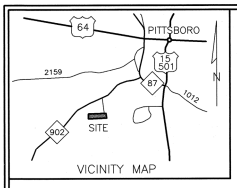
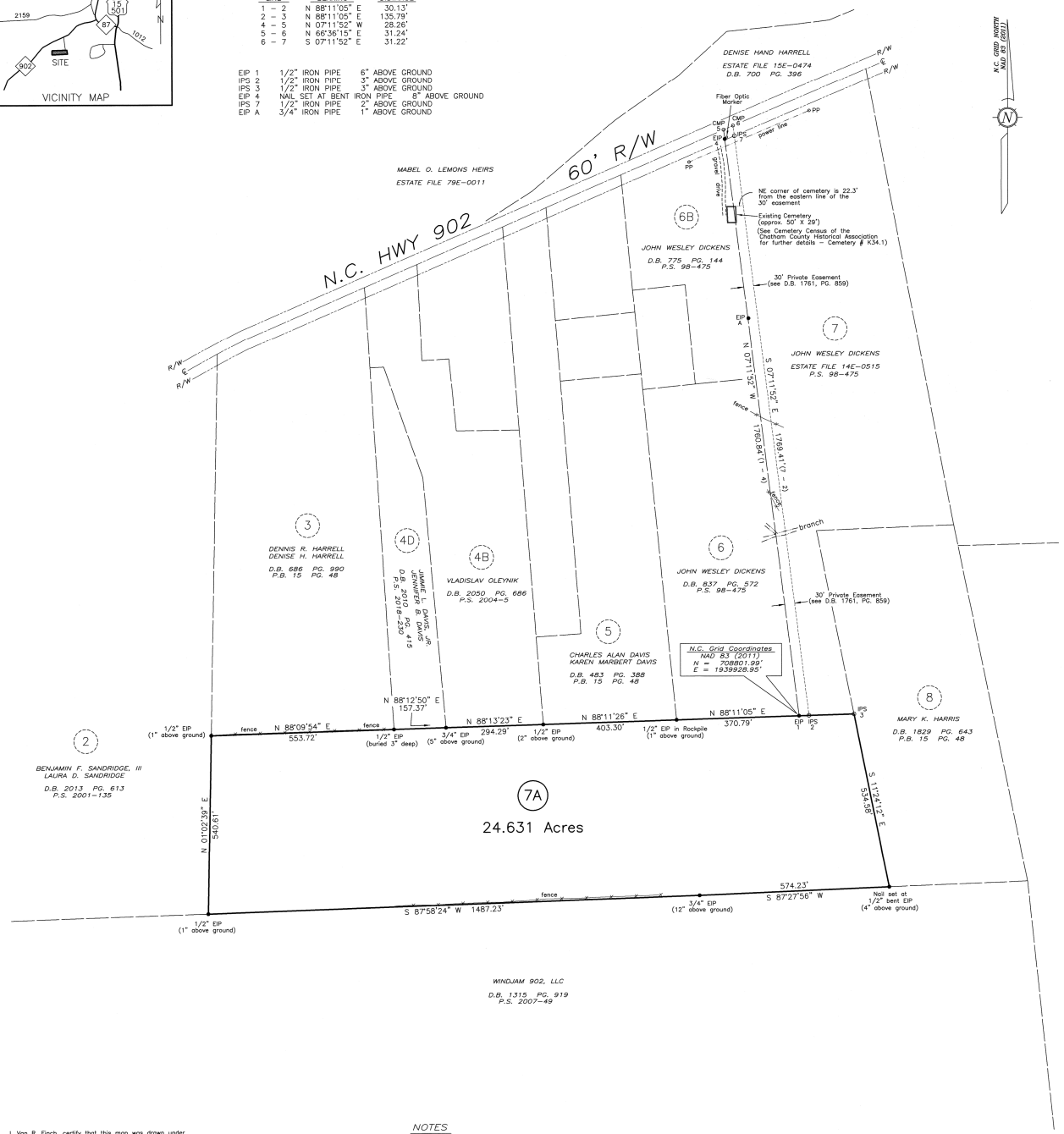


VICINITY MAP

LINE	BEARING	DISTANCE
1 – 2	N 88°11'05" E	30.13'
2 – 3	N 88°11'05" E	135.79'
4 – 5	N 07°11'52" W	28.26'
5 – 6	N 66°36'15" E	31.24'
6 – 7	S 07°11'52" E	31.22'

EIP 1	1/2" IRON PIPE	5" ABOVE GROUND
IPS 2	1/2" IRON PIPE	3" ABOVE GROUND
IPS 3	1/2" IRON PIPE	3" ABOVE GROUND
EIP 4	NAIL SET AT BENT IRON PIPE	8" ABOVE GROUND
IPS 7	1/2" IRON PIPE	2" ABOVE GROUND
EIP A	3/4" IRON PIPE	1" ABOVE GROUND



I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for grid coordinates/ties:

(1)	Class of survey	Class A
(2)	Positional accuracy	< 0.10'
(3)	Type of GPS field procedure	RTK (VRS)
(4)	Dates of survey	3/20/2024
(5)	Datum/Epoch	NAD 83 (2011)
(6)	Published/Fixed-control use	NCGS Network (VRS)
(7)	Geoid model	18
(8)	Combined grid factor	0.99988138
(9)	Units	U.S. Survey Feet

Van R. Finch

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus, ✓

_ (a) 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.

_ (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

✓ (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street

Van R. Finch

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2397, Page 799,) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page _____, 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, license number, and seal this the 18th day of April A.D. 2024.

Van R. Finch
SURVEYOR
LICENSE NUMBER L-2507

NORTH CAROLINA PROFESSIONAL SEAL L-2507 LAND SURVEYOR VAN R. FINCH

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, fiber optic cable, etc.).
3. This property is subject to all easements of record affecting subject property.
4. There were no NCGS monuments found within 2000 feet of this parcel of land.
5. The Flood Map Number for this property is 3710973000J., dated 2/2/2007.
6. This property is zoned R-A2.
7. EIP A was found 1.86' east of the western line of the 30' private easement. The origin of this iron is unknown. N.C. Grid Coordinates NAD 83 (2011) N = 710007.45' E = 1939778.58'
8. Plat revised 4/18/2024 to edit title block.

REFERENCE: DEED BOOK 2397 PAGE 799
PLAT BOOK 15 PAGE 48
PARCEL #7035

FILED Apr 19, 2024 09:58:38 am
PLAT SLIDE 02024 — 0133
INSTRUMENT 03162
FILED CHATHAM COUNTY, NC LINDSAY R. RIGGSBEE REGISTER OF DEEDS

MAP LEGEND

● EIP	EXISTING IRON PIPE
● EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
○ ISS	IRON STAKE SET
▣ ECM	EXISTING CONCRETE MONUMENT
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
○ PP	POWER POLE
○ CMP	COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

SURVEY FOR

GRACELEDGE PROPERTIES, LLC

OWNER: GRACELEDGE PROPERTIES, LLC

DATE: APRIL 15, 2024
REVISED: APRIL 18, 2024

SCALE: 1" = 150'

150 75 0 150 300 450

CENTER TOWNSHIP — CHATHAM COUNTY, N.C.

VAN R. FINCH – LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

2024-133

2024-133