S&EC

Soil & Environmental Consultants, PA

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sandec.com

November 20, 2023
S&EC Project #13710.S8

John S. Oldham
1415 Admiral Way
Wilmington, NC 28412

Re: Soil/Site Evaluation on the Oldham Tracts on Old Lystra Rd & Big Rock Drive, Approx. 57-Acre Site, Chatham County, NC

Dear Mr. Oldham:

Soil & Environmental Consultants, PA (S&EC) performed a detailed soil and site evaluation on the above referenced tracts. This was performed at your request as part of the preliminary planning process in order to determine areas of soil that have potential for subsurface wastewater disposal per our contract from September 8, 2023. Fieldwork was performed in November 2023.

S&EC traversed the property and observed landforms (slope, drainage patterns, past use, etc.) as well as soil conditions (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) through the use of hand auger borings. The site was evaluated during dry soil conditions. From these observations, an evaluation of the site was developed, relative to subsurface disposal of wastewater. Soil areas were GPS located in the field then sketched onto the soils map. The soil/site evaluation criteria used is that contained in 15 A NCAC 18E "Wastewater Treatment and Dispersal Systems" [these on-site wastewater regulations go into effect January 2024].

FINDINGS

This site is located in the acid crystalline piedmont region of Chatham County. The upland soils on this tract are similar to the Wedowee, Durham, Appling, Pacolet, Vance, Helena, Wake, Rawlings, and Enon soil series. The Wedowee, Durham, Appling, and Pacolet soils have a sandy surface material over a clayey subsoil. These soils are generally useable for subsurface septic systems. The Vance, Helena, and Enon soils have a clayey subsoil that usually contains expansive clay minerology and/or soil wetness conditions. The Vance, Helena, and Enon soils are generally unsuitable for conventional subsurface septic systems but sometimes work for expensive alternative septic systems such as drip systems. The Wake and Rawling soils are generally shallow (about 10 inches to 40 inches deep) to rock or hard weathered rock. Rawlings soils, which are slightly deeper to rock, sometimes work for subsurface septic systems depending on the depth and amount of rock. Wake soils, which are shallower to rock, are generally unsuitable for subsurface septic systems. Most areas will need backhoe pit evaluations at the time of septic permitting due to steep slopes, saprolite (soft weathered rock), marginal soils, and/or gravelly soils. The slopes on this site generally ranged from about 5% to 40% slope.

The accompanying AutoCAD sketch map indicates the estimated areas with potential use for subsurface wastewater disposal. The red cross hatched units indicate areas of soils which are at least 25 to 40+ inches deep to prohibitive soil characteristics and these areas have potential for modified conventional, large diameter pipe (LDP), low profile chamber, and/or low pressure pipe (LPP) septic systems with some areas that may only be suitable for subsurface drip septic systems depending on further site/soil evaluations. To determine the most cost-effective septic system within targeted proposed septic areas in the red cross hatched units, the areas should be evaluated through backhoe pits at the time of septic permitting due to slope and/or depth to saprolite. The magenta hatched units indicate areas of soils which are at least 13 to 30+ inches deep to prohibitive soil characteristics and these areas have potential for pretreatment subsurface drip septic systems, depending on results of further specific site/soil evaluations with backhoe pits in these areas other subsurface septic options may be available. To determine the most cost-effective septic system within targeted proposed

septic areas in the magenta hatched units the areas should be evaluated through backhoe pits at the time of septic permitting due to slope, depth to saprolite, gravelly soils, and/or marginal soil. The blue hatched units indicate areas of soils which are at least 13 to 23+ inches deep to prohibitive soil characteristics and these areas have potential for pretreatment subsurface drip septic systems. Some of magenta and blue hatched areas may contain inclusions of unsuitable soil for subsurface septic systems. Unit "UN" on the attached map indicates areas of soils that are less than 13 inches to prohibitive soil characteristics and/or are unsuitable due to landscape position and are generally unsuitable for the type of systems mentioned above. Some of the "UN" areas could be suitable for pretreatment surface drip and/or spray irrigation septic systems depending on further soil/site evaluations, slope, and prevalence of rock. Pretreatment surface drip and/or spray irrigation septic systems are expensive septic systems that are permitted by NC Department of Environmental Quality Division of Water Resources. Unit "NP" on the attached map indicates areas of soils that would need backhoe pit evaluations by a soil scientist and/or county health department to determine any sort of suitability for septic due to slope, depth to saprolite, gravelly soils, and/or marginal soil.

The site plan for each lot must ensure that adequate soil area for system and repair is unaffected by site elements (house placement, driveway, wells, patios, decks, etc.) on that or adjacent lots. The area ultimately designated by the health department and/or licensed soil scientist on the site plan for the septic system and repair must remain undisturbed (no mechanical clearing, excavation, heavy traffic or other significant site disturbing activities) until authorized by the health department. A lot with initially adequate useable soil area may be rendered unusable as a result of improper site planning and/or disturbance. A field layout, backhoe pit evaluations, and/or a wastewater design of the proposed septic systems may be required as part of the individual lot development process.

CHATHAM COUNTY REGULATIONS

As part of Chatham County's subdivision recordation process, Chatham County requires a licensed soil scientist sign and seal the final mylar plat(s) to certify that each proposed lot meets the 18E NC wastewater and/or 2T wastewater regulations. This report and map is to assist in developing a preliminary subdivision plan but additional soils work and a soil scientist sealing the subdivision mylars will be needed once a subdivision plan is developed. Additional soils work may include additional hand auger soil borings and/or backhoe pits and (depending on the size of the usable, suitable soil area on each lot) a field septic layout of the system and repair utilizing the site plan showing the proposed house/building, driveway/parking lots, deck(s), well, etc that is prepared by your planner. Once the subdivision is recorded, individual lot owners can apply for septic permit(s) and can provide the soils/septic layout information for the given lot (if any additional work was performed on the lot) from the recordation process to aid in the septic permitting process. S&EC will be glad to provide a cost for the additional work needed to record a subdivision once a preliminary subdivision plan has been developed.

It is important to note that any preliminary certification for a subdivision final plat does not represent approval or a permit for any sitework, nor does it guarantee issuance of an improvement permit for any lot. Final site approval for issuance of improvements is based on regulations in force at the time of permitting and is dependent on satisfactory completion of individual site evaluations following application for an improvement permit detailing a specific use and siting.

GENERAL WASTEWATER CONSIDERATIONS

Once potentially useable areas are located through vertical borings, the next consideration is the horizontal extent of those areas. The size and configuration of the useable soil area dictate the utility of that area. The size of a subsurface disposal field is determined by: 1) the design flow from the source (120 gallons/bedroom/day in residences), and 2) the long term acceptance rate (LTAR) of the soil (based on the hydraulic conductivity of the soil, a function of the soil's texture, mineralogy, structure, porosity, etc.). The configuration must be such that an efficient layout of disposal lines (on contour) is possible. An additional consideration is the required setbacks for the system from various elements such as wells (50' to 100'), streams and ponds (50' to 100' depending on Chatham Subdivision approval conditions) or more (depending on watershed regulations), property lines (10'), top of embankment (15'), watershed buffers, etc. (see Attachment 1).

The utility of a potential useable soil area for a subsurface system is most accurately determined by an on-ground layout of the proposed system. The total area needed for system and repair areas will depend upon the system type, the layout of that system and the total design flow (factors mentioned above). In the red cross hatched soil areas and magenta hatched areas, a typical area needed outside of septic setbacks for a 4 bedroom residence is approximately 12,500 to 15,500 ft^2

(could be more depending on site features) or 690 to 880 linear feet of conventional type Accepted 25% reduction product (EZ-Flow or Standard Quick4 Chamber) drain line (system and repair), 920 to 1,170 linear feet of low profile chamber or gravel drain line (system and repair), or approximately 3,200 to 4,000 linear feet of drip drain line (system and repair). In the blue hatched soil area, a typical area needed outside of septic setbacks for a 4 bedroom residence using subsurface drip is approximately 14,000 to 18,000 ft^2 (could be more depending on site features) or 3,200 to 4,800 linear feet of drip drain line (system and repair). These estimates reference Wastewater Treatment and Dispersal Systems for North Carolina and use a LTAR of 0.25 to 0.5 gpd/ft^2 for conventional and modified conventional septic systems (.0901), a LTAR of 0.1 to 0.2 gpd/ft^2 for LPP septic systems (.0907), and a LTAR of 0.1 to 0.2 gpd/ft^2 for drip septic systems (.0908). The ultimate septic system type and system LTAR will be determined by the health department and/or a licensed soil scientist after their lot specific evaluation. S&EC will be glad to assist in any system layout or sizing calculations if requested.

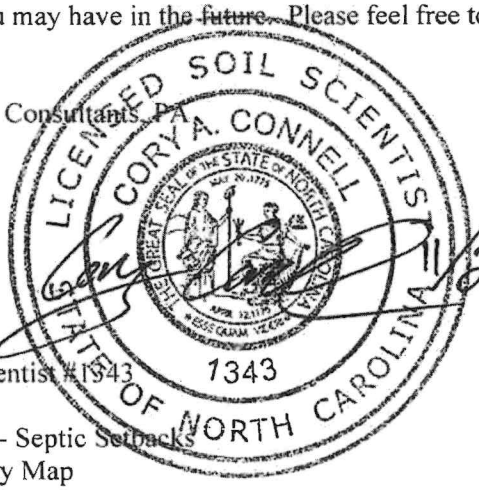
This report discusses the general location of potentially useable soils for on-site subsurface wastewater disposal and, of course, does not constitute or imply any approval or permit as needed by the client from the local health department. S&EC is a professional consulting firm that specializes in the delineation of soil areas for wastewater disposal and the layout and design of wastewater treatment systems. As a professional consulting firm, S&EC is hired for its professional opinion in these matters. The rules governing wastewater treatment (interpreted and governed by local and state agencies) are evolving constantly and, in many cases, affected by the opinions of individuals employed by these governing agencies. Because of this, S&EC cannot guarantee that areas delineated and/or systems designed will be permitted by the governing agencies. As always, S&EC recommends that anyone making financial commitments on a tract be fully aware of individual permit requirements on that tract prior to final action.

An individual septic system permit will be required for each lot prior to obtaining a building permit. This will involve a detailed evaluation by the local health department and/or licensed soil scientist to determine, among other things, system size and layout, well, drive and house location. Only after developing this information can a final determination be made concerning specifics of system design and site utilization. Additional site testing and evaluations will be required prior to signing and sealing the final mylar plat(s) to certify that each proposed lot meets the 18E NC wastewater and/or 2T wastewater regulations.

This report and site evaluation is not conformant to the Engineered Option Permit (EOP), AOWE, or A2 hybrid private septic permitting process. Additional site testing and evaluations will be required to utilize a private septic permitting process or obtaining a septic permit with the county health dept. The soil report and map associated with this project is for the exclusive use of the addressee and the use or reliance by all others is expressly denied without the written consent of S&EC.

Soil & Environmental Consultants, PA is pleased to be of service in this matter and we look forward to assisting in any site analysis needs you may have in the future. Please feel free to call with any questions or comments.

Sincerely,
Soil & Environmental Consultants, PA



11/20/2023

Cory Connell
NC Licensed Soil Scientist #1343

Encl: Attachment 1 - Septic Setbacks
Soil Suitability Map

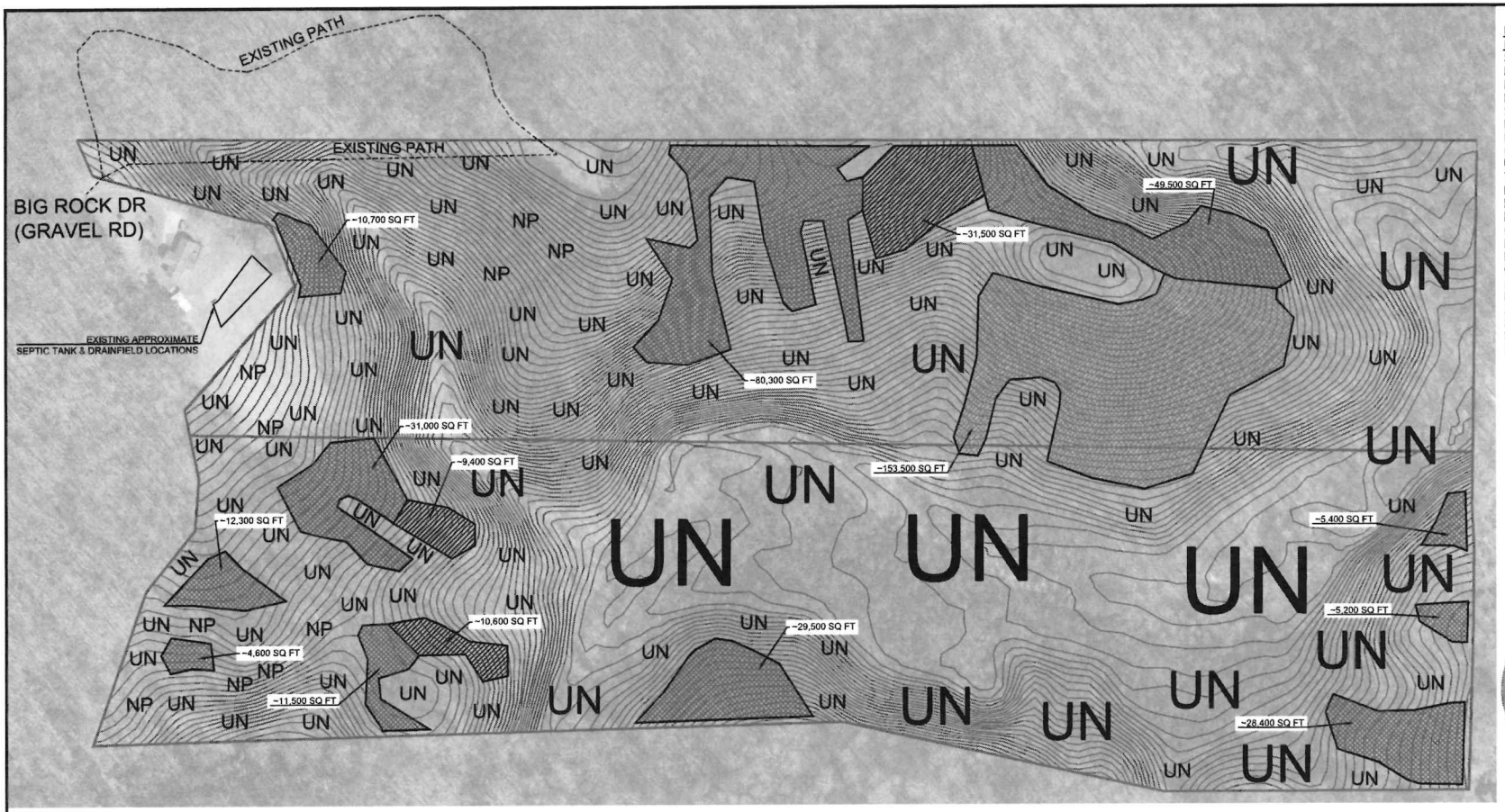
Attachment 1 **15A NCAC 18E .0601 LOCATION OF WASTEWATER SYSTEMS**

(a) Every wastewater system shall be located the minimum setbacks from the site features specified in Table IX. The setback shall be measured on the ground surface, unless otherwise specified in this Rule, from the nearest wastewater system component sidewall or as otherwise specified in a system specific rule or PIA Approval.

TABLE IX. Minimum setbacks from all wastewater systems to site features

Site Features	Setback (feet)
Any transient or non-transient non-community water supply well, community well, shared water supply well, well that complies with 15A NCAC 18A .1700, or water supply spring	100
A private drinking water well or upslope spring serving a single-family dwelling unit	50
Any other well or source not listed in this table, excluding monitoring wells	50
Surface waters classified WS-I, from ordinary high-water mark	100
Waters classified SA, from mean high-water mark	100
Any Class I or Class II reservoir, from normal water level	100
Lake or pond, from normal water level	50
Any other stream, non-water supply spring, or other surface waters, from the ordinary high-water mark	50
Tidal influenced waters, such as marshes and coastal waters, from mean high-water mark	50
Permanent stormwater retention basin, from normal water level	50
Any water line, unless the requirements of Paragraph (l) have been met	10
Closed loop geothermal wells	15
Building foundation and deck supports	5
Patio, porch, stoop, lighting fixtures, or signage, including supporting structures such as posts or pilings	1
Any basement, cellar, or in-ground swimming pool	15
Buried storage tank or basin, except stormwater	10
Above ground swimming pool and appurtenances that require a building permit	5
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 50 percent	15
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 33 percent and less than or equal to 50 percent	15 If the site has suitable soil depth that extends for a minimum horizontal distance of 15 feet from the edge of the dispersal field, no minimum setback is required.
Top of slope of embankment or cuts of two feet or more vertical height with a slope less than 33 percent	0
Groundwater lowering system, as measured on the ground surface from the edge of the feature	25
Downslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	15
Upslope and sideslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	10
A stormwater collection system as defined in 15A NCAC 02H .1002(48), excluding gutter drains that connect to a stormwater collection system, with a vertical cut of more than two feet as measured from the center of the collection system	10
Bio-retention area, injection well, infiltration system, or dry pond	25
Any other dispersal field, except designated dispersal field repair area for project site	20
Any property line	10
Burial plot or graveyard boundary	10
Above ground storage tank from dripline or foundation pad, ***whichever is more limiting***	5
Utility transmission and distribution line poles and towers, including guy wires, ***unless a greater setback is required by the utility company***	5
Utility transformer, ground-surface mounted	5
Underground utilities	5

Note: Collection sewers and septic supply lines shall be located the minimum setbacks to site features shown in Table IX (above), unless a different minimum setback is specified in Table XII. If the design flow is over 3,000 gallons per day (GPD) some setbacks may exceed the setbacks stated above, see Table XI. Depending on local and county regulations some setbacks may be more restrictive.



DETAILED SOIL/SITE EVALUATION.
SOIL AREAS WERE DELINEATED IN THE FIELD BY S&EC PERSONNEL. THE SOIL BORING POSITIONS WERE ESTABLISHED USING GPS RECEIVERS AND USED TO CREATE THE SOILS AREAS. BACKHOE PITS EVALUATIONS MAY BE NEEDED AT THE TIME OF SEPTIC PERMITTING FOR MOST SOILS AREAS ON THIS PROPERTY. ANY UNAPPROVED DISTURBED SOILS ARE UNSUITABLE FOR SUBSURFACE SEPTIC SYSTEMS.
11-20-2023

NOT A SURVEY.
2-FOOT CONTOURS, PARCEL BOUNDARIES, & 2021 AERIAL FROM NCONEMAP.COM.

NORTH

LEGEND

Areas contain soils with 25 to 40+ inches deep to prohibitive soil characteristics and these areas have the potential for modified conventional, large diameter pipe (LDP), low profile chamber, and/or low pressure pipe (LPP) septic systems with some areas that may only be suitable for subsurface drip septic systems depending on further site/soil evaluations. To determine the most cost-effective septic system within targeted proposed septic areas in the red cross hatched units, the areas should be evaluated through backhoe pits at the time of septic permitting due to slope and/or depth to saprolite.

Areas contain soils with 13 to 30+ inches deep to prohibitive soil characteristics and these areas have the potential for pretreatment subsurface drip septic systems, depending on the results of further site/soil evaluations with backhoe pits in these areas other subsurface septic options may be available. To determine the most cost-effective septic system within targeted proposed septic areas, the areas should be evaluated through backhoe pits at the time of septic permitting due to slope, depth to saprolite, gravelly soil, and/or marginal soil.

Areas contain soils with 13 to 23+ inches deep to prohibitive soil characteristics and these areas have the potential for pretreatment subsurface drip septic systems.

UN — Unsuitable areas due to soil wetness condition, soil depth, clay mineralogy, and/or landscape position.

NP — Areas that would need backhoe pit evaluations by a soils scientist and/or county health dept to determine any sort of suitability for septic due to slope, depth to saprolite, gravelly soils, and/or marginal soils.

GRAPHIC SCALE
1" = 200'

200 0 200 400

**SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. SITE WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A CASE BY CASE BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE. SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT DESIGN ARE:

1) 10' SETBACK FROM PROPERTY LINE
2) 50' TO 100' SETBACK FROM ANY WELL

SEE ACCOMPANYING S&EC REPORT.

Project No.: 13710.58
Drawn: CC
Project Manager: CC
Field Work: CC, JM, RP
Scale: 1" = 200'
Sheet No.: 1 of 1

Project: OLDHAM TRACTS
OLD LYSTRA RD & BIG ROCK DR
Location: CHATHAM CO., NC
Client: JOHN S. OLDHAM
Sheet Title: DETAILED SOILS/SITE EVALUATION MAP

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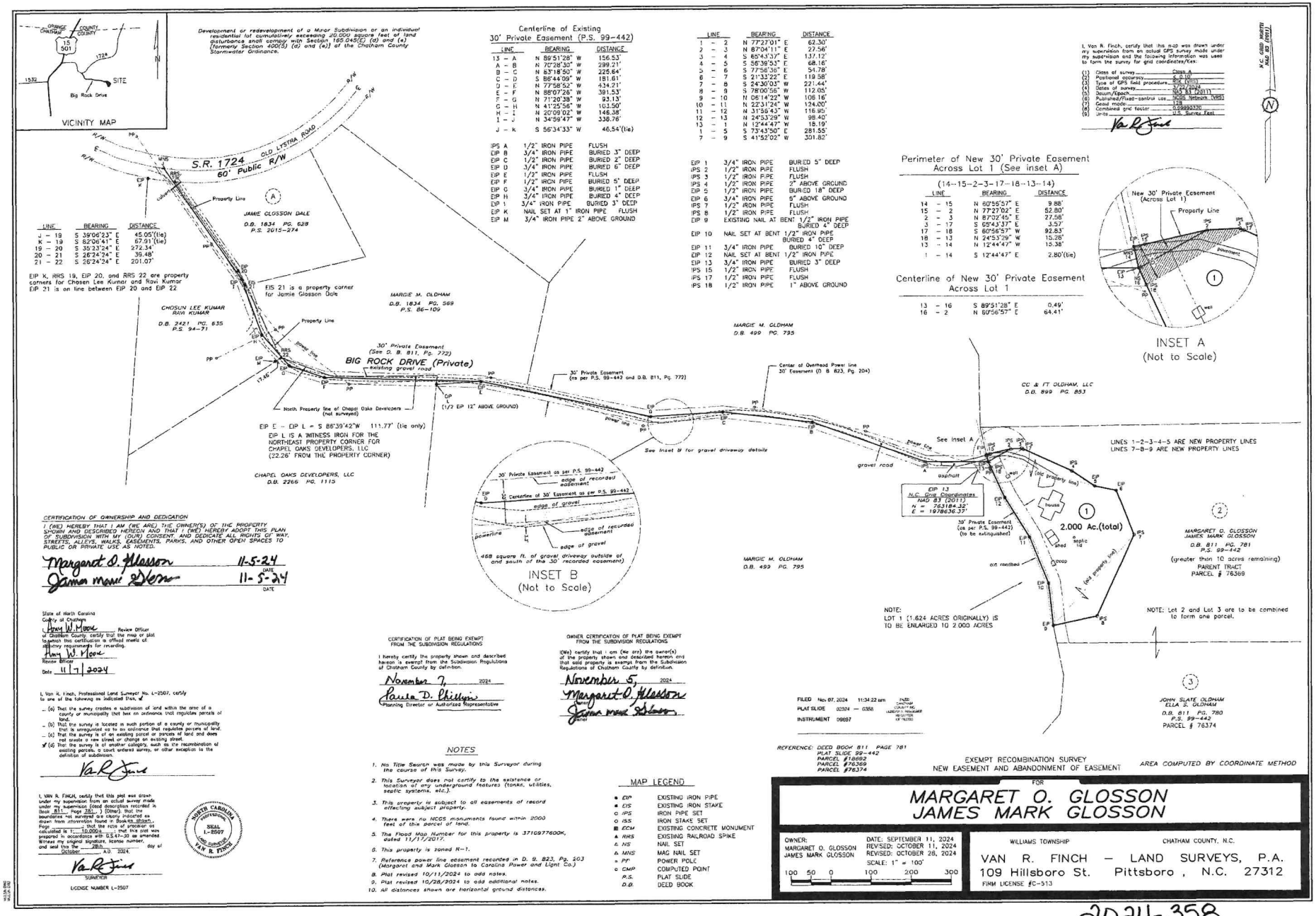
VICINITY MAP
ORANGE COUNTY
CHATHAM COUNTY
15 501
172A
153Q
SITE
Big Rock Drive
Development or redevelopment of a Minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 165.045(E) (d) and (e) (formerly Section 400(5) (d) and (e)) of the Chatham County Stormwater Ordinance.
Centerline of Existing 30' Private Easement (P.S. 99-442)
LINE BEARING DISTANCE
13 – A N 89°51'28" W 156.53'
A – B N 70°28'30" W 299.21'
B – C N 83°18'50" W 225.84'
C – D S 86°44'09" W 181.61'
D – F N 77°58'52" W 434.21'
E – F N 88°07'26" W 391.53'
F – G N 71°20'38" W 93.13'
G – H N 41°25'56" W 103.50'
H – I N 20°09'02" W 148.38'
I – J N 34°59'47" W 338.76'
J – k S 56°34'33" W 46.54'(tie)
LINE BEARING DISTANCE
1 – 2 N 77°27'01" E 62.30'
2 – 3 N 87°04'11" E 27.58'
3 – 4 S 65°43'39" E 137.10'
4 – 5 S 56°39'53" E 68.16'
5 – 6 S 77°56'36" E 54.78'
6 – 7 S 21°33'22" E 119.58'
7 – 8 S 24°36'03" W 221.44'
8 – 9 S 78°00'56" W 112.05'
9 – 10 N 06°14'22" W 106.16'
10 – 11 N 22°31'24" W 124.00'
11 – 12 N 31°56'43" W 116.95'
12 – 13 N 24°53'29" W 98.40'
13 – 1 N 12°44'47" W 18.19'
1 – 5 S 73°43'50" E 281.55'
7 – 9 S 41°52'02" W 301.82'
IPS A 1/2" IRON PIPE FLUSH
EIP B 3/4" IRON PIPE BURIED 3" DEEP
EIP C 1/2" IRON PIPE BURIED 2" DEEP
EIP D 3/4" IRON PIPE BURIED 6" DEEP
EIP E 1/2" IRON PIPE FLUSH
EIP F 1/2" IRON PIPE BURIED 5" DEEP
EIP G 3/4" IRON PIPE BURIED 1" DEEP
EIP H 3/4" IRON PIPE BURIED 4" DEEP
EIP I 3/4" IRON PIPE BURIED 3" DEEP
EIP K NAIL SET AT 1" IRON PIPE FLUSH
EIP M 3/4" IRON PIPE 2" ABOVE GROUND
EIP 1 3/4" IRON PIPE BURIED 5" DEEP
IPS 2 1/2" IRON PIPE FLUSH
IPS 3 1/2" IRON PIPE FLUSH
IPS 4 1/2" IRON PIPE 2" ABOVE GROUND
EIP 5 1/2" IRON PIPE BURIED 18" DEEP
EIP 6 3/4" IRON PIPE 5" ABOVE GROUND
IPS 7 1/2" IRON PIPE FLUSH
IPS 8 1/2" IRON PIPE FLUSH
EIP 9 EXISTING NAIL AT BENT 1/2" IRON PIPE BURIED 4" DEEP
EIP 10 NAIL SET AT BENT 1/2" IRON PIPE BURIED 4" DEEP
EIP 11 3/4" IRON PIPE BURIED 10" DEEP
EIP 12 NAIL SET AT BENT 1/2" IRON PIPE
EIP 13 3/4" IRON PIPE BURIED 3" DEEP
IPS 15 1/2" IRON PIPE FLUSH
IPS 17 1/2" IRON PIPE FLUSH
IPS 18 1/2" IRON PIPE 1" 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 0.07 (H)
(3) Type of GPS field procedure RTK (VRS)
(4) Dates of survey 9/27/2024
(5) Datum/Epoch NAD 83 (2011)
(6) Published/Fixed-control use NCGS Network (VRS)
(7) Geoid model 18B
(8) Combined grid factor 0.99993370
(9) Units of measure U.S. Survey Feet
Van R. Finch
N.C. GRID NORTH NAD 83 (2011)
Perimeter of New 30' Private Easement Across Lot 1 (See inset A)
(14--15--2--3--17--18--13--14)
LINE BEARING DISTANCE
14 – 15 N 60°56'57" E 9.88'
15 – 2 N 77°27'02" E 52.80'
2 – 3 N 87°02'45" E 27.58'
3 – 17 S 65°43'37" E 3.57'
17 – 18 S 80°56'57" W 92.83'
18 – 13 N 24°53'29" W 15.28'
13 – 14 N 12°44'47" W 13.38'
14 – 1 S 12°44'47" E 2.80'(tie)
Centerline of New 30' Private Easement Across Lot 1
13 – 16 S 89°51'28" E 0.49'
16 – 2 N 60°56'57" E 64.41'
New 30' Private Easement (Across Lot 1)
Property Line
Pavement
well
INSET A
(Not to Scale)
LINE BEARING DISTANCE
J – 19 S 39°06'23" E 45.05'(tie)
K – 19 S 62°06'41" E 67.91'(tie)
19 – 20 S 35°23'24" E 272.34'
20 – 21 S 26°24'24" E 39.48'
21 – 22 S 26°24'24" E 201.07'
EIP K, RRS 19, EIP 20, and RRS 22 are property corners for Chosen Lee Kumar and Ravi Kumar
EIP 21 is on line between EIP 20 and EIP 22
S.R. 1724
OLD LYSTRA ROAD
60' Public R/W
JAMIE GLOSSON DALE
D.B. 1834 PG. 629
P.S. 2015-274
CHOSUN LEE KUMAR
RAVI KUMAR
D.B. 2421 PG. 635
P.S. 94-71
EIS 21 is a property corner for Jamie Glosson Dale
MARGIE M. OLDHAM
D.B. 1834 PG. 569
P.S. 86-109
30' Private Easement (See D. B. 811, Pg. 772)
BIG ROCK DRIVE (Private)
existing gravel road
1746'
North Property line of Chapel Oaks Developers (not surveyed)
EIP E – EIP L = S 86°39'42"W 111.77' (tie only)
EIP L IS A WITNESS IRON FOR THE NORTHEAST PROPERTY CORNER FOR CHAPEL OAKS DEVELOPERS, LLC (22.26' FROM THE PROPERTY CORNER)
CHAPEL OAKS DEVELOPERS, LLC
D.B. 2266 PG. 1115
MARGIE M. OLDHAM
D.B. 499 PG. 795
30' Private Easement (as per P.S. 99-442 and D.B. 811, Pg. 772)
Center of Overhead Power line 30' Easement (D. B. 823, Pg. 204)
See Inset B for gravel driveway details
See Inset A
CC & FT OLDHAM, LLC
D.B. 899 PG. 853
gravel road
asphalt
EIP 13
N.C. Grid Coordinates NAD 83 (2011)
N = 763184.32'
E = 1978636.37'
30' Private Easement (as per P.S. 99-442) (to be extinguished)
house
shed
septic
2.000 Ac.(total)
(old property line)
LINES 1-2-3-4-5 ARE NEW PROPERTY LINES
LINES 7-8-9 ARE NEW PROPERTY LINES
MARGARET O. GLOSSON
JAMES MARK GLOSSON
D.B. 811 PG. 781
P.S. 99-442
(greater than 10 acres remaining)
PARENT TRACT
PARCEL # 76369
JOHN SLATE OLDHAM
ELLA S. OLDHAM
D.B. 811 PG. 780
P.S. 99-442
PARCEL # 76374
NOTE: Lot 2 and Lot 3 are to be combined to form one parcel.
NOTE: LOT 1 (1.624 ACRES ORIGINALLY) IS TO BE ENLARGED TO 2.000 ACRES
30' Private Easement as per P.S. 99-442
edge of recorded easement
Centerline of 30' Easement as per P.S. 99-442
edge of gravel
powerline
edge of recorded easement
edge of gravel
468 square ft. of gravel driveway outside of and south of the 30' recorded easement)
INSET B
(Not to Scale)
CERTIFICATION OF OWNERSHIP AND DEDICATION
I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, AND DEDICATE ALL RIGHTS OF WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
Margaret O. Glosson 11-5-24
James Mark Glosson 11-5-24
DATE
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 statutory requirements for recording.
Amy W. Moore
Review Officer
Date 11/7/2024
I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated that, I
(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.
Van R. Finch
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 811, Page 781,) (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 28th day of October, A.D. 2024.
Van R. Finch
SURVEYOR
LICENSE NUMBER L-2507
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-2507 VAN R. FINCH
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.
November 7, 2024
Paula D. Phillips
Planning Director or Authorized Representative
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.
November 5, 2024
Margaret O. Glosson
James Mark Glosson
Owner
FILED No. 07, 2024 11:34:22 am
PLAT SLIDE 02324 – 02328
INSTRUMENT 09697
REFERENCE: DEED BOOK 811 PAGE 781
PLAT SLIDE 99-442
PARCEL #76692
PARCEL #76369
PARCEL #76374
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. There were no NCGS monuments found within 2000 feet of this parcel of land.
5. The Flood Map Number for this property is 3710977600K, dated 11/17/2017.
6. This property is zoned N-1.
7. Reference power line easement recorded in D. B. 823, Pg. 503 (Margaret and Mark Glosson to Carolina Power and Light Co.)
8. Plat revised 10/11/2024 to add notes.
9. Plat revised 10/28/2024 to add additional notes.
10. All distances shown are horizontal ground distances.
MAP LEGEND
● EIP EXISTING IRON PIPE
■ EIS EXISTING IRON STAKE
○ IPS IRON PIPE SET
⊙ ISS IRON STAKE SET
▣ ECM EXISTING CONCRETE MONUMENT
▲ RRS EXISTING RAILROAD SPIKE
△ NS NAIL SET
▲ MNS MAG NAIL SET
⌖ PP POWER POLE
○ CMP COMPUTED POINT
P.S. PLAT SLIDE
D.B. DEED BOOK
EXEMPT RECOMBINATION SURVEY
NEW EASEMENT AND ABANDONMENT OF EASEMENT
AREA COMPUTED BY COORDINATE METHOD
FOR
MARGARET O. GLOSSON
JAMES MARK GLOSSON
OWNER: MARGARET O. GLOSSON JAMES MARK GLOSSON
DATE: SEPTEMBER 11, 2024
REVISED: OCTOBER 11, 2024
REVISED: OCTOBER 28, 2024
SCALE: 1" = 100'
100 50 0 100 200 300
WILLIAMS TOWNSHIP
CHATHAM COUNTY, N.C.
VAN R. FINCH – LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

2024-358

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

FILED	Sep 23, 2019
AT	03:13:59 PM
BOOK	02067
START PAGE	0774
END PAGE	0777
INSTRUMENT #	09573
EXCISE TAX	$0.00

Prepared by/return to: Bagwell Holt Smith P.A., 400 Market Street, Ste. 202, Chapel Hill, NC 27516

NORTH CAROLINA

ROAD MAINTENANCE DECLARATION

CHATHAM COUNTY

THIS DECLARATION, made and entered into this the 9 day of Sept., 2019 by and between Eric F. Oldham ("Oldham") and Margaret O. Glosson and James Mark Glosson (together, the "Glossons"), hereinafter collectively called "Declarants;"

W I T N E S S E T H:

WHEREAS, Oldham is the record owner of the property located at 82 Big Rock Drive, Chapel Hill, NC 27517, said property being located in Chatham County, North Carolina and having a Parcel ID No. of 0018660 (the "Oldham Property"); and

WHEREAS, the Glossons are the record owners of the property located at 448 Old Lystra Road, Chapel Hill, NC 27517, said property being located in Chatham County, North Carolina and having a Parcel ID No. of 0018692 (the "Glosson Property"); and

WHEREAS, the Oldham property and the Glosson Property have access to Old Lystra Road (the "State Road") via the private gravel/soil drive known as Big Rock Drive (the "Private Road") extending from Old Lystra Road to the Glosson Property; and

WHEREAS, Declarants, by this Declaration, wish to affirm and grant for themselves, their successors and assigns, and all owners of any portion of the Oldham Property or the Glosson Property perpetual ingress, egress and regress over the Private Road and to said State Road; and

WHEREAS, Declarants, by this Declaration and these restrictions, wish to bind themselves, their successors and assigns to provide for maintenance of said Private Road until such time as the Private Road is accepted by the State of North Carolina for maintenance.

NOW, THEREFORE, Declarants agree for themselves and any and all persons, firms or corporations hereinafter acquiring or subdividing any of the property described above, that the

same shall be subject to the following restrictions, conditions and covenants relating to the use and occupancy thereof, which restrictions, conditions and covenants shall run with said property and inure to the benefit of and be binding upon the heirs, successors and assigns of Declarants and other acquiring parties and persons.

ARTICLE I

Declarants hereby grant unto themselves and the future owners of the Oldham Property and the Glosson Property a perpetual non-exclusive easement for ingress, egress and regress along the private road to and from their respective residences or property.

ARTICLE II

This agreement shall only apply to the portion of the private road extending from Old Lystra Road to the end of the property line of the Oldham Property (the "shared portion"), such portion of road being shown as the gravel road on that plat and survey entitled "A Recombination of the Property of John A. Oldham and Frances Oldham", recorded at Plat Slide 94-71, Chatham County Registry. The shared portion of the road shall be maintained in good and passable condition and suitable for normal vehicular traffic as a partially gravel, partially soil roadway. The record owners of the Oldham Property and the Glosson Property shall be responsible for maintaining the shared portion of the road and shall bear on a pro-rata basis the costs of maintenance, including grading costs, gravel, or rock hauled in to fill ruts, holes, and washed out sections and necessary replacement of or additional drainage culverts. The record owners shall together evaluate and decide upon the necessary improvements.

Notwithstanding the other provisions within this Article, should one of the property owners cause damage to the shared portion of the road that goes beyond normal wear, the cost of repair or maintenance of such damage shall be born solely by the owner who caused the damage. This provision shall be read to include any damage caused by heavy machinery and/or any undue wear caused by vehicles being used for construction projects on either property.

ARTICLE III

This agreement is intended to provide only for maintenance and upkeep of the private road, and the record owners of the properties shall under no circumstance be obliged to pay for upgrades to the private road beyond its current state (i.e., no record owner shall be forced to pay for additional paving, new road amenities, or the like.)

ARTICLE IV

This agreement shall run with and be appurtenant to the land and shall be binding upon the heirs, successors and assigns of each record owner of either property. Should either property be subdivided, then each subdivided portion of said lot shall be subject to this agreement.

ARTICLE V

It is further stipulated and agreed that the record owners of lots within the property and their heirs, successors or assigns may enforce this agreement by injunction and that this shall not be in exclusion of, but in addition to, all other remedies available in law or equity.

ARTICLE VI

Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

ARTICLE VII

For the purpose of these restrictions, the singular shall include the plural, the masculine shall include the feminine and neuter, and vice versa, as the meaning may require.

ARTICLE VIII

This Declaration contains the entire understanding of the parties hereto and shall not be amended without the written agreement of all of the parties hereto.

IN WITNESS WHEREOF, Declarants have caused this instrument to be signed on the day and year above written.

[signatures to follow]

Margaret O. Glosson (Seal)
MARGARET O. GLOSSON

Eric F. Oldham (Seal)
ERIC F. OLDHAM

James Mark Glosson (Seal)
JAMES MARK GLOSSON

NORTH CAROLINA

COUNTY OF Chatham

I, a Notary Public, do hereby certify that **ERIC F. OLDHAM** personally came before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9 day of Sept, 2019.

Margaret E. Ashness
Official Signature of Notary Public

Margaret E. Ashness
Notary's Printed or Typed Name, Notary Public

My commission expires: 5/12/2021

MARGARET E ASHNESS NOTARY PUBLIC (Official Seal) CHATHAM COUNTY, NC

NORTH CAROLINA

COUNTY OF Chatham

I, a Notary Public, do hereby certify that **MARGARET O. GLOSSON and JAMES MARK GLOSSON** personally came before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10 day of September, 2019.

Heather A. Rumley
Official Signature of Notary Public

Heather A. Rumley
Notary's Printed or Typed Name, Notary Public

My commission expires: 11/20/2019

HEATHER A. RUMLEY NOTARY PUBLIC (Official Seal) CHATHAM COUNTY, NC