

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.

Charles D. Proctor 5-20-25
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS BEING EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.

Rebecca R. Newton
OWNER(S)

A PORTION OF PROPERTY LIES WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA. REF: COMMUNITY PANEL 3710976400 K DATED NOVEMBER 17, 2017. PROPERTY LIES IN THE WS-IV PA WATERSHED DISTRICT

CHRISTOPHER AREA HOME COURTESY D.B. 1907, PG. 224
NOW OR FORMERLY SHARON STEWART D.B. 1286, PG. 983
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TRACT 1
1.58 ACS. (TOTAL)
0.08 ACS. (EASEMENT)
PIN: 9764-00-81-6991
PARCEL ID: 74572
D.B. 2097, PG. 886

TRACT 2
4.36 ACS. (TOTAL)
0.30 ACS. (EASEMENT)
4.06 ACS. (NET)
PIN: 9764-00-81-6991
PARCEL ID: 2953
D.B. 2097, PG. 886

TRACT 3
REVISED
8.36 ACS. (TOTAL)
0.07 ACS. (EASEMENT)
8.29 ACS. (NET)
PIN: 9764-00-81-6707
PARCEL ID: 2954
D.B. 2097, PG. 886

TRACT 4
REVISED
7.10 ACS. (TOTAL)
0.25 ACS. (EASEMENT)
6.85 ACS. (NET)
PIN: 9764-00-81-6991
PARCEL ID: 73939
D.B. 2097, PG. 886

NOW OR FORMERLY CHARLES D. PACE ET AL D.B. 2080, PG. 1117

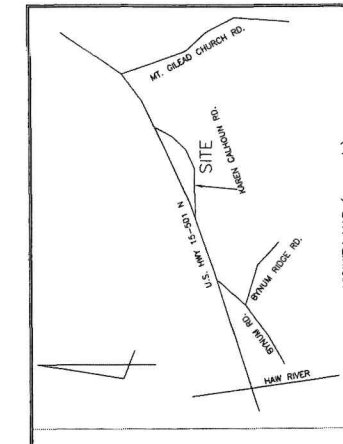
NOW OR FORMERLY MARGIE COURTNEY D.B. 1907, PG. 224

NOW OR FORMERLY BONNIE STROWD D.B. 1950, PG. 1113

NOW OR FORMERLY REBECCA R. NEWTON 83 KAREN CALHOUN ROAD PITTSBORO, N.C. 27312

DATE: 05/12/2025 SURVEYED BY: REBECCA R. NEWTON
SCALE: 1" = 100'
DRAWN BY: REBECCA R. NEWTON
JOB: RECOMBINATION PLAT

REVISIONS:
1 inch = 100 ft.



VICINITY MAP (no scale)

- NOTES:
1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. DISTANCES SHOWN IN RED ARE DISTANCES TO THE CENTERLINE OF THE ROAD.
 4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS-47-30, AND REQUIREMENTS OF THE STATE OF NORTH CAROLINA. THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND OWNERSHIP OF THE PROPERTY AS RECORDED IN THE PUBLIC RECORDS OF CHATHAM COUNTY, NORTH CAROLINA.
 5. NO GRID OR CONTROL MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
 6. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM
I, *Angie 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.

Angie W. Moore
REVIEW OFFICER

DATE: 5/20/2025

- REFERENCES
1. D.B. 446, PG. 394
 2. D.B. 354, PG. 846
 3. D.B. 333, PG. 231
 4. P.B. 90, PG. 291
 5. P.B. 92, PG. 426
 6. PLAY SLIDE A-154
 7. ALL DEEDS AND PLAT REFERENCES SHOWN ON THIS SURVEY.
 8. CHATHAM COUNTY GIS INFO.

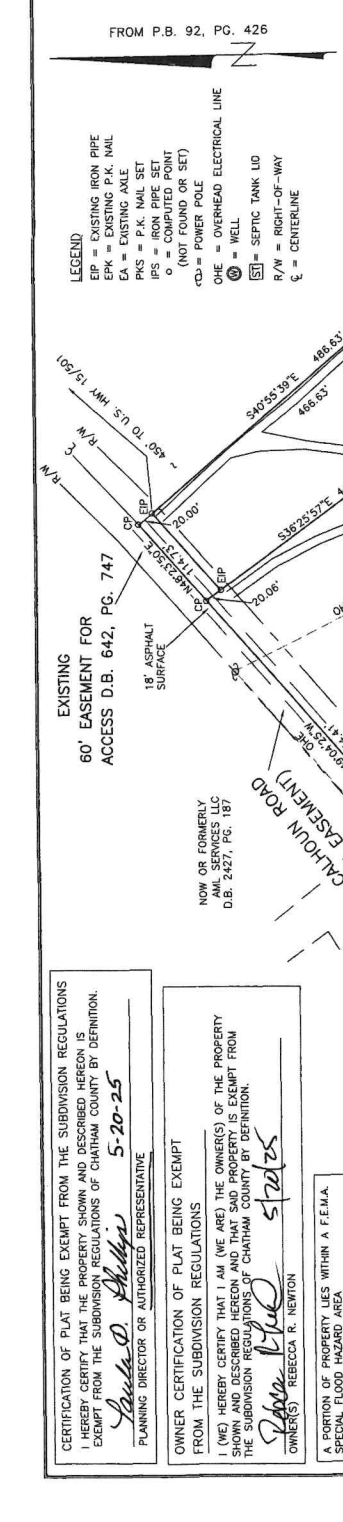
SITE DATA

- TOTAL # LOTS BEFORE RECOMBINATION = 5
- TOTAL # LOTS AFTER RECOMBINATION = 4
- PARCELS BEING RECOMBINED:
- 2830
- 2833
- 2853
- 74572
- 72938

PROPERTY CURRENTLY ZONED: R-1
THE PURPOSE OF THIS PLAT IS TO RECOMBINE 4.82 ACS. OF FORMER TRACT 5 (P.B. 2020, PG. 57) WITH TRACT 3 AND 4.89 ACS. OF SAID TRACT 5 WITH TRACT 4, TRACT 1 AND 2 HAVE NOT CHANGED FROM THEIR ORIGINAL RECORDING AT P.B. 2020, PG. 57.

CHATHAM COUNTY GIS INFO.

REBECCA R. NEWTON
BEING THE RECOMBINATION OF TRACTS 3, 4 AND 5 RECORDED AT PLAT BOOK 2020, PAGE 57
SOURCE OF TITLE: DEED BOOK 446, PAGE 394
SOURCE OF TITLE: DEED BOOK 554, PAGE 948
PROPERTY ADDRESS: 83 KAREN CALHOUN ROAD



LEGEND

- EP = EXISTING IRON PIPE
- EPK = EXISTING P.K. NAIL
- EA = EXISTING AXLE
- PKS = P.K. NAIL SET
- IPS = IRON PIPE SET
- CS = CONCRETE SET
- (NOT FOUND OR SET)
- = POWER POLE
- = WELL
- = OVERHEAD ELECTRICAL LINE
- = SEPTIC TANK LID
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE

60' EASEMENT FOR ACCESS D.B. 642, PG. 747

18' ASPHALT SURFACE

SOIL DRIVEWAY

12' PINE TREE IS CORNER

1 STORY DWELLING W/BASEMENT

APPROXIMATE LIMITS OF F.E.M.A. 100 YEAR FLOOD HAZARD AREA BASE FLOOD EL. = 359.4'

APPROXIMATE LIMITS OF F.E.M.A. 100 YEAR FLOOD HAZARD AREA BASE FLOOD EL. = 360.6'

APPROXIMATE LIMITS OF F.E.M.A. 100 YEAR FLOOD HAZARD AREA BASE FLOOD EL. = 360.6'

POKERBERRY CREEK CREEK IS PROPERTY LINE FROM EP "A" TO EP "B"

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4.82 ACS OF FORMER TRACT 5 RECOMBINED WITH TRACT 3

4.89 ACS OF FORMER TRACT 5 RECOMBINED WITH TRACT 4

4.82 ACS OF FORMER TRACT 5 RECOMBINED WITH TRACT 3

4.89 ACS OF FORMER TRACT 5 RECOMBINED WITH TRACT 4

NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDERGROUND UTILITIES
- CEMETERIES OR BURIAL GROUNDS
- HAZARDOUS WASTE
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- STREAM BUFFERS

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STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
(LICENSE NUMBER P-0148)
319 CHAPANOKE ROAD SUITE 106
PITTSBORO, NC 27312
TEL: 919 778-1953 FAX 919 778-1681

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SCALE: 1" = 100'
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JOB: RECOMBINATION PLAT

OWNER: REBECCA R. NEWTON
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PITTSBORO, N.C. 27312

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CHATHAM COUNTY
BALDWIN TOWNSHIP
NORTH CAROLINA

2025-139