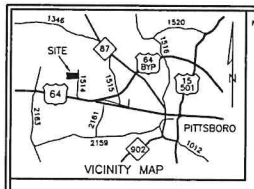


NOTE: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations.

OLLIE G. MOODY TRUST
D.B. 1206 PG. 1041

LINE	BEARING	DISTANCE
41 – 42	S 14°22'22" E	7.62'
42 – 43	S 14°22'22" E	85.23'
44 – 45	S 00°31'12" W	78.11'
46 – 47	S 11°19'41" E	55.26'

EIP 42 1/2" IRON PIPE 5" ABOVE GROUND
EIP 43 3/4" IRON PIPE 4" ABOVE GROUND

Points 1 – 15 are computed points in the center of Harlands Creek
Points 16 – 41 are computed points in the center of Lick Branch
Nails set in the center of Manco Dairy Road are 60d set 1" deep.

LINE	BEARING	DISTANCE
45 – 48	S 25°49'02" W	73.03'(tie)
48 – 49	S 01°51'56" W	40.00'
19 – 50	N 88°08'04" W	71.55'
50 – 51	S 84°32'37" W	203.44'
51 – 52	N 80°49'52" W	100.93'
52 – 53	N 69°55'40" W	96.18'
53 – 54	N 63°31'04" W	62.31'
54 – 55	N 75°34'42" W	93.04'
55 – 56	N 83°37'05" W	60.37'
56 – 57	N 83°37'05" W	102.70'
57 – 58	S 86°08'06" W	65.00'
58 – 59	S 78°23'44" W	150.23'
59 – 60	S 78°23'44" W	150.23'
60 – 61	S 67°43'45" W	20.36'
61 – 62	S 46°23'46" W	20.36'
62 – 63	S 35°43'46" W	75.49'
63 – 64	S 35°43'46" W	50.00'

LINE	BEARING	DISTANCE
64 – 65	S 31°04'00" W	35.75'
65 – 66	S 21°27'50" W	37.87'
66 – 67	S 11°35'01" W	37.87'
67 – 68	S 01°58'52" W	35.75'
68 – 69	S 02°40'51" E	60.69'
69 – 70	S 02°40'51" E	160.17'
70 – 71	S 87°19'09" W	40.00'
71 – 72	N 02°40'51" W	54.00'
72 – 73	S 87°19'09" W	54.00'
73 – 74	N 02°40'51" W	38.00'
74 – 75	N 02°40'51" W	2.00'
75 – 76	N 87°19'09" E	54.00'
76 – 77	N 02°40'51" W	65.93'
77 – 78	N 02°40'51" W	60.93'
78 – 79	N 01°58'52" E	42.25'
79 – 80	N 11°35'01" E	44.76'
80 – 81	N 21°27'50" E	44.76'

LINE	BEARING	DISTANCE
81 – 82	N 31°04'00" E	1.00'
82 – 83	N 31°04'00" E	41.26'
83 – 84	N 35°43'46" E	100.45'
84 – 85	N 35°43'46" E	25.04'
85 – 86	N 46°23'46" E	35.17'
86 – 87	N 67°43'45" E	35.17'
87 – 88	N 78°23'44" E	151.58'
88 – 89	N 78°23'44" E	151.58'
89 – 90	N 86°08'06" E	70.91'
90 – 91	S 83°39'27" E	99.45'
91 – 92	S 83°37'05" E	70.40'
92 – 93	S 75°34'42" E	100.08'
93 – 94	S 63°31'04" E	64.30'
94 – 95	S 69°55'40" E	90.12'
95 – 96	S 80°49'52" E	92.09'
96 – 97	N 84°31'56" E	200.66'
97 – 48	S 88°08'04" E	74.21'

NOTE: Points 48 – 97 are 1/2" iron pipes, set 2" above ground.

I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for grid coordinates/ties:

(1) Class of survey Class A
(2) Positional accuracy 0.0[illegible]
(3) Type of GPS field procedure RTK (VRS)
(4) Dates of survey 8/16/18
(5) Datum/Epoch NAD 83 (2011)
(6) Published/Fixed-control use NCGS Network (VRS)
(7) Geoid model 12B
(8) Combined grid factor 0.99988628
(9) Units U.S. Survey Feet

N.C. GRID NORTH NAD 83 (2011)

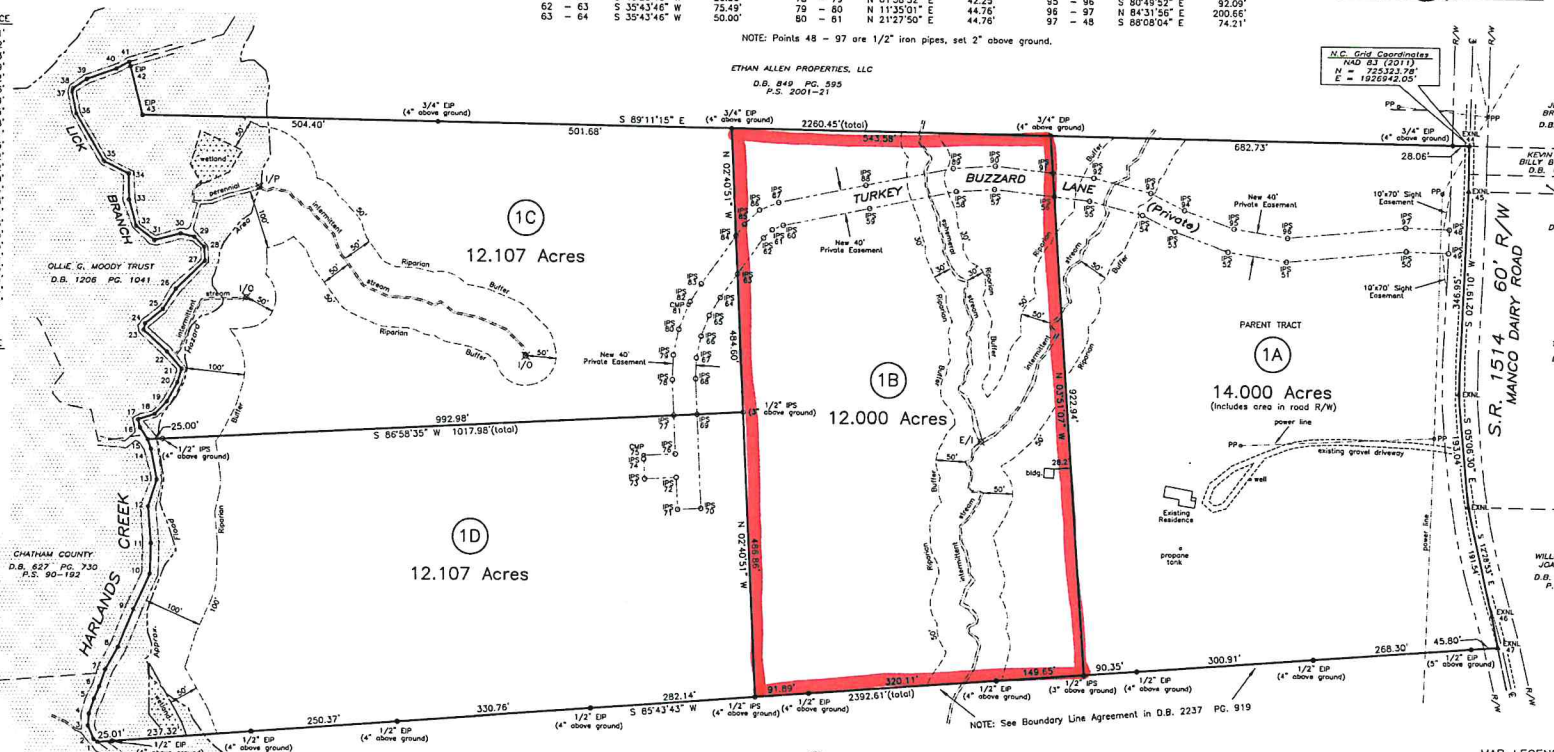
N.C. Grid Coordinates
NAD 83 (2011)
N = 725323.78'
E = 1926942.05'

CENTERLINE OF LICK BRANCH

LINE	BEARING	DISTANCE
16 – 17	N 16°23'20" W	14.21'
17 – 18	N 71°27'06" E	30.02'
18 – 19	N 44°12'57" E	29.83'
19 – 20	N 28°48'41" E	37.29'
20 – 21	N 17°35'01" E	24.32'
21 – 22	N 40°39'04" W	38.66'
22 – 23	N 47°51'23" W	54.69'
23 – 24	N 12°49'37" E	11.35'
24 – 25	N 50°55'43" E	38.98'
25 – 26	N 32°31'02" E	41.01'
26 – 27	N 45°44'42" E	69.05'
27 – 28	N 03°04'23" W	23.62'
28 – 29	N 45°37'53" W	23.62'
29 – 30	N 77°04'41" W	24.40'
30 – 31	S 75°45'28" W	46.14'
31 – 32	N 52°18'21" W	39.33'
32 – 33	N 15°26'17" W	46.21'
33 – 34	N 01°00'01" W	44.26'
34 – 35	N 63°16'07" W	47.15'
35 – 36	N 30°45'31" W	93.75'
36 – 37	N 11°42'38" W	37.74'
37 – 38	N 14°40'15" E	5.63'
38 – 39	N 55°46'11" E	28.63'
39 – 40	N 70°16'09" E	53.74'
40 – 41	N 61°30'51" E	24.52'

CENTERLINE OF HARLANDS CREEK

LINE	BEARING	DISTANCE
1 – 2	N 54°06'09" W	8.59'
2 – 3	N 23°01'32" W	24.65'
3 – 4	N 03°50'41" E	20.22'
4 – 5	N 18°59'20" E	27.37'
5 – 6	N 23°33'11" E	22.83'
6 – 7	N 18°47'47" E	30.91'
7 – 8	N 29°27'41" E	43.90'
8 – 9	N 21°46'00" E	69.33'
9 – 10	N 24°25'14" E	67.05'
10 – 11	N 01°25'49" E	52.03'
11 – 12	N 04°10'05" W	63.50'
12 – 13	N 17°31'17" E	47.81'
13 – 14	N 11°11'03" W	52.70'
14 – 15	N 18°42'12" W	17.10'
15 – 16	N 32°55'57" W	23.77'



OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I(We) certify that I am (We are) the owner(s) of the property shown and described hereon and that said property is exempt from the Subdivision Regulations of Chatham County by definition.

4/25/25
J T Lessler
Owner or Authorized Agent and Title

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I hereby certify the property shown and described hereon is exempt from the Subdivision Regulations of Chatham County by definition.

April 28, 2025.
Planning Director or Authorized Representative

State of North Carolina
County of Chatham

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

Amy W. Poole
Review Officer
Date 4/28/2025

FILED Apr 28, 2025 11:55:10 am
PLAT SLIDE 02025 — 0114
INSTRUMENT 03459
FILED CHATHAM COUNTY LUNDY & MARGRETT REGISTER OF DEEDS

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1956, Page 866,) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page ____; 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 the 25th day of April A.D. 2025.

SURVEYOR
LICENSE NUMBER L-2507

NORTH CAROLINA PROFESSIONAL SEAL L-2507 LAND SURVEYOR VAN R. FINCH

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan with my free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or private use as noted.

DATE: 4/25/25
J T Lessler
OWNER

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus, of

_ (a) 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.
_ (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
_ (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
✓ (d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
3. This property is subject to all easements of record affecting subject property.
4. The Flood Hazard Area shown is approximate and was taken from the Chatham County Website. The Flood Map Number for this property is 3710972200K, dated 11/17/2017.
5. This property is zoned R-1.
6. These lots are subject to the Declaration of Covenants, Conditions, and Restrictions as recorded in Deed Book 373, Page 237, Chatham County Registry. Each property line has a 50 ft. buffer as described on Section 2 of said Covenants.
7. The road construction of the private easement "Turkey Buzzard Lane" will follow the rules and regulations of the Chatham County Fire Code requirements. The division of this property is exempt from the Chatham County Subdivision Regulations. The design and construction of the private road may be subject to a written certification of said road to be in compliance with the fire code requirements. The written certification may be submitted to the Fire Marshal by a licensed N.C. Professional Engineer or other qualified person as determined by the County Fire Marshal. Before construction and land disturbance of Turkey Buzzard Lane, a Non-residential Land Disturbing Permit and plans should be submitted to the Chatham County Watershed Protection Department for review and approval.
8. All distances shown are horizontal ground distances.
9. Plat revised 3/5/2025 to show a revision of the location of the road.
10. Plat revised 3/18/2025 to show final location of Turkey Buzzard Lane and to add notes.
11. Plat revised 4/2/2025 to add riparian buffers and notes.
12. Plat revised 4/25/2025 to add notes.

Development or redevelopment of a Minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 165.045(E) (d) and (e) (formerly Section 400(5) (d) and (e)) of the Chatham County Stormwater Ordinance.

Jurisdiction and permanence of the features shown has been determined by Chatham County. Required buffers were measured landward from the outer limit of jurisdiction. Chatham County's Watershed Protection Ordinance provides descriptions of allowable uses within protected buffer areas. Lots 1A, 1B, 1C, and 1D are subject to Chatham County's buffer requirements.

County Water is not available to this property.

This property is in the local watershed and is not located within the Jordan Lake Watershed – X and AE.

REFERENCE: DEED BOOK 1956 PAGE 866
PLAT SLIDE 2021-236
PARCEL #72774

MAP LEGEND

● EIP	EXISTING IRON PIPE
● EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
○ ISS	IRON STAKE SET
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
△ NS	NAIL SET
○ PP	POWER POLE
○ CMP	COMPUTED POINT
⊠ I/O	INTERMITTENT ORIGIN
⊠ E/I	EPHEMERAL TO INTERMITTENT
⊠ I/P	INTERMITTENT TO PERENNIAL

AREA COMPUTED BY COORDINATE METHOD

EXEMPT SURVEY FOR

ALSTON–DEGRAFFENRIED, LLC

OWNER: ALSTON-DEGRAFFENRIED, LLC
SCALE: 1" = 100'
DATE: FEBRUARY 24, 2025
REVISED: MARCH 5, 2025
REVISED: MARCH 18, 2025
REVISED: APRIL 2, 2025
REVISED: APRIL 25, 2025

100 50 0 100 200 300

CENTER TOWNSHIP
CHATHAM COUNTY, N.C.

VAN R. FINCH – LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

2025-114