

REVIEW OFFICER CERTIFICATION

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

REVIEW OFFICER: Amy W. Moran DATE: 10/8/2024

CERTIFICATION OF MINOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH THE MINOR SUBDIVISION REGULATIONS IN THE UNIFIED DEVELOPMENT FOR THE TOWN OF PITTSBORO, NORTH CAROLINA, PROVIDED THAT THIS PLAT IS RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF MY SIGNATURE BELOW.

Subdivision Administrator: [Signature] DATE: 10/17/24

DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL THIS DAY.

OFFICIAL SEAL  
Chatham County, North Carolina  
Notary Public  
Jennifer K. Johnson

[Signature]  
NOTARY  
June 9, 2024  
COMMISSION EXPIRES

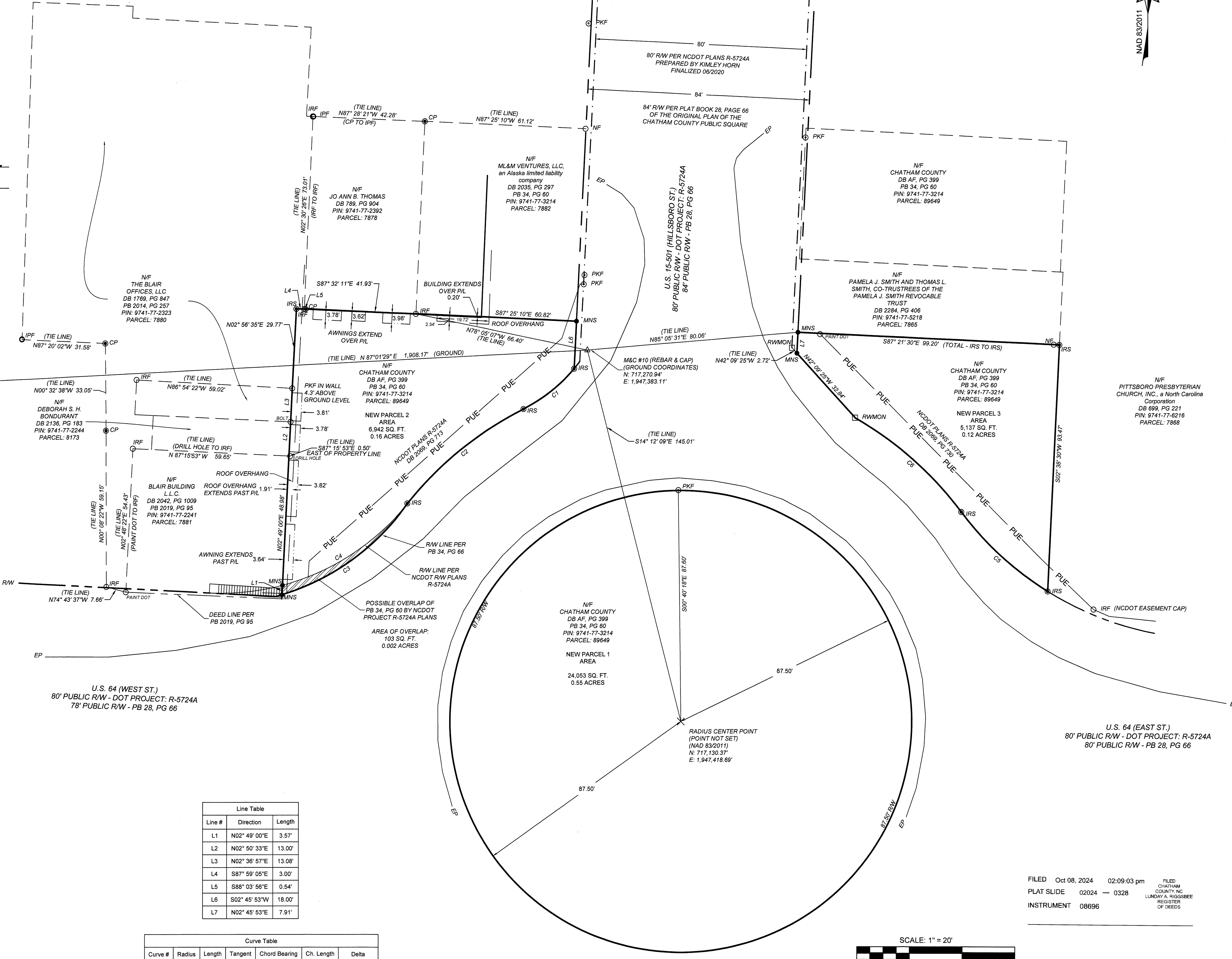
CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I OWN THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF PITTSBORO, NORTH CAROLINA, AND THAT I HEREBY CERTIFY THAT THIS IS MY PLAN OF SUBDIVISION.

SITE DATA

OWNER: CHATHAM COUNTY  
P.O. BOX 608  
12 EAST ST  
PITTSBORO, NC 27312  
SITE ADDRESS: 9 HILLSBORO ST., PITTSBORO  
PIN: 9741-77-3214  
PARCEL: 89649  
TOTAL ORIGINAL AREA: 36.132 SQ. FT.  
NEW PARCEL 1 AREA: 0.83 ACRES  
NEW PARCEL 2 AREA: 24.053 SQ. FT.  
NEW PARCEL 3 AREA: 5.942 SQ. FT.  
NEW PARCEL 4 AREA: 0.16 ACRES  
NEW PARCEL 5 AREA: 5.137 SQ. FT.  
WATERSHED DISTRICT: WS-IV PA  
HUC WATERSHED: ROBERSON CREEK  
ZONING: CENTRAL COMMERCIAL DISTRICT (C-4)  
STANDARDS FOR CENTRAL COMMERCIAL DISTRICT (C-4)  
MIN. LOT WIDTH - N/A  
MIN. FRONT SETBACK - 0'  
MIN. SIDE SETBACK - 0'  
MIN. REAR SETBACK - 0'  
BUILDING HEIGHT - 65' MAX.  
FIRM PANEL - SEE NOTE 6

(POINT OF LOCALIZATION)  
NC GRID (NAD 83/2011)  
NGCS MON. "ADMIN"  
N 717,171.90'  
E 1,945,477.51'  
C.F. 0.99989204



I, ROBIN L. LEE, PLS. L-3759, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

CLASS OF SURVEY: AA  
DATES OF THE SURVEY: 04/11/2024 - 04/15/2024  
DATUM/EPOCH: NAD 83/2011  
PUBLISHED/FIXED CONTROL USE: FIXED CONTROL  
NGCS: ADMIN  
PID: DH4786  
GEOID MODEL: GEOID 18  
COMBINED GRID FACTOR(S): 0.99989204  
UNITS: US SURVEY FEET  
TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R12

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 04TH DAY OF OCTOBER A.D., 2024.

[Signature]  
ROBIN L. LEE L-3759  
PROFESSIONAL LAND SURVEYOR

I, ROBIN L. LEE, PLS. L-3759, CERTIFY 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.

[Signature]  
DATE: 10/4/2024



BOUNDARY LEGEND

- CMF CONCRETE MONUMENT FOUND
- CP COMPUTED POINT
- DB DEED BOOK
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- MNS MAG NAIL SET
- NAD NORTH AMERICAN DATUM
- NGCS NC GEODETIC SURVEY
- NF NAIL FOUND
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- PUE PRIVATE UTILITY EASEMENT
- RW RIGHT OF WAY
- RWMON RIGHT OF WAY MONUMENT
- SQ. FT. SQUARE FEET

LINETYPE LEGEND

- SUBJECT PARCEL (PIO)
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- ADJACENT PROPERTY LINE (NOT SURVEYED)
- PUE PERMANENT UTILITY EASEMENT LINE
- AWNING OVERHANG
- BUILDING ROOFTOP OVERHANG

Line Table

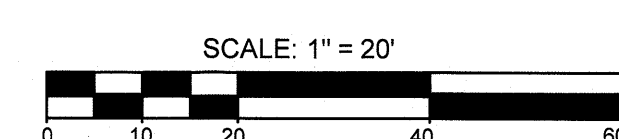
Line #	Direction	Length
L1	N02° 49' 00"E	3.57'
L2	N02° 50' 33"E	13.00'
L3	N02° 36' 57"E	13.08'
L4	S87° 59' 05"E	3.00'
L5	S88° 03' 56"E	0.54'
L6	S02° 45' 53"W	18.00'
L7	N02° 45' 53"E	7.91'

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	60.00'	24.68'	12.52'	S51° 25' 05"W	24.51'	023° 34' 01"
C2	132.50'	57.13'	29.02'	S50° 50' 55"W	56.69'	024° 42' 21"
C3	90.00'	59.88'	31.10'	S54° 00' 33"W	58.78'	038° 07' 18"
C4	90.00'	57.59'	29.82'	S56° 49' 38"W	56.61'	036° 39' 47"
C5	120.00'	41.62'	21.02'	N46° 46' 04"W	41.41'	019° 52' 17"
C6	132.50'	54.23'	27.50'	N48° 33' 29"W	53.86'	023° 27' 07"

- SURVEY NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83/2011).
  - ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
  - THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON NC'S MONUMENT "ADMIN" HAVING THE FOLLOWING LOCALIZED NAD 83/2011 COORDINATES AND NAVD 88 ELEVATION: N = 717,171.90'; E = 1,945,477.51'; ELEV = 392.48'
  - PROJECT COMBINED GRID FACTOR USED IS 0.99989204 (GROUND TO GRID).
  - THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR OR OWNER SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS. NORTH CAROLINA LAW REQUIRES CONTACTING NC 811 BEFORE ANY EXCAVATION CAN BE PERFORMED ON SITE.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA, "ZONE X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA MAP NUMBER 3710974100K WITH AN EFFECTIVE DATE OF 11/12/2017.
  - UNLESS OTHERWISE NOTED ALL NEW IRON RODS SET (IRS) WERE SET USING 5/8" REBAR SET FLUSH WITH THE GROUND.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
  - THIS PROPERTY IS ZONED CENTRAL COMMERCIAL DISTRICT (C-4)

FILED Oct 08, 2024 02:09:03 pm  
PLAT SLIDE: 02024 - 0328  
INSTRUMENT: 08696



MINOR SUBDIVISION PLAT OF  
CHATHAM COUNTY COURTHOUSE CIRCLE  
(PARCEL 89649)  
FOR  
CHATHAM COUNTY  
PLAN DATE: 05/15/2024 SCALE: 1" = 20'  
CENTER TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 01208-0027  
PROJ. SVYR: RLL  
DRAWN BY: WKB  
FIELD BK: R1655  
COMP. FILE: V0101\_01208-0027  
SHEET #: 1 OF 1

**MCKIM & CREED**  
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NC License# F-1222  
Internet Site: http://www.mckimcreed.com

DATE	REVISION	INITIAL

2024-328