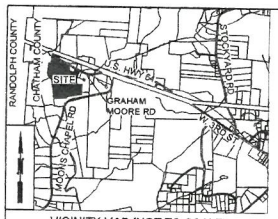


VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property described hereon, and that I freely adopt this plan of subdivision.

05/01/2024
Date

Owner/Agent

State of North Carolina
County of Chatham

I, Angela Shiflett 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

Date 5/2/24

FILED May 02, 2024 03:24:26 pm
PLAT SLIDE 02024 — 0144
INSTRUMENT 03618

FILED
CHATHAM
COUNTY, NC
LUNDAY A. RIGSBEE
REGISTER
OF DEEDS

CERTIFICATE OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I hereby certify that the subdivision plat shown hereon is exempt from the Town of Siler City Subdivision regulations by definition. The subject lot(s) do not meet the requirements of the Town Zoning Ordinance. The plat has been approved for recording in the Office of the Chatham County Register of Deeds.

May 02, 2024
Date

Planning Director

PLAT SLIDE 2021-374

SURVEY REFERENCES
ESTATE FILE 22E PAGE 83 (CURRENT)
DEED BOOK 625 PAGE 302
DEED BOOK 779 PAGE 533
DEED BOOK 1553 PAGE 1040
DEED BOOK 1817 PAGE 804
DEED BOOK 1915 PAGE 76
DEED BOOK 2286 PAGE 925
PLAT SLIDE 2021-374 (CURRENT)
PLAT SLIDE 36 PAGE 57
PLAT SLIDE 87-131
PLAT SLIDE 93-100
PLAT SLIDE 97-473
PLAT SLIDE 99-144
PLAT SLIDE 2000-248
PLAT SLIDE 2013-71

BUILDING SETBACKS
FROM ROAD R/W - 40'
REAR - 20'
SIDE - 20'

ABBREVIATIONS
AC ACRE(S)
AG ABOVE GROUND
BC BACK OF CURB
BG BELOW GROUND
BM BOOK OF MAPS
DB DEED BOOK
EP EDGE OF PAVEMENT
EIP EXISTING IRON PIPE
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
P.S. PLAT SLIDE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TYP TYPICAL

PROPERTY DATA
CURRENT OWNER: NOAH MIAH MATTHEWS ESTATE
SITE ADDRESS: 505 GRAHAM MOORE ROAD
STALEY, NC 27355
PIN: 8732-93-8845
AKPAR: 12576
CURRENT ZONING: A-R

I, DRAKE KINSAUL, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

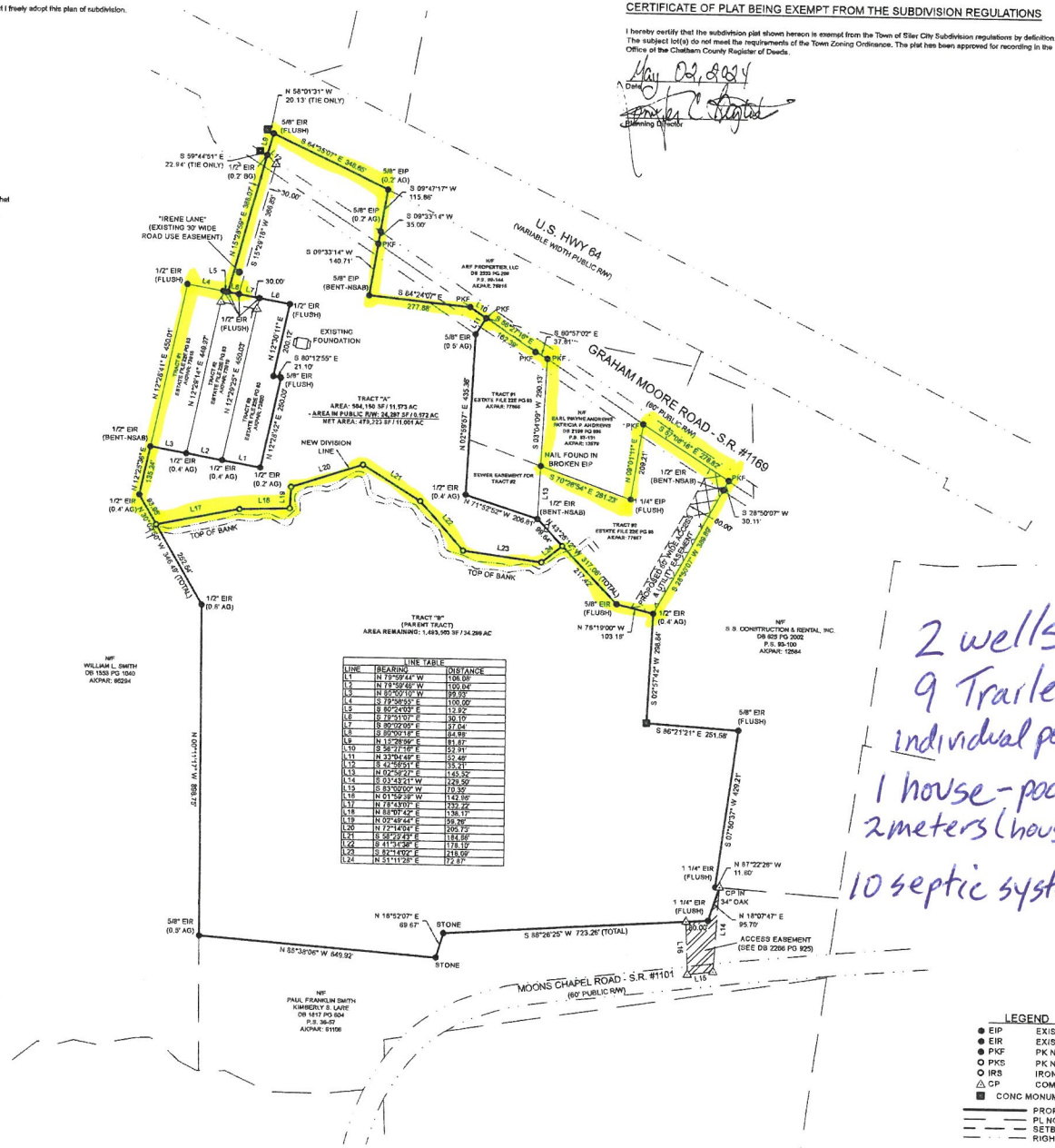
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5268

NORTH CAROLINA PROFESSIONAL SEAL L-5268 LAND SURVEYOR DRAKE KINSAUL

"I, DRAKE KINSAUL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

2 DAY OF May 2024

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5268



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°59'44" W	106.08'
L2	N 78°59'46" W	100.04'
L3	N 80°00'10" W	99.05'
L4	S 79°58'53" E	100.00'
L5	S 80°24'03" E	12.92'
L6	S 79°51'07" E	30.10'
L7	S 80°02'05" E	37.04'
L8	S 80°05'16" E	84.98'
L9	N 15°28'39" E	81.67'
L10	S 58°21'58" E	52.91'
L11	N 33°04'48" E	52.48'
L12	S 42°58'51" E	35.21'
L13	N 02°59'27" E	140.32'
L14	S 03°43'21" W	229.50'
L15	S 83°02'00" W	70.35'
L16	N 01°59'39" W	142.19'
L17	N 78°43'07" E	232.22'
L18	N 88°07'42" E	138.17'
L19	N 02°49'44" E	99.26'
L20	N 72°14'04" E	205.73'
L21	S 58°22'43" E	184.06'
L22	S 41°34'36" E	178.10'
L23	S 82°14'02" E	218.09'
L24	N 51°11'28" E	72.87'

LEGEND
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- IRS IRON ROD SET (5/8" REBAR)
- CP COMPUTED POINT
- CONC MONUMENT FOUND
- PROPERTY LINE (PL)
- PL NOT SURVEYED
- SETBACK LINE
- RIGHT OF WAY LINE

GENERAL NOTES
1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
2) ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
3) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY.
5) NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THE SITE.
6) THE BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM THAT PLAT RECORDED IN PLAT SLIDE 2021-374, IN THE CHATHAM COUNTY REGISTER OF DEEDS.
7) THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE LANDS OF BUD MATTHEWS AS RECORDED IN ESTATE FILE 22E, PAGE 83 & PLAT SLIDE 2021-374 OF THE CHATHAM COUNTY REGISTER OF DEEDS AND CREATE A 60' ACCESS & UTILITY EASEMENT.
8) ORIGINAL FIELD WORK COMPLETED ON NOVEMEBER 28, 2021. THE ONLY NEW FIELD WORK PERFORMED FOR THIS PLAT IS THE FIELD LOCATION OF THE CREEK.

DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL COMPLY WITH THE SECTION 189.045 (E) (d) and (e) (FORMERLY SECTION 400 (5) (d) and (e)) OF THE CHATHAM COUNTY STORMWATER ORDINANCE.

DATE	REVISION

Drake Kinsaul Land Surveying
500 NICKS BEND EAST
PITTSBORO, NC 27312
drakekinsaul@gmail.com
OFFICE (919) 833-5151
MOBILE (770) 597-1619

EXEMPT MINOR SUBDIVISION & EASEMENT PLAT
FOR
NOAH MATTHEWS TESTAMENTARY TRUST
MATTHEWS TOWNSHIP
CHATHAM COUNTY, NORTH CAROLINA

SCALE: 1" = 200'	DATE: 04/01/2024	PROJECT # 21-184
SURVEY BY: AB	DRAWN BY: DK	

0 100' 200' 0
SCALE: 1" = 200'

2 wells
9 Trailers with individual power meters
1 house - poor condition
2 meters (house & common well)
10 septic systems

2024-144