

I, WILLIAM G. JOYNER, certify:
 (1) that this Map was drawn from an actual field land survey made by me;
 (2) that the boundaries not surveyed are shown as broken lines noted from information in book indicated;
 (3) that the Error of Closure is calculated by latitudes and departures and is 1:3219.1;
 (4) that this Map was prepared in accordance with GS 47-38 as amended.
 WITNESS my hand and Seal this 22 day of APRIL 1973

Signature William G. Joyner
 Registration No. L-1092

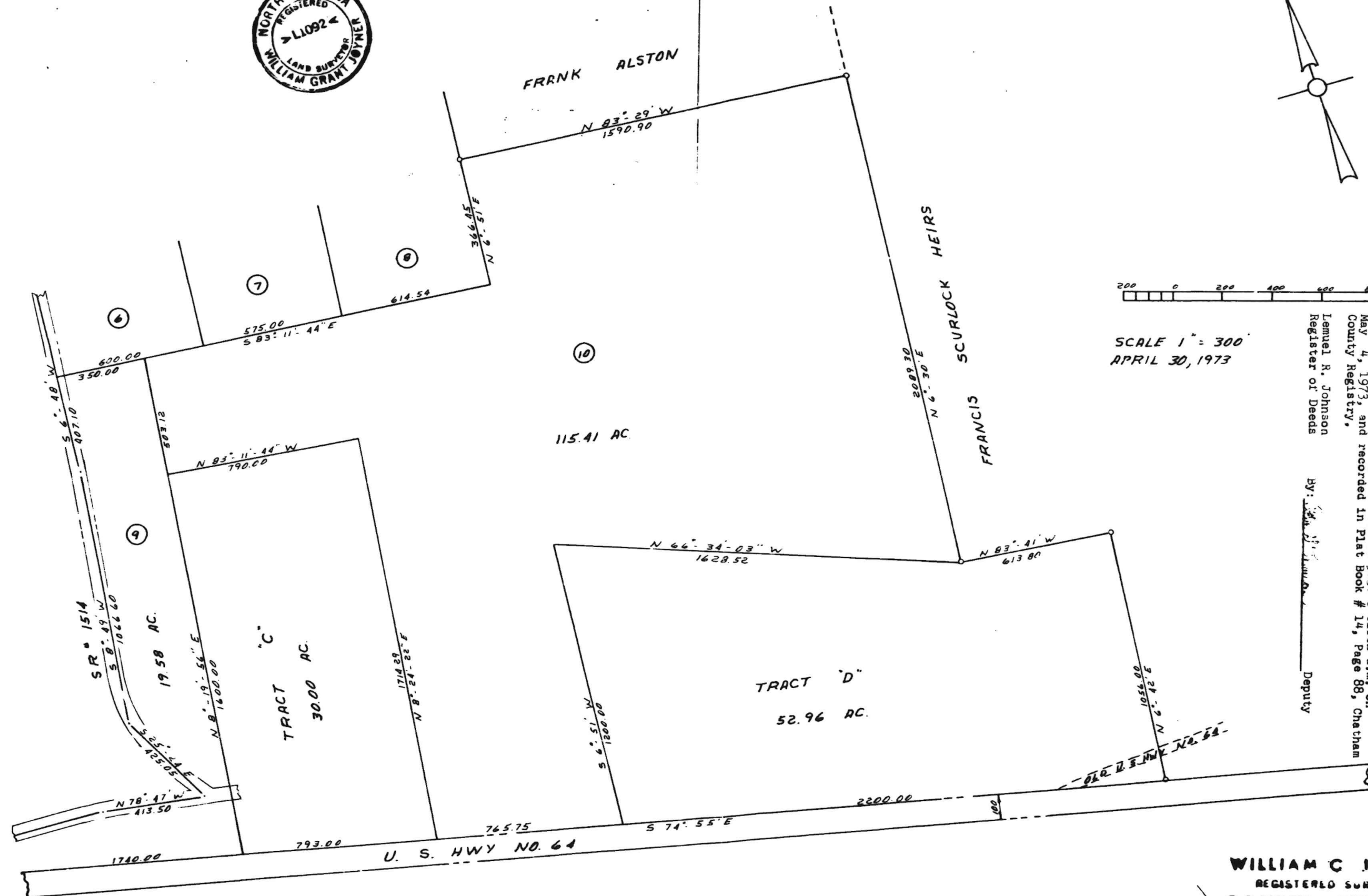


North Carolina
 I, Irene P. McLaurin, Notary Public in and for the state and county do hereby certify that William G. Joyner did personally appear before me this day and acknowledged the due execution of the foregoing property map.
 Witness my hand and seal this the 22 day of May, A.D. 1973
Irene P. McLaurin
 Notary Public
 My commission expires 6-17-76

HARLANDS CREEK

CENTER TWP. CHATHAM CO. N. C.

MAP NO. 3



NORTH CAROLINA
 CHATHAM COUNTY
 The foregoing certificate of Irene P. McLaurin, Notary Public of Chatham County, N. C. is certified to be correct. This Plat was filed for registration at 9:30 o'clock a.m. on May 4, 1973, and recorded in Plat Book # 14, Page 88, Chatham County Registry.
 Lemuel R. Johnson
 Register of Deeds
 BY: Irene P. McLaurin Deputy

WILLIAM G. JOYNER
 REGISTERED SURVEYOR
 R. O. BOX 752 • PITTSBORO, N. C.

EXISTING BOUNDARY/PARCEL AREA REFERENCE

PARCEL ID: 5868 OR NCPIN: 9722-00-71-9696

7,670,846.79 SF. OR 176,098 ACRES TOTAL

(A) 43,053.26 SF. OR 0.988 ACRES LIES WITHIN THE RIGHT OF WAY OF MANCO DAIRY ROAD
(B) 15,950.64 SF. OR 0.367 ACRES LIES WITHIN THE RIGHT OF WAY OF TWO MULE ROAD
AFTER SUBTRACTION OF BOTH AREAS (A) & (B) WITHIN DESIGNATED RIGHT OF WAYS THIS
BOUNDARY/PARCEL HAS A NET ACREAGE OF 7,611,802.89 SF. OR 174.74 ACRES

NOTE: ALL AREAS COMPUTED BY THE COORDINATE METHOD

CONSERVATION EASEMENT AREA TABLE REFERENCE

(A) INCLUDES RESIDENTIAL ENVELOPES A & B
RESIDENTIAL ENVELOPE A 207,336.93 SF. OR 4.759 ACRES
RESIDENTIAL ENVELOPE B 219,892.88 SF. OR 5.048 ACRES

(B) INCLUDES FARMSTEAD ENVELOPE A
FARMSTEAD ENVELOPE A 82,647.70 SF. OR 1.893 ACRES

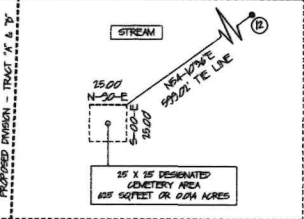
(C) INCLUDES AREA DESIGNATED AS "HABITAT ZONE"
HABITAT ZONE 4,012,838.71 SF. OR 92.122 ACRES

NOTE: AREA DESIGNATED AS "HABITAT ZONE" ALSO INCLUDES
STREAM BUFFERED AREAS 1 & 2
STREAM BUFFERED AREA 1 908,689.78 SF. OR 20.860 ACRES
STREAM BUFFERED AREA 2 378,045.73 SF. OR 8.678 ACRES

(D) INCLUDES BOTH FUTURE DIVISION TRACTS A & B
NOTE: THESE TWO TOTALS REFLECT THE ENTIRE BOUNDARY AND
CONSERVATION AREA
TRACT A - FUTURE 101,898 ACRES
TRACT B - FUTURE 74,200 ACRES
TOTAL ACREAGE WITHIN THIS CONSERVATION AREA
7,670,846.79 SF. OR 176,098 ACRES TOTAL

NOTE: ALL AREAS COMPUTED BY THE COORDINATE METHOD

DESIGNATED CEMETERY DETAIL - SCALE 1" = 60'



MANCO DAIRY ROAD
SR 1514
EXISTING GRAVEL ROAD
1/2 PUBLIC RIGHT OF WAY

TWO MULE ROAD
EXISTING GRAVEL ROAD
1/2 PRIVATE ROAD
SEE PLAT BOOK W PAGE 51

STEPHANE TALBOT
PARCEL D: 8794
PS 100 PS 53
PS 91 PS 10

EDWARD COTMAN
PARCEL D: 8975
PS 284 PS 546
PS 91 PS 10

DAVID WIDENHEIMER
JANET WIDENHEIMER
PARCEL D: 8971
PS 488 PS 895
PS 91 PS 10

ROBERT KELLEY JR.
PARCEL D: 8910
PS 131 PS 415
PS 58 PS 10

NICE RIDGES
PARCEL D: 7894
PS 244 PS 840
PS 20 PS 415

FRANZ THOMAS
PARCEL D: 8918
PS 371 PS 420
PS 30 PS 554

PARCEL ID: 5868
NCPIN: 9722-00-71-9696
7,670,846.79 SQFEET
176,098 +/- ACRES TOTAL
AREA BY COORDINATE METHOD
SEE CONSERVATION & ENVELOPE AREA TABLE

TRACT "A"
FUTURE SUBDIVIDED AREA
101,898 +/- ACRES TOTAL
SEE CONSERVATION & ENVELOPE
AREA TABLE

TRACT "B"
FUTURE SUBDIVIDED AREA
74,200 +/- ACRES TOTAL
SEE CONSERVATION & ENVELOPE
AREA TABLE

RESIDENTIAL
ENVELOPE A
2,079,966.93 SQFEET
4.759 +/- ACRES TOTAL
SEE CONSERVATION & ENVELOPE
AREA TABLE

FARMSTEAD
ENVELOPE A
82,647.70 SQFEET
1.893 +/- ACRES TOTAL
SEE CONSERVATION & ENVELOPE
AREA TABLE

RESIDENTIAL
ENVELOPE B
2,198,928.88 SQFEET
5.048 +/- ACRES TOTAL
SEE CONSERVATION & ENVELOPE
AREA TABLE

LINE	LENGTH	BEARING
E1	34.74	S72-28.57W
E2	106.37	S72-28.57W
E3	106.37	S72-28.57W
E4	106.37	S72-28.57W
E5	106.37	S72-28.57W
E6	106.37	S72-28.57W
E7	106.37	S72-28.57W
E8	106.37	S72-28.57W
E9	106.37	S72-28.57W
E10	106.37	S72-28.57W
E11	106.37	S72-28.57W
E12	106.37	S72-28.57W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
E1	34.74	114.92	29.57	S66-41.71W
E2	106.37	114.92	29.57	S66-41.71W
E3	106.37	114.92	29.57	S66-41.71W
E4	106.37	114.92	29.57	S66-41.71W
E5	106.37	114.92	29.57	S66-41.71W
E6	106.37	114.92	29.57	S66-41.71W
E7	106.37	114.92	29.57	S66-41.71W
E8	106.37	114.92	29.57	S66-41.71W
E9	106.37	114.92	29.57	S66-41.71W
E10	106.37	114.92	29.57	S66-41.71W
E11	106.37	114.92	29.57	S66-41.71W
E12	106.37	114.92	29.57	S66-41.71W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
D1	106.37	114.92	29.57	N46-52.07E
D2	106.37	114.92	29.57	N46-52.07E
D3	106.37	114.92	29.57	N46-52.07E
D4	106.37	114.92	29.57	N46-52.07E
D5	106.37	114.92	29.57	N46-52.07E
D6	106.37	114.92	29.57	N46-52.07E
D7	106.37	114.92	29.57	N46-52.07E
D8	106.37	114.92	29.57	N46-52.07E
D9	106.37	114.92	29.57	N46-52.07E
D10	106.37	114.92	29.57	N46-52.07E
D11	106.37	114.92	29.57	N46-52.07E
D12	106.37	114.92	29.57	N46-52.07E

- META DATA LEGEND:
- EP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - EAM - EXISTING CONCRETE MONUMENT
 - NCS - NEW CONCRETE MONUMENT
 - NIS - NEW IRON STAKE
 - CP - CALCULATED POINT
 - MS - (6" OF IRON) ABOVE GRADE
 - MS - (6" OF IRON) BELOW GRADE
 - FL - FLUSH WITH GRADE
- SYMBOL ABBREVIATION LEGEND:
- EASE - EASEMENT
 - UP - UTILITY POLE
 - WELL - WELL HEAD
 - SEPTIC - SEPTIC ACCESS
 - SF - SQUARE FEET

META DATA NOTES:

POINT 1 - RW MONUMENT
CONTROL CORNER
N: 71,057,643.00 FT.
E: 71,057,643.00 FT.
(SEE NOTE # 9)

POINT 2 - RW MONUMENT
DISTURBED

POINT 3 - RW MONUMENT B*AG
POINT 4 - SPIKE SET

POINT 5 - 3/4" IRON
CONTROL CORNER
N: 71,057,643.00 FT.
E: 71,057,643.00 FT.
(SEE NOTE # 9)

POINT 6 - 1/2" IRON
POINT 7 - 3/4" IRON
POINT 8 - 1/2" IRON
POINT 9 - SPIKE SET
POINT 10 - 1/2" IRON
POINT 11 - 1/2" IRON
POINT 12 - 1/2" IRON
POINT 13 - 1/2" IRON

POINT 14 - 1/2" IRON
CONTROL CORNER
N: 71,057,643.00 FT.
E: 71,057,643.00 FT.
(SEE NOTE # 9)

POINT 15 - 1/2" IRON
POINT 16 - NAIL SET @
3/4" IRON
POINT 17 - 1/2" IRON

POINT 18 - 3/4" IRON
CONTROL CORNER
N: 71,057,643.00 FT.
E: 71,057,643.00 FT.
(SEE NOTE # 9)

POINT 19 - 3/4" IRON
POINT 20 - RW MONUMENT B*AG
POINT 21 - 3/4" IRON
POINT 22 - 3/4" IRON
POINT 23 - 1/2" IRON
POINT 24 - 1/2" IRON
POINT 25 - RW MONUMENT B*AG
POINT 26 - RW MONUMENT B*AG
POINT 27 - RW MONUMENT B*AG
POINT 28 - RW MONUMENT B*AG
POINT 29 - RW MONUMENT B*AG
POINT 30 - RW MONUMENT B*AG

POINT 31 - 3/4" IRON
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POINT 503 - 3/4" IRON
POINT 504 - 3/

Notes:

- This project is not located within a special flood hazard area per NCFRIS.
- Map #: 3710972200K Effective Date: 11/17/2017
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- County Water is Not Available.
- Watershed: Harlands Creek
- Zoning: R-A2
- AKPAR: 5876

STATE OF NORTH CAROLINA

I, Amy W. Moore, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

8/6/2024 Amy W. Moore
Date Review Officer

Certificate of Exemption

I hereby certify that the division of property shown and described hereon is exempt from the Town of Pittsboro Unified Development Ordinance by definition and/or ordinance.

Randall E. Coker, III 8/5/24
Subdivision Administrator Date

Exemption NCGS 160D-802 Compliance Statement

Approval of this exempt subdivision plat constitutes compliance with North Carolina General Statute 160D-802 only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State, and local laws, statutes, ordinances, and/or codes.

Certificate of Ownership

I hereby certify that I am the owner of the property described hereon, which is located within the subdivision regulation jurisdiction of Pittsboro, North Carolina, and that I hereby freely adopt this plan of subdivision.

8/2/24 [Signature]
Date Owner/Agent

Alston-Degraffewied, LLC
DB: 1956 Pg: 866
PS: 2021 Pg: 112
AKPAR: 5868

Wagon Trace
SR: 1648 R/W Varies

US Highway 64
R/W Varies

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11d

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

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 728 , page 118 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 13th day of June, A.D., 2024.

[Signature]
Professional Land Surveyor

L-4787



I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: May 13, 2024
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99989470
- (9) GPS/GNSS Scale Point:
N: 720,652.36 E: 1,928,977.32 Z: 459.57
- (10) Units: US Survey Feet

FILED Aug 06, 2024 10:55:43 am
PLAT SLIDE 02024 - 0269
INSTRUMENT 06770

FILED CHATHAM COUNTY NC
LUNDAY A. RUGGIERE
REGISTER OF DEEDS

Exempt Survey For:

Jimmie B. Vaughn

Town Of Pittsboro Chatham County
Center Township North Carolina
June 13, 2024

Deed Book: 728 Pg: 118

Plat Book: 97 Pg: 314

Scale: 1" = 100 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

Email: mail@surveycarolina.com

Firm #: P-1110

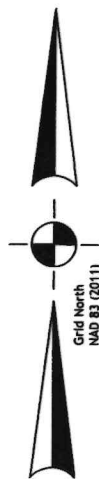
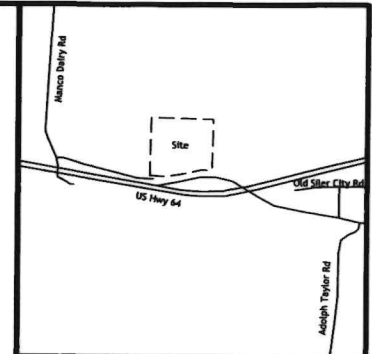
Dan W Tanner II L-4787

© 2024 Survey Carolina, Plc

Drawn By: MTH Checked By: DWT Job #: 16324

- | | |
|--------------------------------|--------------------------|
| Hardwood Tree | Catch Basin |
| Evergreen Tree | Yard Inlet |
| Stone | Storm Sewer Manhole |
| R/W - Right of Way Monument | Junction Box |
| R/S - Railroad Spike | Drop Inlet |
| NIR - New Iron Road | Irrigation Control Valve |
| NIP - New Iron Pipe | Back Flow Preventer |
| NCGS Monument | Water Valve |
| EN - Existing Nail | Water Manhole |
| EIR - Existing Iron Road | Water Meter |
| EIP - Existing Iron Pipe | Fire Dept. Connection |
| Existing Concrete Monument | Fire Hydrant |
| Bench Mark | Utility Pole |
| Computed Point / Point Not Set | Telephone Pedestal |
| Well | Telephone Pole |
| Property Line | Transformer |
| Computed Property Line | Communications Manhole |
| Right of Way Line | SS - Sanitary Sewer |
| Easement Line | SS Manhole |
| Tie Lines | SS Cleanout |
| Setback Lines | U/G Power Box |
| Gas Line | PP |
| Sanitary Sewer Line | Power Pole |
| Storm Sewer Line | Light Pole |
| Water Line | Guy Pole |
| Fence | Gas Valve |
| Overhead Utility Line | Guy Wire |
| Overhead Power Line | Gas Manhole |
| Underground Electric Line | Gas Meter |
| Underground Comm. Line | Electric Meter |
| 100-Year Flood Hazard Line | Electric Manhole |
| Floodway | 2:0.00 Spot Elevation |
| C/L Railroad | |

Owners:
Jimmie B. Vaughn
325 Wagon Trace
Pittsboro, NC 27312



Alston-Degraffewied, LLC
DB: 1956 Pg: 866
PS: 2021 Pg: 112
AKPAR: 5868

New Tract 1
10.255 Acres
A Portion of L3 of PS: 97 Pg: 314

Parent Tract
13.759 Acres Total
A Portion of L3 of PS: 97 Pg: 314

2024-269