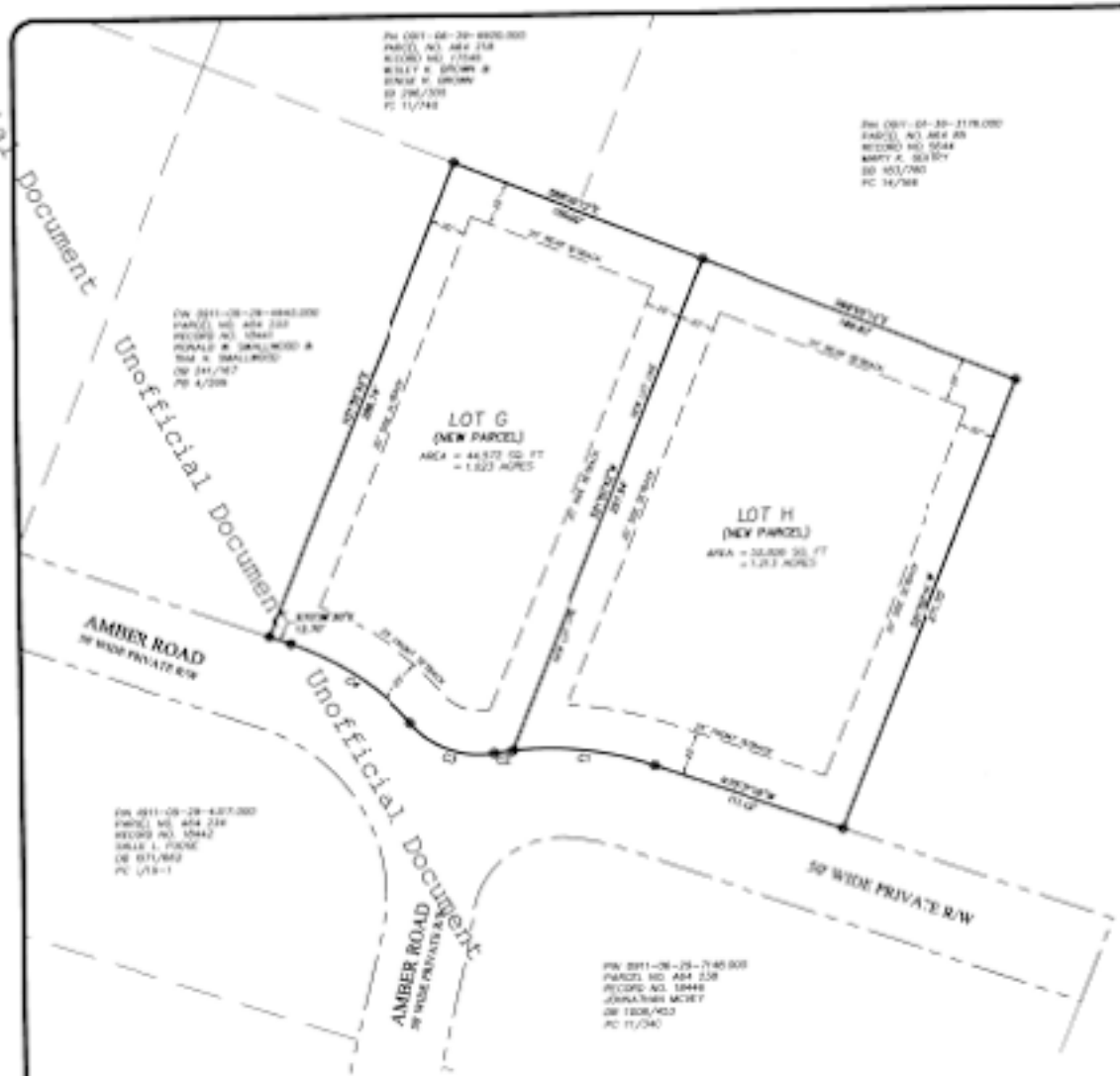
Unofficial Document



SURVEY NOTES

NOTE "A"
ALL DISTANCES ARE IN U.S. SURVEY FEET. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. GROID MAPS DETERMINED BY COORDINATE COMPUTATION.

NOTE "B"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "C"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "D"
AC GEODETIC SURVEY (NGS) TRIANGULATION STATION "RUBY" (PID FY1871) IS LOCATED WITHIN 2000' OF THIS SITE.

NOTE "E"
THE BASIS OF BEARINGS FOR THIS PLAT IS PB 15/744, PERSON COUNTY REGISTRY, WHICH IS THE SAME BASIS OF BEARINGS AS PC 1/13-1. THIS BASIS OF BEARINGS ORIGINATED WITH THE "TIMBER RIDGE 1" SUBDIVISION (PC 4/284, RECORDED 01/30/1987), WHICH HAS BEARING BASED FROM THE PLAT ON "ELL GRID NORTH."

NOTE "F"
THE INTENT OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL (484 338) ALONG A SUBDIVISION LINE THAT IS THE SAME AS THE LINE SHOWN BETWEEN LOT "G" AND LOT "H" ON THE "TIMBER RIDGE 1" SUBDIVISION (PC 3/16-1, RECORDED 12/03/1991).

NOTE "G"
THIS PROPERTY IS LOCATED IN THE FLAT RIVER PROTECTED WATERSHED, WITHIN THE HOUSE RIVER BASIN. THIS PROPERTY IS SUBJECT TO PERSON COUNTY STORMWATER AND ENVIRONMENTAL REGULATIONS.

NOTE "H"
THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP NUMBER 3720097100K, HAVING AN EFFECTIVE DATE OF DECEMBER 08, 2016.

SITE DATA TABLE
(TWO PARCEL, BEING SUBDIVIDED)

PIN : 0811-08-29-7588.000
PARCEL NO. : 484 338
RECORD NO. : 18442

PHYSICAL ADDRESS

OWNER(S):
JOSEPH F. COOPER &
SHAUN R. EPPS

OWNER ADDRESS:
2833 MOUNT VIEW CHURCH ROAD
MEBANE
NC 27302-9113

REFERENCES:
DB 1124/36
PB 15/114

ZONING: RS (RURAL CONSERVATION)

BUILDING SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (13)(11)(a). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, BRANTLEY R. WELLS, PLS NO. L-4344, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINE/TYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR (OTHER REFERENCE SOURCE: (AS NOTED HEREON)); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF JUNE, 2022.

NORTH CAROLINA PROFESSIONAL SEAL L-4344 LAND SURVEYOR BRANTLEY R. WELLS

BRANTLEY R. WELLS, PLS
SUMMIT DESIGN & ENGINEERING SERVICES, PLLC, REG. NUMBER P-0339

Doc No. 202544
Recorded: 06/28/2022 02:12:37 PM
Fee Amt: $21.00 Page 1 of 1
Person County Math Calendar
Tonya R. Wilson, Register of Deeds
BK 18 PG 117 - 117 (1)

Tonya R Wilson

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Sarah D. Blount, REVIEW OFFICER OF PERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 6-28-2022 DATE

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE PERSON COUNTY SUBDIVISION REGULATIONS.

PLANNING & ZONING ADMINISTRATOR 6-28-2022 DATE

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	180.0'	81.90'	25°36'06"	41.64'	N67° 27' 36"W	81.21'
C2	180.0'	15.44'	2°47'03"	7.72'	N82° 17' 18"W	15.43'
C3	50.0'	78.53'	90°00'00"	50.00'	N44° 25' 30"W	70.71'
C4	150.0'	81.41'	31°08'00"	41.74'	N62° 04' 17"W	80.41'

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SUMMIT DESIGN AND ENGINEERING SERVICES

OWNER ADDRESS:
2833 MOUNT VIEW CHURCH RD
MEBANE
NC 27302-9113

CLIENT ADDRESS:
2833 MOUNT VIEW CHURCH RD
MEBANE
NC 27302-9113

PIN
0811-08-29-7588.000

REFERENCES:
DEED BOOK: 1124/36
PLAT BOOK: 15/744, 1/13-1, 12/114

SURVEY PROJECT MANAGER: SHAW

DRAWN BY: BLP

LEGEND
IRON PIN OR PIPE SET
EXISTING MONUMENT FOUND: IRON PIN OR PIPE UNLESS OTHERWISE DESIGNATED
MATHEMATICAL POINT; NO MONUMENT SET
CONCRETE MONUMENT
EIP EXISTING IRON PIPE
UTILITY POLE

FINAL SUBDIVISION PLAT FOR
JOSEPH F. COOPER & SHAUN R. EPPS

FLAT RIVER TOWNSHIP, PERSON COUNTY, NORTH CAROLINA
FIELD SURVEY PERFORMED JUNE 3, 2022
PROPERTY AS DESCRIBED IN DEED BOOK 1124 PAGE 36
STANDING IN THE NAME OF
JOSEPH F. COOPER & SHAUN R. EPPS

SUMMIT DESIGN AND ENGINEERING SERVICES
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Hillsborough, NC 27278-8550
Voice: (919) 732-8803 Fax: (919) 732-8835
www.summitdesign.net

PROJECT NO.
22-0197

DRAWING
22-0197_SURVEY

SHEET 1 OF 1

18 117