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 AGENT

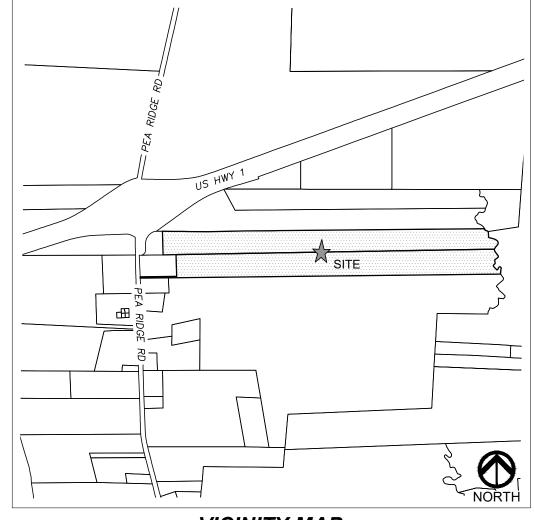
CHATHAM COUNTY FORM 20:
DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL COMPLY WITH SECTION 165.045 (E) (d) AND (e) [FORMERLY SECTION 400 (5) (d) AND (e)] OF THE CHATHAM COUNTY STORMWATER ORDINANCE.

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

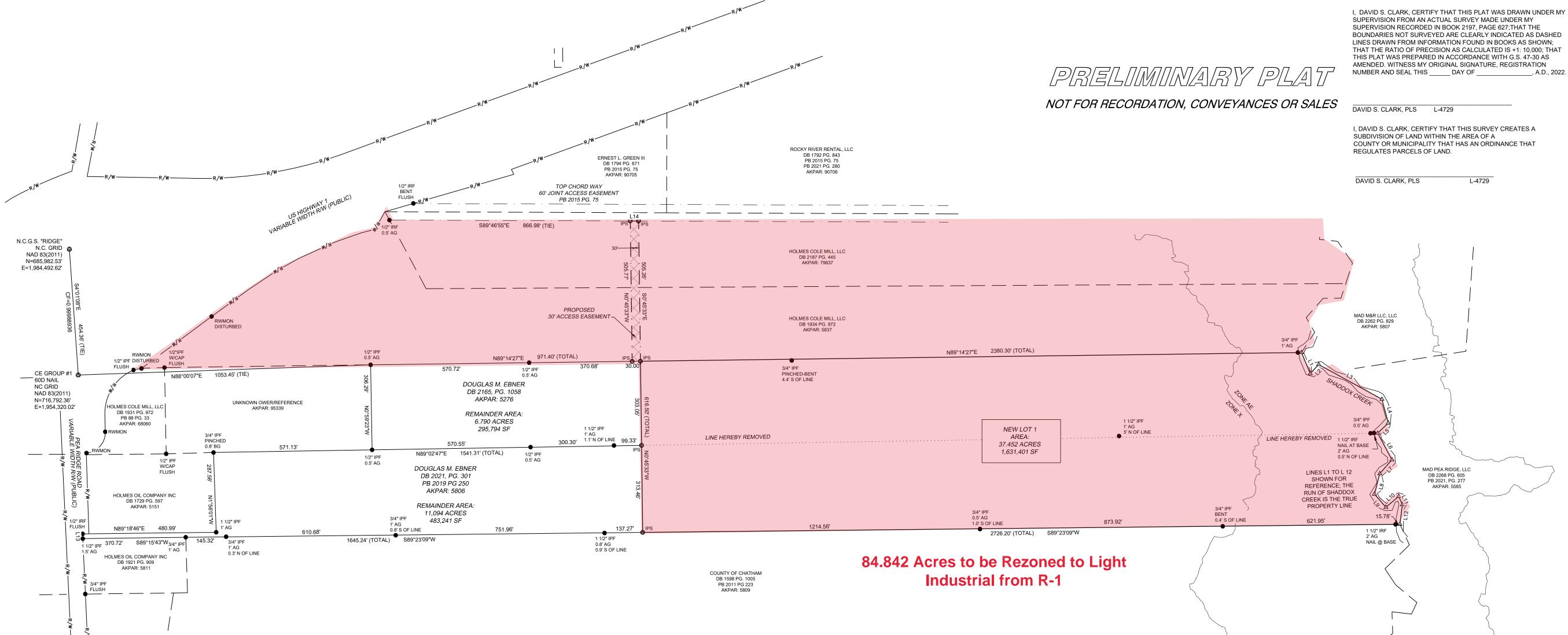
OWNER(S) AUTHORIZED AGENT AND TITLE

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

Line Table		
Line #	Direction	Length
L1	S22°29'03"E	82.35'
L2	N42°39'05"E	44.61'
L3	S61°14'12"E	259.79'
L4	S15°01'26"E	88.63'
L5	S46°21'49"W	52.98'
L6	S28°10'08"E	108.94'
L7	S41°19'34"W	66.28'
L8	S14°38'40"W	76.35'
L9	S41°09'27"E	62.80'
L10	N49°57'32"E	60.68'
L11	S23°24'15"E	32.32'
L12	S07°12'33"W	71.29'
L13	N02°14'56"W	17.02'
L14	S89°46'55"E	30.00'



VICINITY MAP



NORTH NAD83/2011 SCALE: 1" = 200'

SYMBOL LEGEND △ COMPUTED POINT PROPERTY CORNER FOUND PROPERTY CORNER SET

LINE LEGEND — — — EASEMENT LINE PROPERTY LINE — — PROPERTY LINE NOT SURVEYED PROPERTY LINE TO BE REMOVED —R/W——— RIGHT OF WAY

ABBREVIATIONS

ABOVE GROUND BELOW GROUND DEED BOOK IRON PIPE FOUND IRON ROD FOUND NOW OR FORMERLY PLAT BOOK PAGE RIGHT-OF-WAY RWMON R/W MONUMENT SQUARE FEET TYP TYPICAL

WITH

W/

ACRES

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP 3710968800K DATED NOVEMBER 17, 2017 A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA; THE REMAINING

OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE

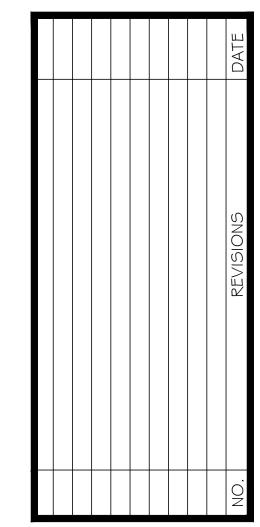
OWNER/SITE INFORMATION

OWNER: DOUGLAS M. EBNER, SR. 5112 SALINAS COURT HOLLY SPRINGS, NC 27331 SITE ADDRESS: 338 PEA RIDGE ROAD MONCURE, NC 27540

DEED BOOK: 2121, PAGE: 301 DEED BOOK: 2165, PAGE 1058 PLAT BOOK: 2019, PAGES: 250 ZONING: R-1 (PER CHATHAM CO. GIS) PARENT TRACT AKPARS: 5276 AND 5806

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM AN EXEMPT SUBDIVISION UPON THE PROPERTY OF DOUGLAS EBNER, AND TO CREATE A NEW "LOT 1" AS SHOWN HEREON, AS WELL AS TO DEPICT A NEW PROPOSED 30'
- PROPERTIES SHOWN HEREON ARE SUBJECTED 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.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS
- SPECIFICALLY NOTED AS "GRID". AREA(S) CALCULATED BY THE COORDINATE METHOD.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.





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AUGUST 22, 2022 l" = 200' Checked: JSS Project No. Computer Dwg. Name

Sheet No: Of____