

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

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO REALIGN HAWK POINT ROAD RIGHT OF WAY AND TO EXTEND THE RIGHT OF WAY TO CHATHAM COUNTY PARCEL NUMBER 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 NCOS 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 NCFLOODMAPS.COM
- 11) STREAM BUFFERS AND POTENTIAL WETLAND BUFFERS SHOWN HEREON ARE BASED ON A LETTER OF DETERMINATION, PREPARED ON MAY 13, 2022, BY DREW BLAKE, CESSWI, SENIOR WATERSHED SPECIALIST, CHATHAM COUNTY WATERSHED PROTECTION DEPARTMENT. THE LETTER CITES A REPORT BY WETLANDS & WATERS, TITLED "APPROXIMATE DEPICTION OF AQUATIC RESOURCES", DATED APRIL 28, 2022. THE LETTER ALSO INCLUDES A NOTIFICATION OF JURISDICTIONAL DETERMINATION, DATED MAY 5, 2022, U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT, ACTION ID: SAM-2022-00287. WETLAND AREA SHOWN IS APPROXIMATE AND SUBJECT TO FIELD SURVEY.

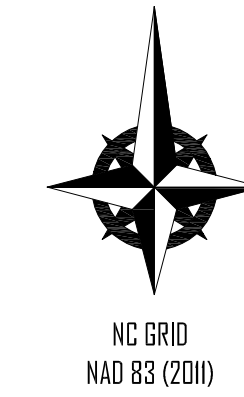
PROPERTY DATA
 CHATHAM COUNTY LISTED OWNERS:

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

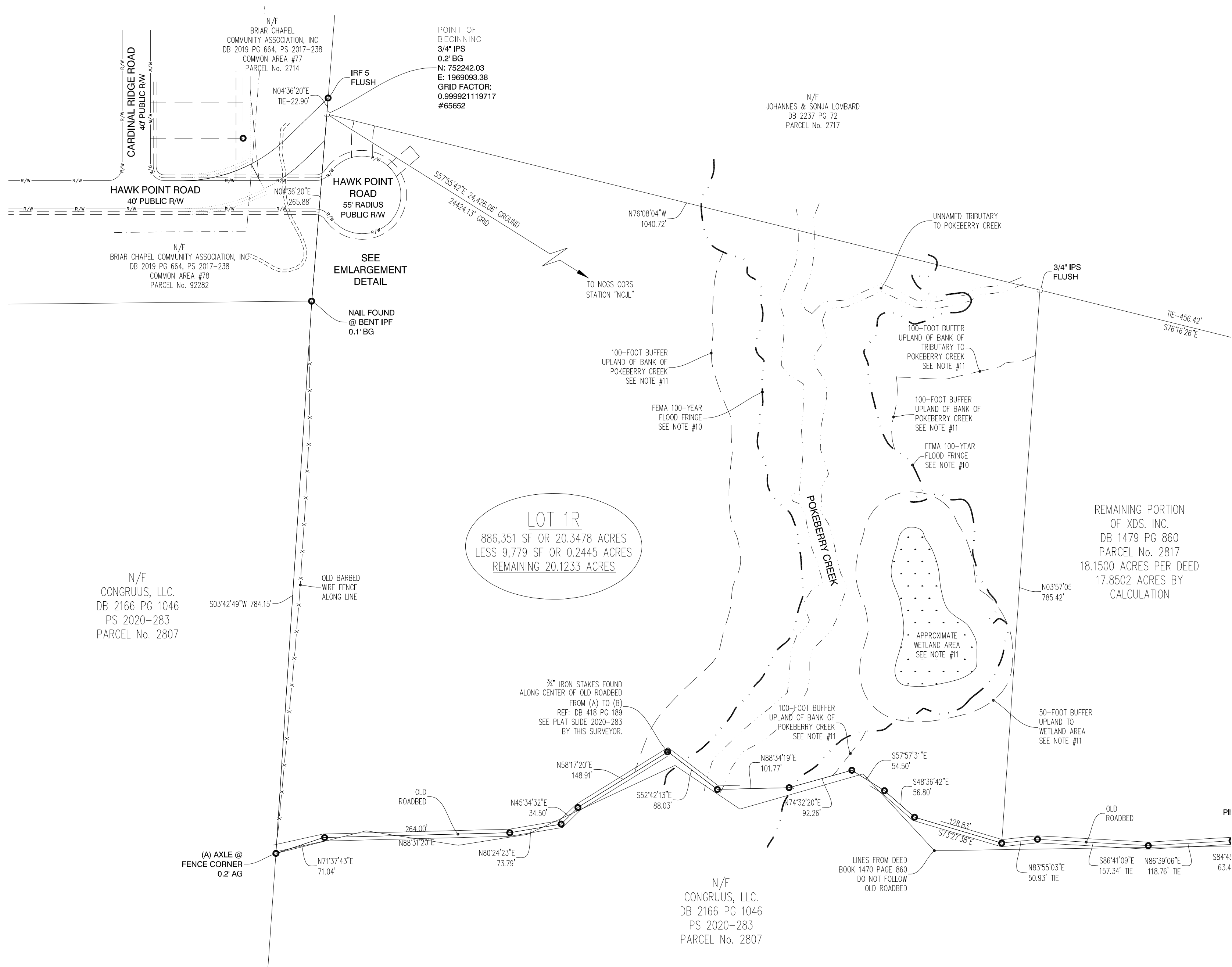
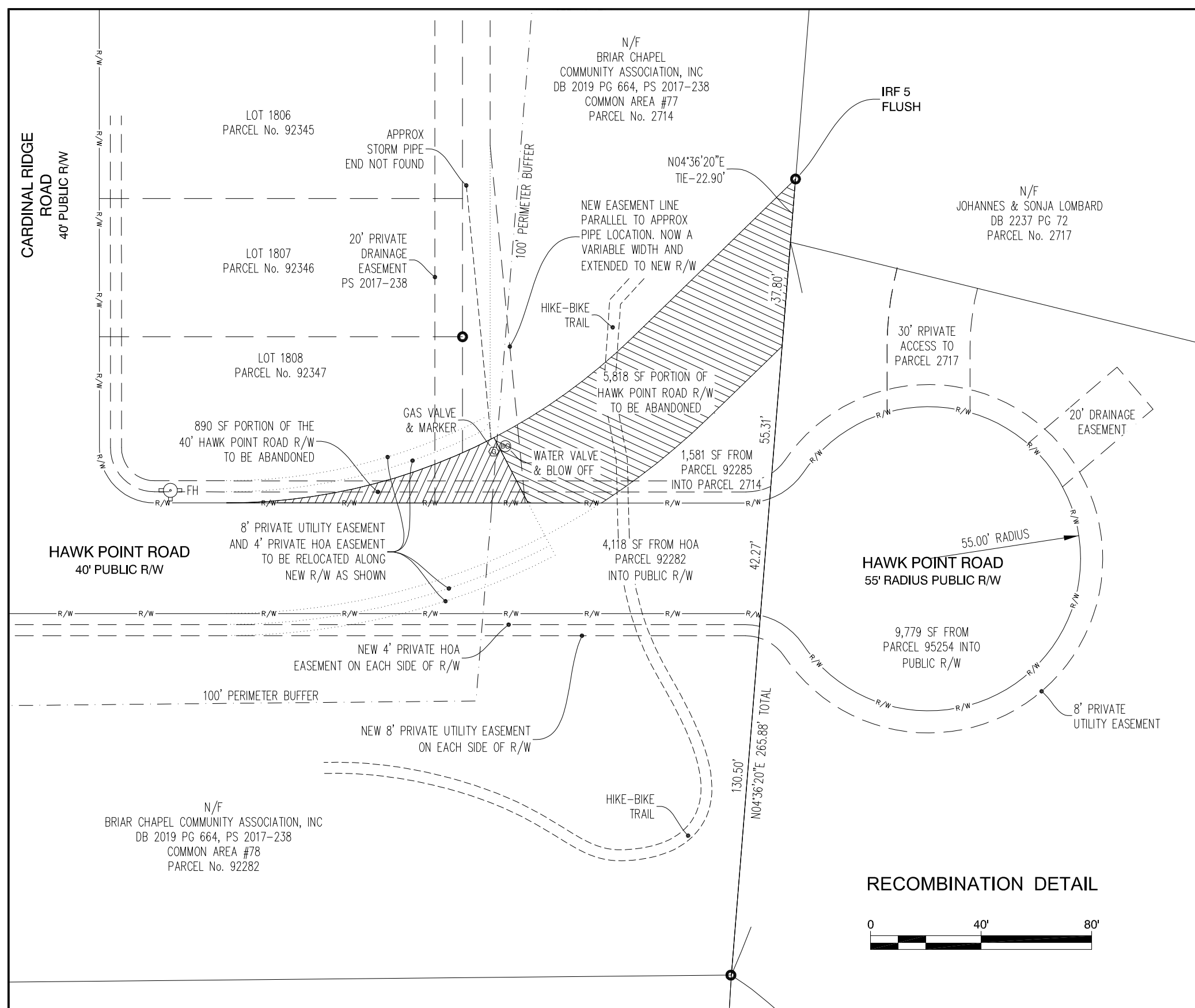
PARCEL No. 92282
 BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.
 DEED BOOK 2019 PAGE 664

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
 240 US BUSINESS WEST
 PITTSBORO, NC 27702
 PH: 919.545.7000 NC LIC. #A-048



SURVEY CONTROL / GRID TIE NOTES

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

- 1) CLASS OF SERVICE: CLASS B
- 2) POSITIONAL ACCURACY: 0.05" HZ, 0.01" VT
- 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (RTK)
- 4) DATE OF GPS SURVEY: 08/27/2019
- 5) HORIZONTAL DATUM/PROJ: NAD83 (NAD83) NC STATE PLANE COORDINATE SYSTEM
- 6) VERTICAL DATUM: NAVD83
- 7) PUBLISHED/ADDED CONTROL USE:
- 8) NAME: VCL; DATUM: NAD83; EPOCH: 2010; LATITUDE: 35.46524964°; ELLIPSOID HEIGHT: 45.996m; LONGITUDE: -79.021032766°; GEOID HEIGHT: -31.43m; ELEVATION: 24.49'
- 9) GEOID MODEL: GEOID 12B
- 10) COMBINED FACTOR: 0.99992119717
- 11) 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 #433819279)
 ADJUSTMENTS: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

FORM 8
 CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: BRIAR CHAPEL COMMUNITY ASSOCIATION
 DATE: _____
 OWNER: THAVA MAHADEVAN, EXECUTIVE DIRECTOR
 DATE: _____

FORM 9
 CERTIFICATE OF LOTS CREATED FOR NON-RESIDENTIAL USES:

I HEREBY CERTIFY THAT THIS PLAT CREATES LOTS FOR NON-RESIDENTIAL USES, AND SUCH LOT(S) WERE EXEMPT FROM SECTION 7.5(A)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS. ANY CONVERSION OF THE LOT(S) SHOWN ON THIS PLAT AS NON-RESIDENTIAL LOT(S) TO RESIDENTIAL USES SHALL REQUIRE COMPLIANCE WITH SECTION 7.5(A)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS BEFORE ANY RESIDENTIAL USE MAY BE MADE OF THE LOT(S).

OWNER: BRIAR CHAPEL COMMUNITY ASSOCIATION
 DATE: _____
 OWNER: THAVA MAHADEVAN, EXECUTIVE DIRECTOR
 DATE: _____

FORM 10
 CERTIFICATE OF THE APPROVAL OF STREETS:

I CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DISTRICT ENGINEER, NC DIVISION OF HIGHWAYS
 DATE: _____

FORM 11
 CERTIFICATE OF THE APPROVAL OF UTILITIES:

I CERTIFY THAT THE _____ IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

SIGNATURE - TITLE
 DATE: _____

FORM 19:
 JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY WETLANDS & WATERS, INC., REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. LOT 1R IS SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.

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: _____

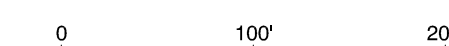
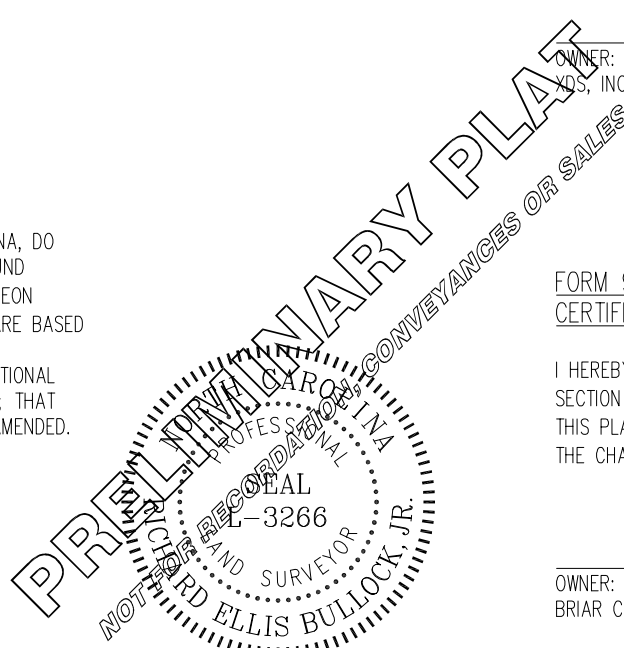
I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY 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:

01/11/16) 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.

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



CHATHAM COUNTY WATERSHED PROTECTION	CHATHAM COUNTY PLANNING FOR COMMITTEE	REVISION
DATE	DATE	NO.

SURVEY PREPARED FOR:
CONGRUUS LLC
 PO BOX 2861
 CHAPEL HILL, NC 27515-2861

SURVEY DESCRIPTION:
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**