FINAL PLAT FOR OWNERS

GEORGE HILL et ux LINDA L. HILL et al

NORTH CAROLINA CHATHAM COUNTY CENTER TWP.

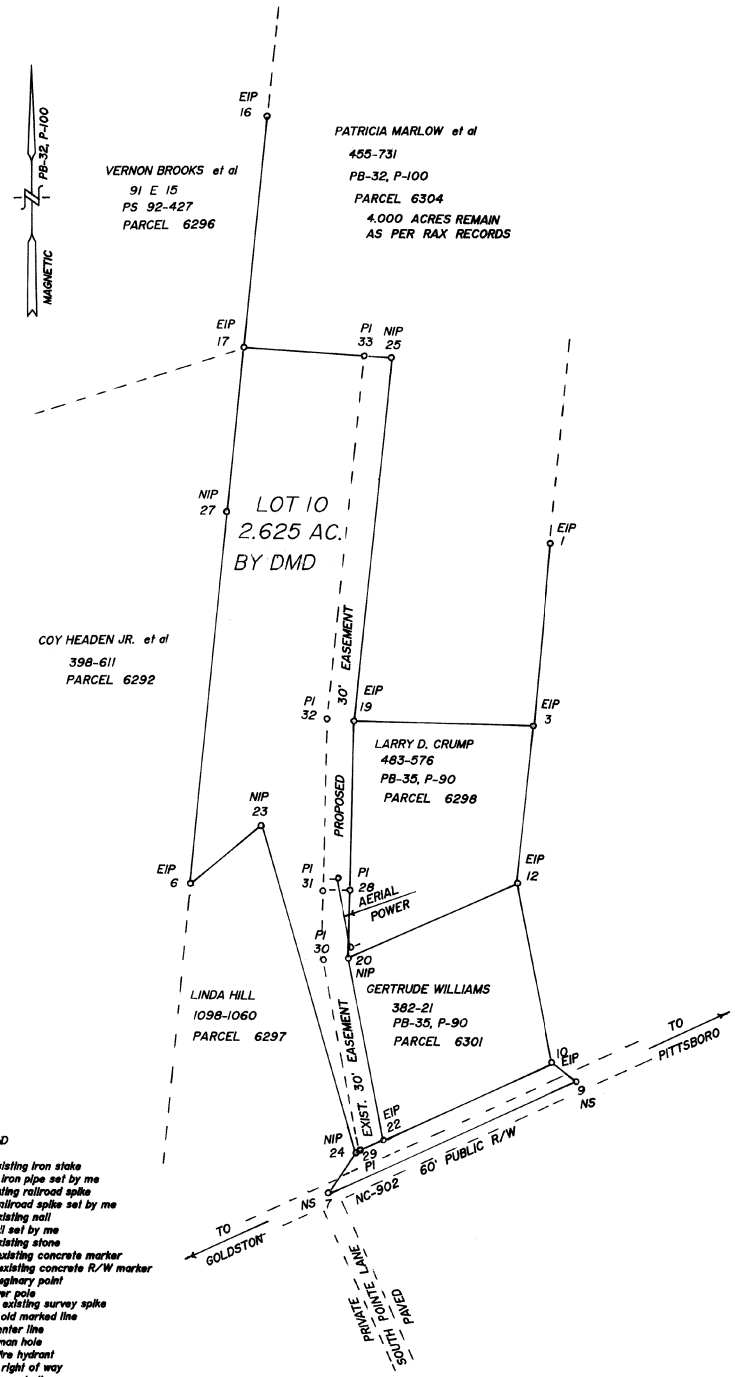
SEPTEMBER 12, 2016 - 919-742-4510

SURVEYED BY RUFUS L. JOHNSON PLS L-802

126 SOUTH CHATHAM AVE., SILER CITY, N.C., 27344

SCALE 1" = 100' 100 0 100 200 300

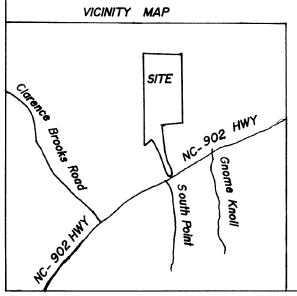
COURSE	BEARING	DISTANCE
CALLS AROUND LOT 10		
22-29	S 65-47-48 W	30.86
29-24	S 65-47-48 W	4.04
24-23	N 15-52-26 W	385.50
23-6	S 51-15-31 W	104.00
6-27	N 05-49-30 E	423.88
27-17	N 05-49-30 E	185.05
17-33	S 86-01-01 E	137.95
33-25	S 86-01-01 E	30.02
25-19	S 06-01-01 W	414.42
19-28	S 01-20-44 W	192.18
28-20	S 01-20-44 W	75.00
20-22	S 10-38-12 E	209.89
EXISTING 30' WIDE EASEMENT		
22-29	S 65-47-48 W	30.86
29-30	N 10-38-12 W	220.28
30-31	N 01-20-44 E	78.15
31-28	S 88-39-16 E	30.00
28-20	S 01-20-44 W	192.18
20-22	S 10-38-12 E	209.89
PROPOSED 30' WIDE EASEMENT		
31-32	N 01-20-44 E	193.40
32-33	N 06-01-01 E	414.58
33-25	S 86-01-01 E	30.02
25-19	S 06-01-01 W	414.42
19-28	S 01-20-44 W	192.18
28-31	N 88-39-16 W	30.00
OTHER PERTINENT CALLS		
17-16	N 05-51-58 E	265.61
19-3	S 88-55-37 E	203.37
3-12	S 05-45-33 W	179.90
12-10	S 11-31-37 E	208.41
10-9	S 51-17-02 E	33.90
9-7	S 65-53-56 W	310.88
7-24	S 33-10-46 E	56.71
20-12	N 66-14-44 E	209.29
3-1	N 05-48-22 E	207.22



LEGEND

EIP	existing iron stake
NIP	1" iron pipe set by me
ERRS	existing railroad spike
RRS	railroad spike set by me
EN	existing nail
NS	nail set by me
ES	existing stone
ECM	existing concrete marker
RWM	existing concrete R/W marker
PI	imaginary point
O	power pole
ESS	existing survey spike
OML	old marked line
℄	center line
MH	man hole
FH	fire hydrant
R/W	right of way
⅊	property line
GS	8" galvanized spike

VICINITY MAP



I, Rufus L. Johnson, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 455 , Page 731 , etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book and Page that the ratio of precision as calculated is at least 1/7500, that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 12, day of September, 2015

Rufus L. Johnson

Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-802 LAND SURVEYOR RUFUS L. JOHNSON

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 _____ Date _____

I, Rufus L. Johnson, PLS No. L-802, certify to one of the following as indicated thus,

✓ (a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

(b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

(c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

(d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

(e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to the provisions contained in (a) through (d) above.

Rufus L. Johnson

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, the subdivision shown is in all respects in compliance with the Town of Pittsboro's Ordinances and Regulations, and that this plat is approved, subject to its being recorded in the Chatham County Registry within sixty days of the date below.

Planning Director _____ Date _____

NOTES:

A-PROPOSED NEW LOT 10 IS A PORTION OF THE LANDS OF PATRICIA MARLOW et als AS RECORDED IN 455-731, PS 32, P-100, LOT 8; PARCEL 6304; ADDRESS 21 CRYSTAL ST., SPRING VALEY, N.Y., 10977, PHYSICAL ADDRESS 2214 NC HWY 902, PITTSBORO, N.C., 27312. REFERENCE IS ALSO MADE TO 1244-662 WHERE LULA MAE COTTEN CONVEYED HER ONE SIXTH INTEREST IN LOT 8 TO LINDA L.HILL AND HUSBAND GEORGE HILL.

B-THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE TOWN OF PITTSBORO WHERE IT IS ZONE R-A2 WITH MINIMUM SET BACKS AS FOLLOWS: FRONT 50', REAR 30', SIDE 25'.

C- PUBLIC WATER OR SEWER IS NOT AVAILABLE.

D-LINES 10-9 AND 7-24 ARE TIE LINES ONLY.

E-POINTS 7-9 ARE ON THE ℄ OF NC-902, A 22" ASPHALT PAVED ROAD WITH 7 ALSO BEING ON THE ℄ OF THE INTERSECTION OF SOUTH POINTE LANE.

JOB 4225-236