 89°17'21" E	36.25'
L24	S 89°17'21" E	36.25'
L25	N 33°02'34" W	268.19'
L26	N 00°09'35" E	30.00'
L27	N 55°10'03" E	132.83'
L28	S 01°14'28" W	44.08'



AXLE  
 NC GRID COORDINATES  
 NAD 83(2011)  
 N: 686034.79'  
 E: 1990615.63'

N/F  
 TRIANGLE BRICK COMPANY  
 PIN: 9698-00-37-8282  
 DB 1095 PG 1082  
 PB 89 PG 432

N/F  
 GREENE  
 PIN: 9688-00-86-7608  
 DB 1794 PG 673

N/F  
 HETCHER CHARLES ERVIN HEIRS  
 PIN: 9688-00-95-2707  
 DB 724 PG 562

N/F  
 MAD PEA RIDGE, LLC.  
 PIN: 9698 00 5 5167  
 DB 2268 PG 0605  
 PB 2021 PG 0277

N/F  
 DHILLON HARDIP SINGH  
 ETUX GURMINDER KAUR DHILLON  
 PIN: 9698-00-25-8456  
 DB 2098 PG 201  
 PB 32 PG 56

N/F  
 EBNER DOUGLAS M  
 PIN: 9688-00-65-8388  
 DB 2165 PG 1058

N/F  
 EBNER DOUGLAS M  
 PIN: 9688-00-65-8067  
 DB 2121 PG 301

N/F  
 COUNTY OF CHATHAM  
 PIN: 9688-00-64-7059  
 DB 1598 PG 1005

N/F  
 LASSITER SUSIE W &  
 VALLIE W SEAGROVES  
 & LISSIE W JOHNSON  
 PIN: 9699-00-42-8173  
 DB 280 PG 474

N/F  
 TILLEY MICHAEL RAY  
 PIN: 9698-00-04-0044  
 DB 21E PG 54  
 PB 98 PG 427

N/F  
 HACKNEY  
 PIN: 9698-00-03-7170  
 DB 405 PG 350

N/F  
 SMITH  
 PIN: 9698-00-03-8005  
 DB 1112 PG 866  
 PB 2004 PG 149

N/F  
 TILLEY MICHAEL RAY  
 PIN: 9698 00 14 8169  
 DB 21E PG 54  
 PB 2021 PG 277  
 2.27 ACRES +/-

N/F  
 TILLEY MICHAEL RAY  
 PIN: 9698-00-13-5853  
 DB 21E PG 54  
 PB 2021 PG 277  
 4.95 ACRES +/-

N/F  
 TILLEY MICHAEL RAY  
 PIN: 9698-00-00-0000  
 DB 21E PG 54  
 OLD AREA: 1.01 ACRES +/-  
 NEW AREA: 0.73 ACRES +/-

N/F  
 SANDERFORD  
 PIN: 9698-00-13-5388  
 DB 1926 PG 305

N/F  
 PAGE  
 PIN: 9698-00-13-4261  
 DB 426 PG 45

N/F  
 JONES  
 PIN: 9698-00-12-3938  
 DB 2021 PG 1047

OWNER:

MAD PEA RIDGE, LLC.  
 709 CROSWELL COURT  
 WHITSETT, NC 27377-9301

**STOKES**  
 SURVEYING & MAPPING, PLLC  
 Firm License # P-1139  
 1425-105 B Rock Quarry Rd.  
 Raleigh, NC 27610  
 (919)-971-7897  
 www.stokes-surveying.com

REZONING PLAT OF  
**Pea Ridge Properties**  
 Prepared for:  
**MAD M&R**

DRAWN BY: JUM	COUNTY: CHATHAM	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: CAPE FEAR	PIN: SEE SITE DETAILS
FIELD BY: HF JH	ZONED: R-1	DATE: 07-28-2022
CADD FILE: 21221		

DESCRIPTION OF THE AREA TO BE RE-ZONED:

BEGINNING AT AN EXISTING AXLE, BEING A SHARED CORNER WITH THE PROPERTY OWNED BY MAD PEA RIDGE LLC AND THE PROPERTY OWNED BY DUKE ENERGY PROGRESS, LLC, HAVING STATE PLANE COORDINATES OF N: 686034.79' E: 1990615.63' NAD83/NSRS2011;  
 THENCE S 82°43'48" E A DISTANCE OF 1067.57' TO A POINT;  
 THENCE S 87°59'14" E A DISTANCE OF 832.58' TO A POINT;  
 THENCE S 01°14'36" W A DISTANCE OF 508.51' TO A POINT;  
 THENCE S 46°52'08" W A DISTANCE OF 601.83' TO A CONCRETE MONUMENT;  
 THENCE S 59°29'14" E A DISTANCE OF 56.46' TO AN EXISTING IRON PIPE;  
 THENCE S 30°50'39" W A DISTANCE OF 269.35' TO AN EXISTING IRON PIPE ;  
 THENCE S 58°54'26" E A DISTANCE OF 161.25' TO AN EXISTING AXLE;  
 THENCE S 31°26'00" W A DISTANCE OF 272.28' TO A POINT;  
 THENCE S 48°40'45" E A DISTANCE OF 283.23' TO A POINT;  
 THENCE S 31°40'34" W A DISTANCE OF 60.86' TO A POINT;  
 THENCE N 48°40'45" W A DISTANCE OF 318.27' TO A POINT;  
 THENCE S 80°20'06" W A DISTANCE OF 384.18' TO A POINT;  
 THENCE S 31°55'40" W A DISTANCE OF 523.68' TO A POINT;  
 THENCE S 57°50'51" E A DISTANCE OF 603.67' TO A POINT;  
 THENCE S 32°09'09" W A DISTANCE OF 60.00' TO A POINT;  
 THENCE N 57°50'51" W A DISTANCE OF 210.00' TO A POINT;  
 THENCE S 30°09'09" W A DISTANCE OF 210.00' TO A POINT;  
 THENCE S 31°20'18" W A DISTANCE OF 555.84' TO AN EXISTING IRON PIPE;  
 THENCE S 88°57'14" W A DISTANCE OF 405.94' TO AN EXISTING IRON PIPE;  
 THENCE N 27°28'30" W A DISTANCE OF 14.74' TO AN EXISTING IRON PIPE;  
 THENCE N 85°17'37" E A DISTANCE OF 209.75' TO AN EXISTING IRON PIPE;  
 THENCE N 27°16'35" W A DISTANCE OF 74.98' TO A POINT;  
 THENCE N 27°28'30" W A DISTANCE OF 74.22' TO A POINT;  
 THENCE N 27°28'30" W A DISTANCE OF 74.03' TO A POINT;  
 THENCE N 27°28'30" W A DISTANCE OF 222.98' TO A POINT;  
 THENCE S 85°08'48" W A DISTANCE OF 210.18' TO A POINT;  
 THENCE N 27°34'03" W A DISTANCE OF 73.26' TO A POINT;  
 THENCE N 71°10'22" W A DISTANCE OF 209.67' TO A POINT;  
 THENCE N 71°10'48" W A DISTANCE OF 41.15' TO A POINT;  
 THENCE N 02°39'50" W A DISTANCE OF 405.00' TO A POINT;  
 THENCE N 87°50'01" W A DISTANCE OF 133.07' TO A POINT;  
 THENCE S 05°04'56" E A DISTANCE OF 30.30' TO A POINT;  
 THENCE N 87°49'52" W A DISTANCE OF 121.60' TO A POINT;  
 THENCE N 00°53'57" W A DISTANCE OF 488.99' TO AN EXISTING IRON PIPE;  
 THENCE N 87°57'29" W A DISTANCE OF 82.52' TO A POINT;  
 THENCE S 02°20'59" W A DISTANCE OF 337.04' TO A POINT;  
 THENCE N 86°05'53" W A DISTANCE OF 470.00' TO A POINT;  
 THENCE N 86°05'44" W A DISTANCE OF 1001.24' TO A POINT;  
 THENCE N 03°15'10" E A DISTANCE OF 369.67' TO A POINT;  
 THENCE S 89°17'21" E A DISTANCE OF 36.25' TO A POINT IN THE RUN OF SHADDOX CREEK;  
 ALONG THE RUN OF SHADDOX CREEK, THE FOLLOWING 4 COURSES AND DISTANCES BEING REFERENCE LINES:  
 N 15°56'25" E A DISTANCE OF 545.61' TO A POINT;  
 N 15°18'30" W A DISTANCE OF 340.01' TO A POINT;  
 N 33°02'34" W A DISTANCE OF 268.19' TO A POINT;  
 N 02°59'57" W A DISTANCE OF 563.10' TO A POINT;  
 THENCE N 89°50'25" W A DISTANCE OF 1155.55' TO A NEW IRON ROD;  
 THENCE N 00°09'35" E A DISTANCE OF 30.00' TO A NEW IRON ROD;  
 THENCE N 55°10'03" E A DISTANCE OF 132.83' TO A NEW IRON ROD  
 THENCE N 00°09'33" E A DISTANCE OF 735.59' TO AN EXISTING IRON ROD ;  
 THENCE N 69°57'17" E A DISTANCE OF 752.24' TO A CONCRETE MONUMENT;  
 THENCE N 69°57'17" E A DISTANCE OF 1064.31' TO A POINT;  
 THENCE S 01°14'28" W A DISTANCE OF 44.08' TO AN EXISTING AXLE ;  
 THENCE S 87°42'50" E A DISTANCE OF 1045.42' TO AN EXISTING AXLE;  
 THENCE S 03°26'41" W A DISTANCE OF 1457.00' TO AN EXISTING AXLE;  
 WHICH IS THE POINT OF BEGINNING,  
 HAVING AN AREA OF 244.72 ACRES LESS THAT AREA BETWEEN THE REFERENCE LINE AND 300 THE RUN OF SHADDOX CREEK SHOWN HEREON FOR REFERENCE.

SCALE: 1" = 300'



TOTAL AREA TO BE RE ZONED:  
 244.72 ACRES +/-

**OLD U.S. HWY 1**  
 100' PUBLIC R/W  
 (PER PB87 PG380)