

2023-359

**SURVEY REFERENCES**

DEED BOOK FC, PAGE 76  
DEED BOOK 581, PAGE 430  
DEED BOOK 600, PAGE 751  
DEED BOOK 873, PAGE 842  
DEED BOOK 952, PAGE 125  
DEED BOOK 1251, PAGE 1010  
PLAT BOOK 5, PAGE 51  
PLAT BOOK 19, PAGE 88  
PLAT BOOK 27, PAGE 88  
PLAT BOOK 91, PAGE 327

**ABBREVIATIONS**

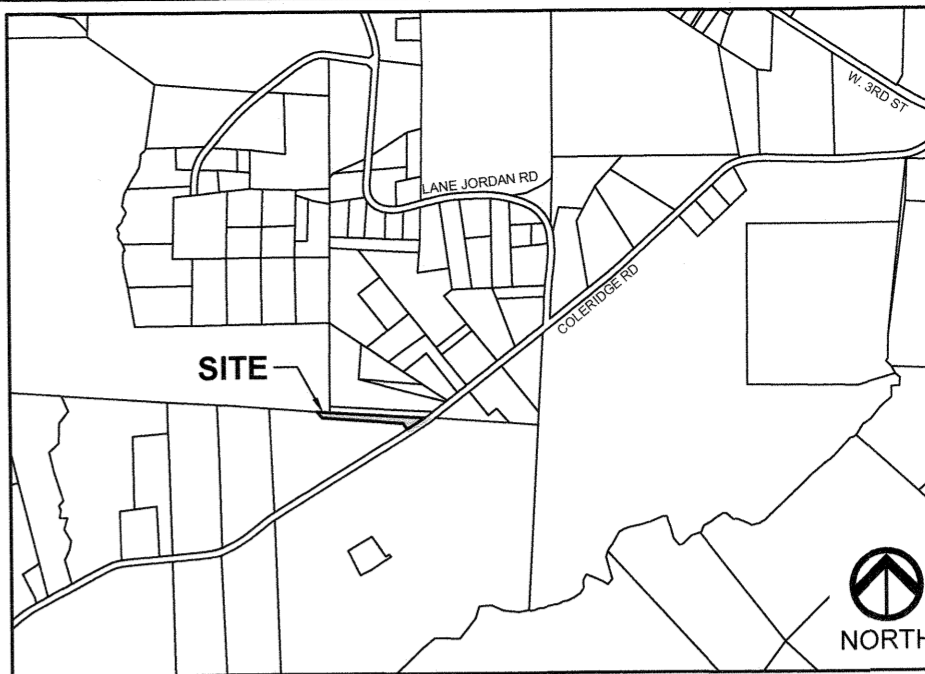
AC ACRES  
AG ABOVE GROUND  
C&T CAP AND TACK  
DB DEED BOOK  
IPF IRON PIPE FOUND  
PB PLAT BOOK  
PG PAGE  
R/W RIGHT-OF-WAY  
SF SQUARE FEET  
SR STATE ROAD

**FLOOD CERTIFICATION**

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 8741J OF COMMUNITY NUMBER 370058 (TOWN OF SILER CITY ETJ), BEARING MAP # 3710874100J, DATED FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

**GENERAL NOTES**

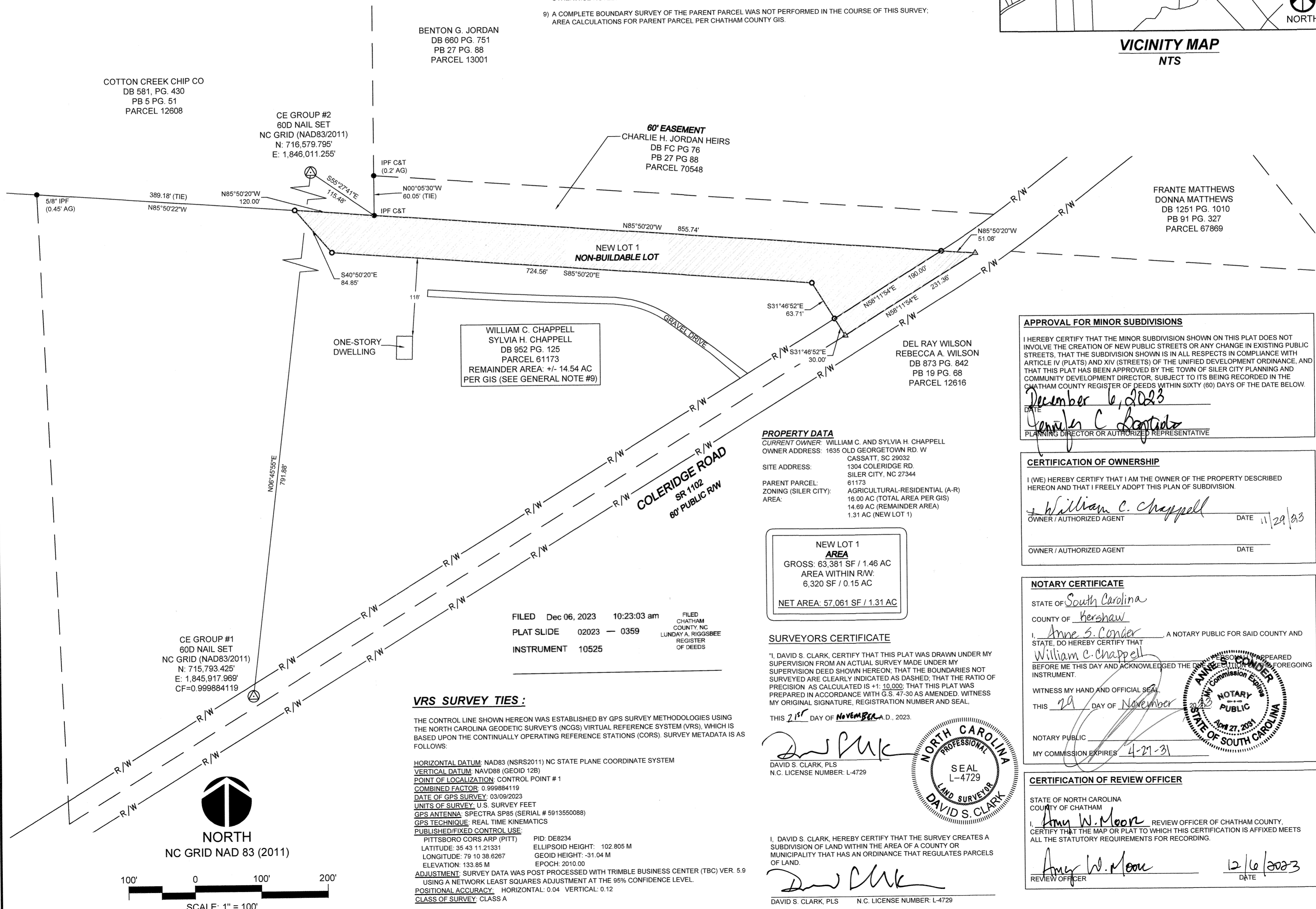
- 1) THE PURPOSE OF THIS PLAT IS TO PERFORM A MINOR SUBDIVISION SURVEY ON THE PROPERTY OF WILLIAM C. AND SYLVIA H. CHAPPELL, HAVING PARCEL NUMBER 61173, HAVING A DEED REFERENCE OF BOOK 952 PAGE 125, RECORDED IN THE CHATHAM COUNTY REGISTRY AND BEING LOCATED AT ADDRESS 1304 COLERIDGE RD. SILER CITY, NC.
- 2) PROPERTY SHOWN HEREON IS 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 EFFECT THESE PROPERTIES.
- 3) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- 4) COORDINATE DATA SHOWN HEREON WAS DERIVED FROM A GPS/VRS.
- 5) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- 6) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON REFERENCES SHOWN HEREON.
- 7) AREA(S) CALCULATED BY THE COORDINATE METHOD.
- 8) ALL PROPERTY CORNERS SET AND SHOWN HEREON WITHOUT DESCRIPTION ARE 5/8" IRON PIPE SET (IPS) UNLESS OTHERWISE NOTED.
- 9) A COMPLETE BOUNDARY SURVEY OF THE PARENT PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY. AREA CALCULATIONS FOR PARENT PARCEL PER CHATHAM COUNTY GIS.



VICINITY MAP NTS

LINE AND HATCH LEGEND table with symbols for Property Line (PL), Property Line Not Surveyed, Right-of-Way Line (R/W), and Subdivided Area.

SYMBOL LEGEND table with symbols for Property Corner Found, Property Corner Set, and Datum Control Point.



COTTON CREEK CHIP CO  
DB 581, PG. 430  
PB 5 PG. 51  
PARCEL 12608

BENTON G. JORDAN  
DB 660 PG. 751  
PB 27 PG. 88  
PARCEL 13001

CE GROUP #2  
60D NAIL SET  
NC GRID (NAD83/2011)  
N: 716,579.795'  
E: 1,846,011.255'

60' EASEMENT  
CHARLIE H. JORDAN HEIRS  
DB FC PG 76  
PB 27 PG 88  
PARCEL 70548

FRANTE MATTHEWS  
DONNA MATTHEWS  
DB 1251 PG. 1010  
PB 91 PG. 327  
PARCEL 67869

WILLIAM C. CHAPPELL  
SYLVIA H. CHAPPELL  
DB 952 PG. 125  
PARCEL 61173  
REMAINDER AREA: +/- 14.54 AC  
PER GIS (SEE GENERAL NOTE #9)

DEL RAY WILSON  
REBECCA A. WILSON  
DB 873 PG. 842  
PB 19 PG. 68  
PARCEL 12616

PROPERTY DATA  
CURRENT OWNER: WILLIAM C. AND SYLVIA H. CHAPPELL  
OWNER ADDRESS: 1635 OLD GEORGETOWN RD. W CASSATT, SC 29032  
SITE ADDRESS: 1304 COLERIDGE RD. SILER CITY, NC 27344  
PARENT PARCEL: 61173  
ZONING (SILER CITY): AGRICULTURAL-RESIDENTIAL (A-R)  
AREA: 16.00 AC (TOTAL AREA PER GIS)  
14.69 AC (REMAINDER AREA)  
1.31 AC (NEW LOT 1)

NEW LOT 1 AREA  
GROSS: 63,381 SF / 1.46 AC  
AREA WITHIN R/W: 6,320 SF / 0.15 AC  
NET AREA: 57,061 SF / 1.31 AC

FILED Dec 06, 2023 10:23:03 am  
PLAT SLIDE 02023 - 0359  
INSTRUMENT 10525

**VRS SURVEY TIES :**

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEYS (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). SURVEY METADATA IS AS FOLLOWS:

HORIZONTAL DATUM: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM  
VERTICAL DATUM: NAVD83 (GEOID 12B)  
POINT OF LOCALIZATION: CONTROL POINT #1  
COMBINED FACTOR: 0.999884119  
DATE OF GPS SURVEY: 03/09/2023  
UNITS OF SURVEY: U.S. SURVEY FEET  
GPS ANTENNA: SPECTRA SP65 (SERIAL # 5913550088)  
GPS TECHNIQUE: REAL TIME KINEMATICS  
PUBLISHED/FIXED CONTROL USE:  
PITTSBORO CORS ARP (PITT) PID: DE8234  
LATITUDE: 35.43 11.21331 ELLIPSOID HEIGHT: 102.805 M  
LONGITUDE: 79.10 38.8267 GEOID HEIGHT: -31.04 M  
ELEVATION: 133.85 M EPOCH: 2010.00  
ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) VER. 5.9 USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.  
POSITIONAL ACCURACY: HORIZONTAL: 0.04 VERTICAL: 0.12  
CLASS OF SURVEY: CLASS A

APPROVAL FOR MINOR SUBDIVISIONS  
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH ARTICLE IV (PLATS) AND XIV (STREETS) OF THE UNIFIED DEVELOPMENT ORDINANCE, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF SILER CITY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.  
December 6, 2023  
Jennifer C. Baptista  
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP  
I (WE) HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.  
William C. Chappell  
OWNER / AUTHORIZED AGENT DATE 11/29/23

NOTARY CERTIFICATE  
STATE OF South Carolina  
COUNTY OF Kershaw  
I, Anne S. Conder, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT William C. Chappell APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE SIGNATURE OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 29 DAY OF November 2023  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-21-31

CERTIFICATION OF REVIEW OFFICER  
STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM  
Amy W. Moore REVIEW OFFICER OF CHATHAM COUNTY.  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.  
12/6/2023  
REVIEW OFFICER DATE

CE GROUP logo and contact information: 301 GLENWOOD AVE. 220 RALEIGH, NC 27603. License # C-1739

MINOR SUBDIVISION PLAT  
PROPERTY OF WILLIAM C. and SYLVIA H. CHAPPELL  
1304 COLERIDGE RD  
MATTHEWS TOWNSHIP - COUNTY OF CHATHAM - NORTH CAROLINA

Form with fields for Date (SEPTEMBER 26, 2023), Scale (1" = 100'), Drawn (CKT), Checked (DSC), Project No. (200-144), Computer Dwg. Name (VSI\_200-144\_BrushCreekSubdivision.dwg), and Sheet No. (1 of 1).

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