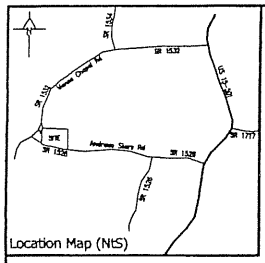

Location Map (NtS)

LINE TABLE		
LINE	LENGTH	BEARING
L1	152.35	S07°27' 49"W
L2	94.15	S07°28' 21"W
L3	258.70	N32°45' 21"E
L4	128.12	N48°50' 15"E
L5	35.39	N03°15' 37"W
L6	125.80	N03°17' 25"W
L7	98.36	S45°20' 28"W
L8	72.45	S38°30' 17"W
L9	115.88	S39°54' 56"W
L10	38.06	S54°42' 28"E
L11	56.58	S54°20' 04"E
L12	63.78	S55°36' 24"E
L13	84.88	S57°51' 16"E
L14	79.30	S80°14' 18"E
L15	80.88	S82°16' 41"E
L16	80.55	S88°33' 40"E
L17	81.71	S88°26' 06"E
L18	79.00	N89°17' 17"E
L19	76.72	S78°37' 33"E
L20	61.42	S74°25' 20"E

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

N.C.S.P.C. NAD 83

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of the surveying and plotting to be done.

Ticon Properties LLC by W Sammetts 2-14-07
Owner(s) or Authorized Agent and Title Date

Certificate of Plat Being Exempt from the Subdivision Regulation

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.

Ticon Properties LLC by W Sammetts 2-14-07
Owner(s) or Authorized Agent and Title/ Date

Lynn D Richardson 2-14-07
Planning Department Date

State of North Carolina
County of Chatham

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

2-14-07 Kim Hartson by Mary Phillips, Deputy
Date Review Officer

I, Stephen D. Puckett, do hereby certify that the attached Plat and subdivision was made by order and direction of

J. McKee

the owner of the land shown, and that the land shown on this Plat is entirely within the boundaries of the land conveyed to the above owner by the references listed, and I further certify that the said survey and plat are correct in all respects. Witness my hand and seal this 13th day of December, 2006.

Professional Land Surveyor

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision, deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in ————; that the ratio of precision as calculated is 1:20,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 13th day of December 2006.

Professional Land Surveyor L-2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT

2-13-2007

I, Stephen D. Puckett, certify to one or more of the following:

A. That this 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 this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
C. One of the following:
1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
3. That this Survey is a Control Survey.
D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

Stephen D. Puckett L-2683

Floodplain Note:

All development within the floodway and floodway fringe, including fill, new construction, substantial improvements, manufactured housing, storage of materials and storage of toxic or flammable substances, is prohibited except as provided by applicable Flood Hazard Regulations.
Floodplain elevation: 417
Floodplain zone: (AE)
Community # 370299
F.E.M.A. map # 3710975500J
F.E.M.A. map date: 2-2-2007

FILED Feb 14, 2007 02:33:49 pm
PLAT SLIDE 02007 — 0071
INSTRUMENT 01916
FILED CHATHAM COUNTY, NC REBA G. THOMAS REGISTER OF DEEDS

- ✓ Area by Coordinate Method
- ✓ No Published Horizontal Control Monument found within 2000'
- ✓ All buildings, surface, and subsurface improvements are not necessarily depicted hereon.
- ✓ New Monumentation is 3/4" diameter iron pipe unless otherwise noted.
- ✓ All distances are horizontal ground distances in U.S. survey feet.
- ✓ Dashed lines indicate lines based on (References)(not field verified)
- ✓ This survey performed without benefit of title examination and is made subject to any document of record which may affect subject property.
- ✓ Property is not located in a flood hazard area as determined by F.E.M.A. and depicted on F.I.R.M. 370299 0050 B with an effective date of 7-16-91.

(✓) Applies to this Plat

Legend

Existing Iron Pin	●
New Iron Pin	○
Existing Nail	⊛
Nail Set	△
Utility Pole	⊂⊃
Computed Point	▲
Concrete Monument	⊡
Control Monument	⊕
Right of Way	R/W
Centerline	C/L

References
DB 323 PG 206
DB 388 PG 392
PIN 9755-73-7372
PIN 9755-64-7093

S.D. PUCKETT & ASSOCIATES
LAND SURVEYORS
5314 Hwy. 55, Suite 104
Durham, N.C. 27713
Ph.(919) 544-7717 Fax(919) 544-1274
Stephen D. Puckett - N.C.P.L.S.# 2683
spuckett@puckettsurveys.com

EXEMPT Final Plat

VALLEY VIEW

Ticon Properties, LLC

5836 Fayetteville Rd, Suite 203, Durham, NC, 27713
SITE ADDRESS: 1258 MANNS CHAPEL RD., PITTSBORO, NC 27312

Surveyed by RAK,RTP,PHS	Drawn by JSM, JLB	Survey Date: 12-13-06	Plot Date: 2-13-07
County of Chatham	Township of Baldwin	State of N.C.	File: Valley View/SUBD-PLAT

2007-71