Surveyor’s Report

on

MANN’S CHAPEL ROAD

RIGHT-OF-WAY

Prepared by: Ballentine Associates, PA
221 Providence Road
Chapel Hill, North Carolina
27514

Prepared for: James E. Dixon

Date: 1 February, 2006
EXECUTIVE SUMMARY:

This report researches the existence of public right-of-way for that portion of Mann’s Chapel Road (N.C.S.R. 1532) located in Northern Chatham County, specifically from 500 feet west of the Heartland Drive intersection to the Winterberry Way and Shotts Farm Road intersection. See the attached number coded letter size map for reference.

This report is based upon the research and field verification survey conducted by Ballentine Associates, P.A. along the right-of-way of Mann’s Chapel Road. Recorded plats and the field survey indicate that a sixty (60) foot right-of-way is maintained along the aforementioned section of Mann’s Chapel Road.

RESEARCH:

Research was conducted using Chatham County’s GIS website (http://www.chathamgis.com/) from which property information, deed and plat references of properties fronting Mann’s Chapel Road were obtained. The Chatham County Register of Deeds website (http://www.chathamncrod.org/Opening.asp) provided access to pertinent copies of deed books and plat books.

The following plats show properties north and south of Mann’s Chapel Road right-of-way at the intersection of said road and Heartland Drive: Plat book 91 Page 89, Plat book 2004 Page 359, Plat book 2003 Page 180, Plat book 2003 Page 433 and Plat book 2004 Page 135, all of Chatham County Registry (see attached plats with upper right hand corner numbers 2-6). All lot lines are shown to terminate at the depicted sixty (60) foot right-of-way for Mann’s Chapel Road. Likewise, property lines of Lots 1, 2, 10 & 11 of Plat book 14 Page 1 also terminate at the sixty (60) foot southern right-of-way of Mann’s Chapel Road.

The following plats show property lines to the center of Mann’s Chapel Road right-of-way: Plat book 97 Page 10, Plat book 97 Page 8, Plat book 97 Page 8, Plat book 2001 Page 401 and Plat book 2000 Page 447, all of Chatham County Registry (see attached plats with upper right hand corner numbers 1 and 7-9). Although property lines are shown to the center of the right-of-way, a sixty (60) foot right-of-way is
depicted, labeled and acknowledged and property corners are also shown to be set thirty (30) feet from the centerline of the road.

Plat book 34 Page 78 is that of HB Hackney's property showing an access easement beginning at the sixty (60) foot right-of-way line depicted for the southern right-of-way of Mann's Chapel Road.

FIELD VERIFICATION:

In addition to our office research, field verification of property corners along the sixty (60) foot right-of-way of Mann's Chapel Road was conducted on January 27, 2006 and all property corners found are depicted on three (3) sheets of exhibit maps entitled “Mann's Chapel Road Right-of-Way” prepared by Ballentine Associates, P.A.

Based upon the property corners that were located, frontages of Payseur and Heartland Subdivision properties on the north of Mann's Chapel Road right-of-way are shown to be sixty (60) feet from that of the frontages of the Arrington and Persimmon Hill lots south of the right-of-way. See Sheet 1 of the exhibit maps for reference. Similarly, on Sheet 3, the Shotts Farm lot frontages north of the right-of-way are also sixty (60) feet from that of the lot frontages of properties across Mann's Chapel Road. On Sheet 2, located property irons of David Hackney are depicted along the southern sixty (60) foot right-of-way.

CONCLUSION:

In my professional opinion, based upon documents obtained through public records and attached as part of this report, and based upon actual property corners located in the field and depicted on the attached exhibit, the right-of-way of Mann's Chapel Road from the Heartland Drive intersection to the Winterberry Way and Shotts Farm Road intersection is sixty (60) feet.

Signed,

[Signature]

Kevin C. Piver, PLS L-3919
February 1, 2006