

VICINITY MAP
NOT TO SCALE

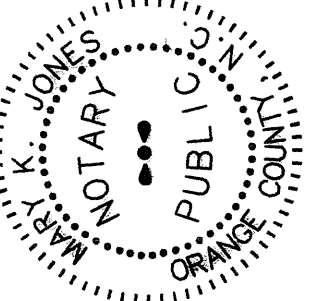
NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2. ALL AREAS AND DISTANCES ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS OF RECORD.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY EASEMENTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 3702980050-B WITH EFFECTIVE DATE JULY 16, 1991 AND PANEL NOS. 3710976500-J & 3710976600-J WITH PRELIMINARY DATE JULY 13, 2005.
6. THE SUBJECT PROPERTIES ARE ZONED RA-40 OR RESIDENTIAL-AGRICULTURAL DISTRICT.
7. OWNERS' ADDRESSES:
JAMES E. DIXON
94 CHATHAM DRIVE
CHAPEL HILL, NC 27516
PERSIMMON HILL OWNERS ASSOCIATION
C/O LARRY HICKS
128 PERSIMMON HILL TRAIL
PITTSBORO, NC 27312

NORTH CAROLINA COUNTY OF CHATHAM
THIS PLAT WAS PRESENTED FOR REGISTRATION AT _____ O'CLOCK
M. ON _____ AND RECORDED ON PLAT
SLIDE 2007-1 CHATHAM COUNTY REGISTRY.

BY: _____ ASSISTANT
REBA G. THOMAS REGISTER OF DEEDS

OWNER'S CERTIFICATE
NAME OF OWNER: JAMES E. DIXON
I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.
James E. Dixon 8/29/2006 DATE
OWNER OR AUTHORIZED AGENT
James E. Dixon 1-4-07 DATE
CHATHAM COUNTY PLANNING DEPARTMENT

NORTH CAROLINA, Orange COUNTY
Mary K. Jones A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE Owner OF the property shown hereon AND THAT HE AS owner BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE OWNER.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 29th DAY OF August, 2006
Mary K. Jones
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/18/2008



OWNER'S CERTIFICATE
NAME OF OWNER: PERSIMMON HILL HOMEOWNERS ASSOCIATION
I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.
OWNER OR AUTHORIZED AGENT
Larry M. Hicks 8/29/06 DATE

CHATHAM COUNTY PLANNING DEPARTMENT
NORTH CAROLINA, Durham COUNTY
I, Caroline A. Vogel A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE Director OF Persimmon Hills Homeowners Association AND THAT HE AS Director BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 29th DAY OF October, 2006
Caroline A. Vogel
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-11-2007

Official Seal
North Carolina - Durham County
CAROLINE A. VOGEL
Notary Public
My Commission Expires 1-11-2007

I, KEVIN C. PIVER, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD AS SHOWN, THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCEL, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
WITNESS MY HAND AND SEAL THIS 29TH DAY OF AUGUST, 2006.
Kevin C. Piver L-3919
KEVIN C. PIVER, PLS L-3919

DAVID G. & JEAN HACKNEY DB 467 PG 704 PARCEL NO: 82009 ZONED: RA-40
DAVID G. HACKNEY DB 710 PG 1013 PARCEL NO: 72871 ZONED: RA-40
COMBINE NEW TRACT WITH JAMES E. DIXON TRACT TO CREATE NEW TRACT TWO
COMBINE NEW TRACT WITH PERSIMMON HILL OPEN SPACE (DB 609 PG 277) TO CREATE NEW TRACT ONE
60' INGRESS-EGRESS EASEMENT HEREBY ABANDONED
60' INGRESS-EGRESS EASEMENT PB 2003 PG 258-259
OLD PROPERTY LINES HEREBY REMOVED
NEW PROPERTY LINES HEREBY CREATED
PERSIMMON HILL HOMEOWNERS ASSOCIATION DB 609 PG 277 PB 2004 PG 359 ZONED: RA-40
NEW 25' UNDISTURBED BUFFER EASEMENT HEREBY DEDICATED
NEW 50' WATERSHED BUFFER
ORIGINAL AREA= 2,763,418 SQ.FT.
RECOMBINED AREA= 2,760,144 SQ.FT.
63.36 ACRES

TRACT ONE
PERSIMMON HILL HOMEOWNERS ASSOCIATION
DB 609 PG 277
PB 2004 PG 359
ZONED: RA-40
ORIGINAL AREA= 42,423 SQ.FT.
0.97 ACRES
RECOMBINED AREA= 45,697 SQ.FT.
1.05 ACRES
TRACT TWO
JAMES E. DIXON
DB 702 PG 201
PB 2003 PG 258-259
PARCEL NO: 80775
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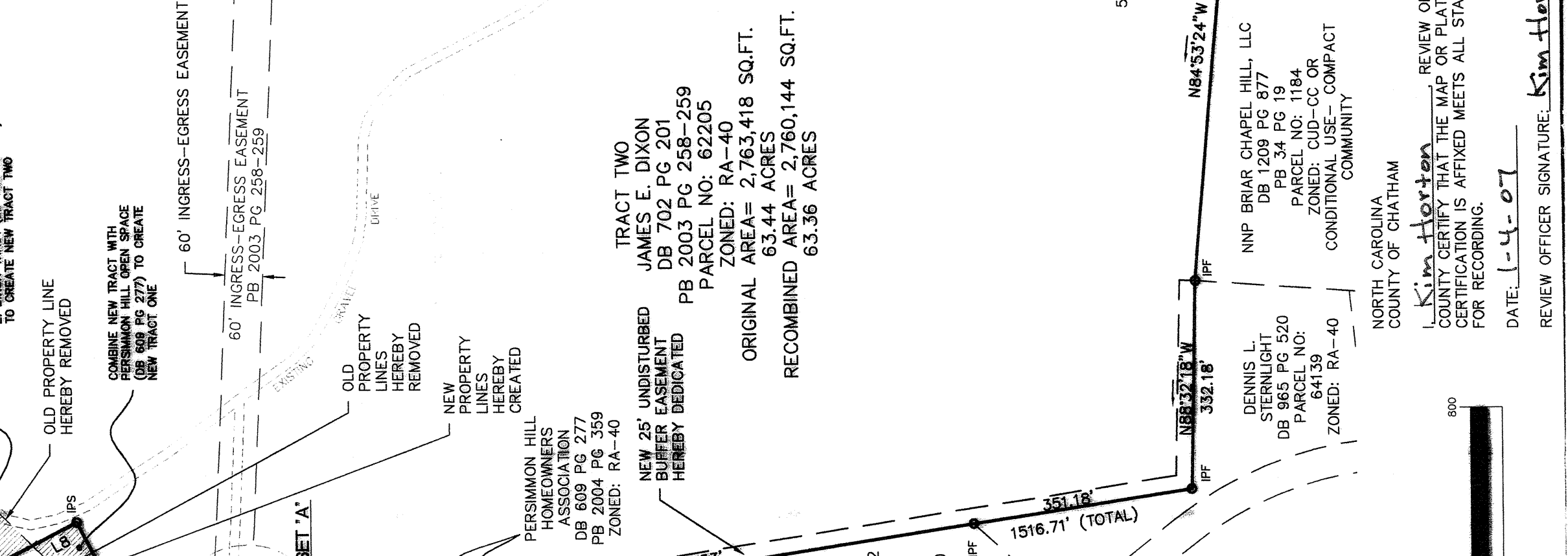
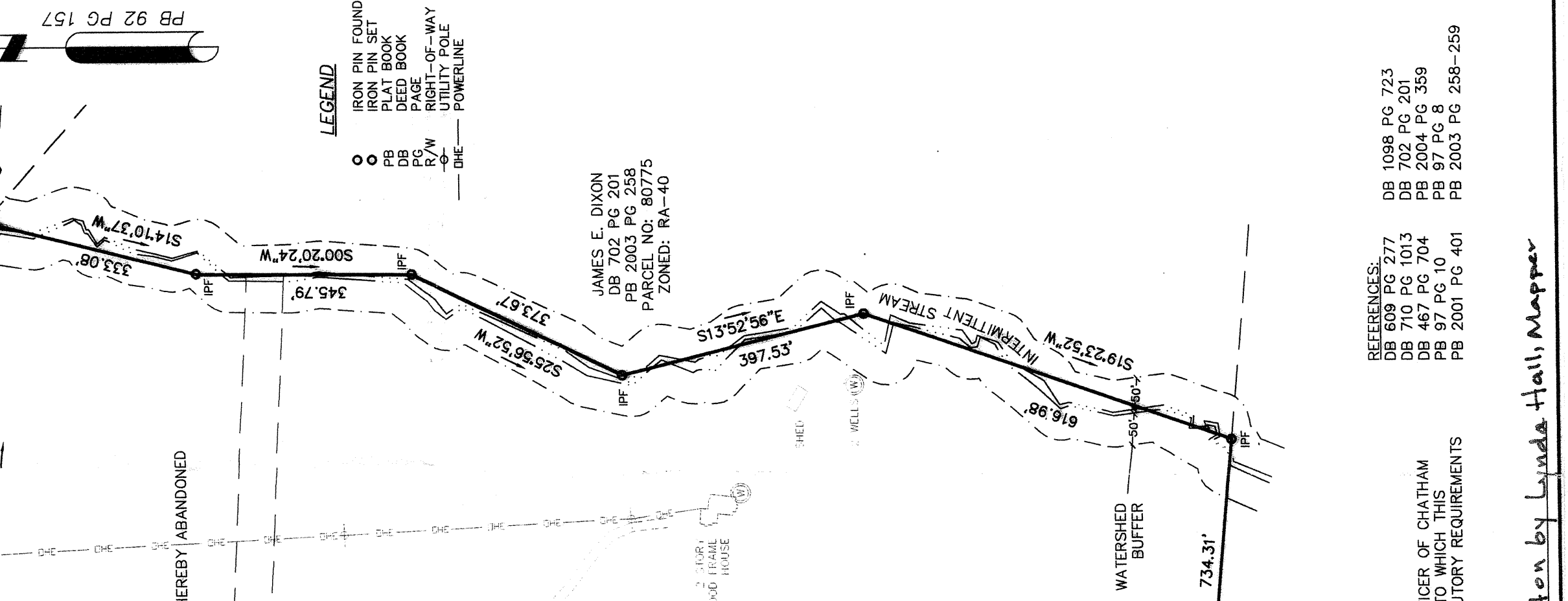
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BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD (919) 489-4789 (DURHAM)
CHAPEL HILL, N.C. 27514

DIXON & PERSIMMON TRACTS
SURVEY FOR
JAMES E. DIXON
OWNER INFORMATION
DB 702 PG 201/DB 609 PG 277
JAMES E. DIXON/PERSIMMON HILL HOMEOWNERS ASSN

BALDWIN
CHATHAM, NC
SEE INDIVIDUAL TRACTS
RA-40
18 AUGUST 2006
SCALE: 1"=100'
PROJECT NUMBER: 102002.00
SURVEYED BY: SGH
DRAWN BY: JRB
CHECKED BY: KCP
SHEET NO: 1 of 1



LINE	LENGTH	BEARING
L1	55.74'	N08°48'00"W
L2	235.28'	N62°24'22"E
L3	182.97'	N62°24'22"E
L4	39.38'	S85°52'35"E
L5	27.50'	S74°10'37"E
L6	189.33'	N08°48'00"W
L7	218.21'	N62°24'18"E
L8	79.23'	N27°35'42"W
L9	90.70'	N62°24'22"E
(TIE) L10	209.99'	N13°08'32"E
(TIE) L11	79.01'	N62°24'16"E
(TIE) L12	480.93'	N85°34'33"E
(TIE) L13	112.94'	S85°34'33"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	282.53'	861.64'	N18°11'38"W	281.27'

LEGEND
IRON PIN FOUND
IRON PIN SET
PLAT BOOK
DEED BOOK
ELECTRIC POLE
RIGHT-OF-WAY
UTILITY POLE
POWERLINE
DHE

REFERENCES:
DB 1098 PG 723
DB 702 PG 201
DB 710 PG 1013
DB 467 PG 704
PB 97 PG 8
PB 2003 PG 258-259

DATE: 1-4-07
REVIEW OFFICER SIGNATURE: Kim Horton by Linda Hall, Mapper