2023-359

SURVEY REFERENCES
DEED BOOK FC, PAGE 76
DEED BOOK 581, PAGE 430
DEED BOOK 660, 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 68
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.

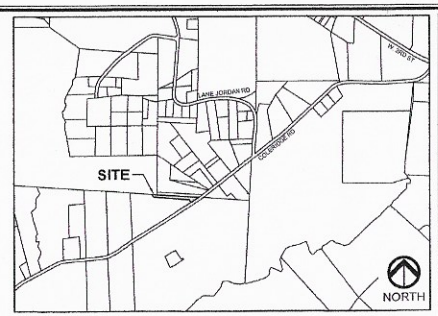
7) AREA(S) CALCULATED BY THE COORDINATE METHOD.

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.

LINE AND HATCH LEGEND
- PROPERTY LINE (PL)
- PROPERTY LINE NOT SURVEYED
- R/W — RIGHT-OF-WAY LINE
- SUBDIVIDED AREA

SYMBOL LEGEND
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- DATUM CONTROL POINT



VICINITY MAP
NTS

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

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

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

5/8" IPF (0.45' AG)

389.18' (TIE) N85°50'22"W

N85°50'20"W 120.00'

S05°27'41"E 115.48'

IPF C&T (0.2' AG)

N00°05'30"W 60.05' (TIE)

IPF C&T

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

N85°50'20"W 855.74'

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

N85°50'20"W 51.08'

R/W

NEW LOT 1
NON-BUILDABLE LOT

S40°50'20"E 84.85'

724.56' S85°50'20"E

118'

GRAVEL DRIVE

S31°46'52"E 83.71'

N59°11'54"E 190.00'

N59°11'54"E 231.39'

S31°46'52"E 30.00'

ONE-STORY DWELLING

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

N06°45'55"E 791.88'

COLERIDGE ROAD
SR 1102
60' PUBLIC R/W

CE GROUP #1
60D NAIL SET
NC GRID (NAD83/2011)
N: 715,793.425'
E: 1,845,917.969'
CF=0.999884119

NORTH
NC GRID NAD 83 (2011)

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

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

VRS SURVEY TIES :

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (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: NAVD88 (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 SP85 (SERIAL # 5913550068)
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 38.6267 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

SURVEYORS CERTIFICATE

"I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; 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, REGISTRATION NUMBER AND SEAL.

THIS 21ST DAY OF NOVEMBER A.D., 2023.

DAVID S. CLARK, PLS
N.C. LICENSE NUMBER: L-4729

NORTH CAROLINA PROFESSIONAL SEAL L-4729 LAND SURVEYOR DAVID S. CLARK

I, DAVID S. CLARK, HEREBY 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.

DAVID S. CLARK, PLS N.C. LICENSE NUMBER: L-4729

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 IT'S BEING RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

December 6, 2023
DATE

Jennifer C Kondratz
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

OWNER / AUTHORIZED AGENT DATE

NOTARY CERTIFICATE

STATE OF South Carolina
COUNTY OF Pershaw

I, Anne S. Conlon, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT William C. Chappell PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
THIS 29 DAY OF November 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES 4-27-31

ANNE S. CONLON NOTARY PUBLIC STATE OF SOUTH CAROLINA My Commission Expires April 27, 2031

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, 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.

Amy W. Moore 12/6/2023
REVIEW OFFICER DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-233-0032
www.cegroupinc.com
License # C-1739

NO.

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

Date: SEPTEMBER 26, 2023
Scale: 1" = 100'
Drawn: CKT
Checked: DSC
Project No: 200-144
Computer Dwg. Name: vb1_200-144_boundlinesubdivision.dwg

Sheet No: 1 OF 1

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