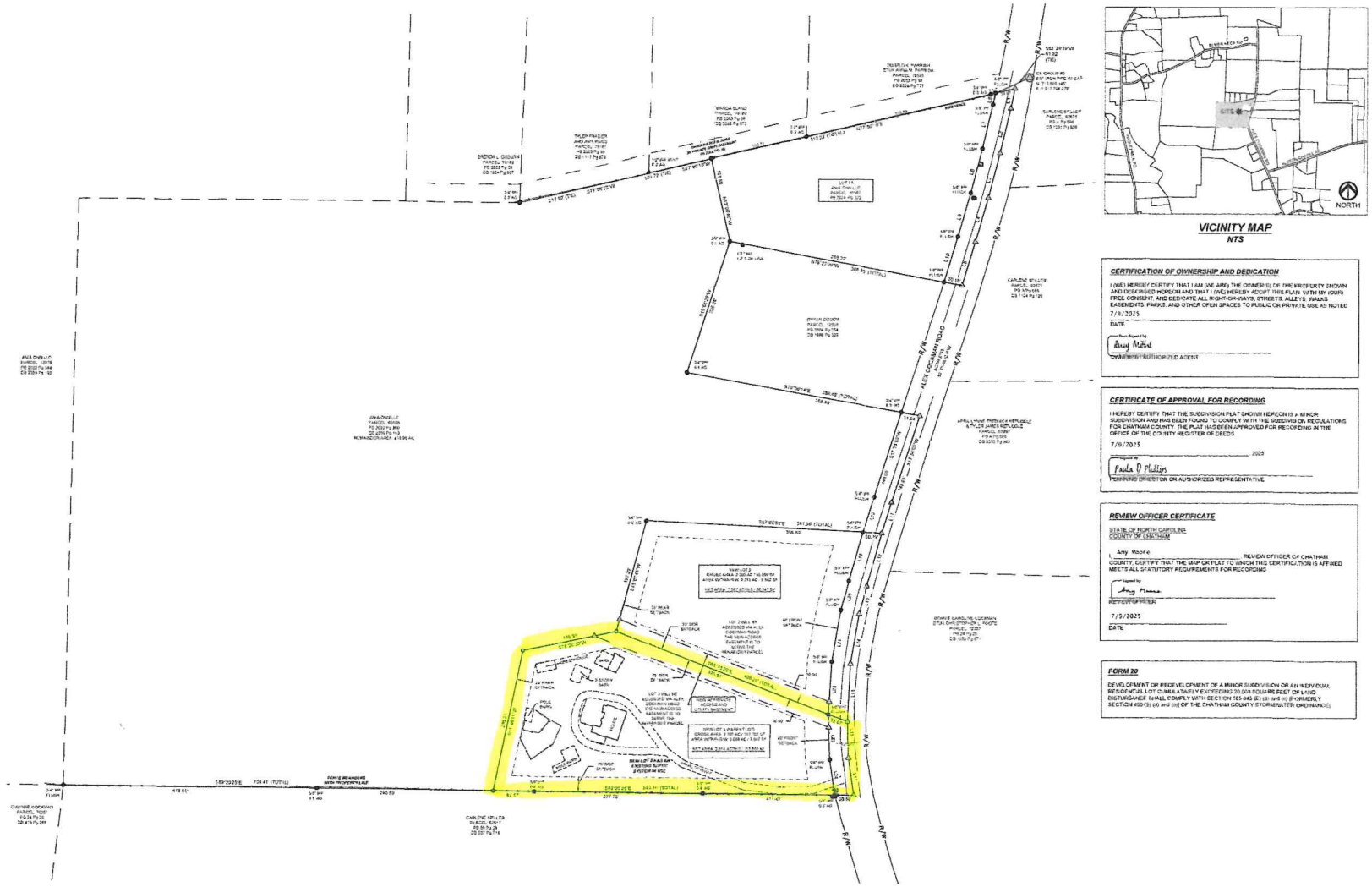
DocuSign Envelope ID: 253270BF-4AEA-420B-8082-35F2D5A33A99

Line Table		
Line #	Direction	Length
L1	S11°42'35"W	33.20'
L2	S13°20'57"W	14.86'
L3	S14°44'57"W	75.02'
L4	S16°17'12"W	74.62'
L5	S16°47'55"W	74.99'
L6	S11°46'05"W	19.08'
L7	S13°20'57"W	74.09'
L8	S14°44'57"W	74.25'
L9	S16°17'12"W	74.28'
L10	S18°47'55"W	78.13'
L11	S17°29'04"W	52.65'
L12	S15°54'08"W	85.75'
L13	S14°19'57"W	47.62'
L14	S29°59'07"W	62.49'
L15	S32°55'52"W	55.42'
L16	S02°29'47"E	62.36'
L17	S08°29'59"E	81.91'
L18	S17°14'04"W	63.56'
L19	S15°54'05"W	83.31'
L20	S14°19'07"W	49.18'
L21	S05°59'07"W	85.25'
L22	S03°36'14"W	87.18'
L23	S02°08'47"E	74.84'
L24	S07°38'18"E	53.97'



VICINITY MAP
NTS

SURVEY REFERENCES
PLAT BOOK 2022 PAGE 280 (SUBJECT)
PLAT BOOK A PAGE 696
PLAT BOOK 2003 PAGE 58
PLAT BOOK 2024 PAGE 234
DEED BOOK 1137 PAGE 780 (SUBJECT)
DEED BOOK 1117 PAGE 675
DEED BOOK 1124 PAGE 130
DEED BOOK 1284 PAGE 697
DEED BOOK 1331 PAGE 636
DEED BOOK 1979 PAGE 148
DEED BOOK 1988 PAGE 323
DEED BOOK 2005 PAGE 872
DEED BOOK 2229 PAGE 777

FLOOD CERTIFICATION
UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 5750 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710970000J 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

PROPERTY DATA
CURRENT OWNER: ANIA ONN LLC
SITE ADDRESS: ALEX COCKMAN ROAD
PITTSBORO, NC 27312
DEED BOOK 1137 PAGE 780
PLAT BOOK 2022 PAGE 280
PLAT BOOK 2024 PAGE 233
PARCEL 62108
ZONING: R-1 (RESIDENTIAL DISTRICT 1)
WATERSHED: LOCAL WATERSHED

ABBREVIATIONS
AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

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

LINE LEGEND
- PROPERTY LINE (PL)
- PL NOT SURVEYED
- PL HERBY REMOVED
- R/W — RIGHT-OF-WAY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SETBACK
- SEPTIC SOILS
- SEPTIC SOILS MATCH

GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 2 NEW LOTS AND A NEW 40' PRIVATE ACCESS AND UTILITY EASEMENT ON THE PROPERTY OF ANIA ONN LLC, LOCATED IN HICKORY MOUNTAIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, BEARING PARCEL NUMBERS 61187 AND 62108, HAVING A DEED REFERENCE OF BOOK 2359 PAGE 193 & PLAT REFERENCE BOOK 2022 PAGE 280 RECORDED IN THE CHATHAM COUNTY REGISTRY
2. LOTS 2 AND 3 WILL BE ACCESSED VIA ALEX COCKMAN ROAD. THE NEW ACCESS EASEMENT IS TO SERVE THE REMAINDER PARCEL.
3. PROPERTIES SHOWN HEREON ARE SUBJECTS 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 AFFECT THESE PROPERTIES.
4. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M)
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED. GROUND INFORMATION UNLESS SPECIFICALLY NOTED AS "GRID".
6. AREA IS CALCULATED BY THE COORDINATE METHOD
7. NO NGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE
8. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE
9. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED
10. ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON PIPES FOUND (IPF) FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED
11. COUNTY WATER AVAILABLE
12. SEPTIC SOILS SHOWN PER PIEDMONT ENVIRONMENTAL ASSOCIATES IN A REPORT LAST REVISED APRIL 1, 2024: NEW LOT 3 TO UTILIZE EXISTING SEPTIC FIELD
13. NO WETLANDS OR JURISDICTIONAL STREAMS AFFECT THESE LOTS PER SAGE ECOLOGICAL SERVICES, INC. WETLAND AND STREAM SKETCH MAP DATED JUNE 20, 2024

NORTH
NC GRID NAD 83 / 2011

80' 0 80' 160'
SCALE: 1" = 60'

FILED Jul 19, 2025 FILED ELECTRONICALLY
AT 09:53:14 AM CHATHAM COUNTY NC
BOOK 4092 JORDAN A. RODGERS
START PAGE 0210 END PAGE 0210
INSTRUMENT # 03945
EXCISE TAX $0.00

Submitted electronically by "CE Group, Inc."
In compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Chatham County Register of Deeds.

CERTIFICATION OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

7/9/2025
DATE

Docu Signed by:
Anny Mittal
OWNER/AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A MINOR SUBDIVISION AND HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

7/9/2025 _____ 2025

Docu Signed by:
Paula D Phillips
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

Amy Moore
I, _____, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

Docu Signed by:
Amy Moore
REVIEW OFFICER

7/9/2025
DATE

FORM 30
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 185.043 (E) (B) (ii) (iii) (FORMERLY SECTION 400-3) (B) and (iii) OF THE CHATHAM COUNTY STORMWATER ORDINANCE)

I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOKS SHOWN HEREON THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOKS AS SHOWN. 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 _____ DAY OF 7/9/2025 A.D. 2025

Docu Signed by:
David S. Clark
DAVID S. CLARK, PLS L-4729

NORTH CAROLINA PROFESSIONAL SEAL L-4729 DAVID S. CLARK

I, DAVID S. CLARK, 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

Docu Signed by:
David S. Clark
DAVID S. CLARK, PLS L-4729

DATE	REVISIONS	NO.

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

MINOR SUBDIVISION PLAT
PROPERTY OF
ANIA ONN LLC
ALEX COCKMAN ROAD
HICKORY MOUNTAIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	OCTOBER 16, 2024
Scale:	1" = 60'
Drawn:	CAT
Checked:	DSC
Project No:	010-322
Filename/Dwg. Name:	010-322_Cockman.dwg

Sheet No: 1 Of 1

2025 0210