FILED Joyce H. Pearson
Register of Deeds, Orange Co.NC
Recording Fee: $21.00
NC Real Estate TX: $.00

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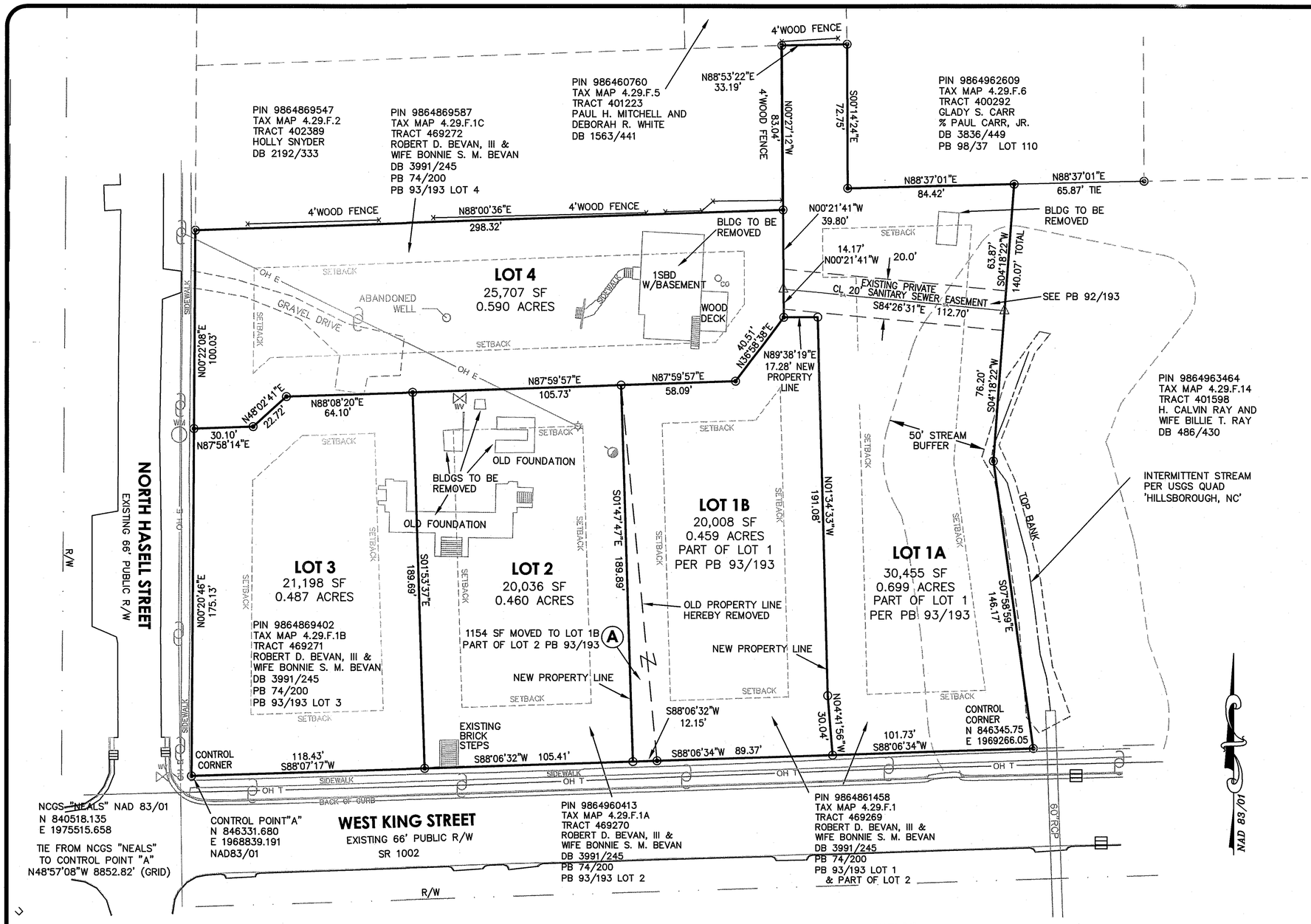
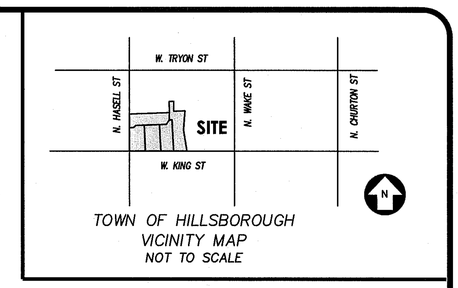
Bk:PL103 Pg:179
05/12/2008 04:43:34 PM 1/1





TOWN OF HILLSBOROUGH
VICINITY MAP
NOT TO SCALE

I, WILLIAM H. McCARTHY, JR, N.C.P.L.S.#3248, CERTIFY THAT THE N.C. GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT OR DOCUMENT WERE DETERMINED BY AN ACTUAL GPS SURVEY PERFORMED BY ME. THAT THIS SURVEY WAS PERFORMED TO CLASS C FGCC SPECIFICATIONS AND THAT I USED VRS SURVEY FIELD PROCEDURES. COORDINATES WERE DETERMINED BY LEAST SQUARES ADJUSTMENT. THAT THIS SURVEY WAS PERFORMED ON OCTOBER 11, 2006 USING ONE TRIMBLE 5700 RECEIVER. ALL COORDINATES ARE BASED ON NAD 83/01.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(D). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. I, WILLIAM H. McCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER "REFERENCES", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28th DAY OF MARCH, 2008.

NORTH CAROLINA PROFESSIONAL SEAL L-3248 LAND SURVEYOR WILLIAM H. McCARTHY, JR.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 3248

EXEMPT SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION OF LAND SHOWN AND DESCRIBED HEREON IS NOT A SUBDIVISION OF LAND SUBJECT TO THE TOWN OF HILLSBOROUGH SUBDIVISION REGULATIONS. THE TOWN OF HILLSBOROUGH PLANNING DEPARTMENT HAS MADE NO DETERMINATION AS TO THE ACCURACY OR THE CORRECTNESS OF THIS PLAT OR ANY CERTIFICATION HEREON, OTHER THAN WHAT IS CERTIFIED IN THIS CERTIFICATION. Tom King 5/12/2008

HILLSBOROUGH PLANNING DIRECTOR OR AUTHORIZED AGENT DATE

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, MICHAEL A. BURTON SR, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

Michael Burton
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 5/12/2008

NOTES FROM THE TOWN OF HILLSBOROUGH PLANNING DEPARTMENT

1) ALL LOTS TO BE CONNECTED TO THE EXISTING PRIVATE SEWER EASEMENT AS SHOWN HEREON OR TO AN EXISTING PUBLIC SEWER.

2) ALTHOUGH LOT 1A MEETS THE TECHNICAL REQUIREMENTS OF THE TOWN OF HILLSBOROUGH ZONING ORDINANCE, THE TOWN OF HILLSBOROUGH MAKES NO CERTIFICATION AS TO LOT 1A SUITABILITY FOR CONSTRUCTION.

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
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 "E"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "F"
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 "G"
SEE PLAT "SUBDIVISION OF JAMES R. HOLLIS" BY STEVE F. YUHASZ, PLS, DATED FEBURARY 20 2004, AND RECORDED IN PB 93/193.

NOTE "H"
FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

NOTE "J"
NO USGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "K"
THIS PROPERTY IS WITHIN THE NEUSE RIVER BASIN AND WITHIN THE LOWER ENO (UNPOTECTED) WATERSHED.

NOTE "L"
ZONING: R-20
MINIMUM LOT AREA: 20,000 SF
UNLESS SEPTIC TANK IS USED, THEN 40,000 SF
MINIMUM LOT WIDTH: 100 FT
MAXIMUM BUILDING HEIGHT: 45 FT
BUILDING FRONT SETBACK: 30 FT
BUILDING SIDE SETBACK: 20 FT
BUILDING REAR SETBACK: 20 FT

NOTE "M"
THESE LOTS ARE LOCATED WITHIN THE HD (HISTORIC DISTRICT) OVERLAY ZONING DISTRICT. APPROVAL OF THE HISTORIC DISTRICT COMMISSION IS REQUIRED PRIOR TO BUILDING CONSTRUCTION.

FOR MULTIPLE PIN SHEET
SEE BOOK 4523 PAGE 496

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
A	2/25/2008	COMMENTS FROM TOWN OF HILLSBOROUGH PLANNING	JWS

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SUMMIT
CONSULTING ENGINEERS

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNERS ADDRESS:
BONNIE S. M. BEVAN
408 PARKVIEW CRESENT
CHAPEL HILL, NC, 27516
PHONE: 919-967-4721

CLIENTS ADDRESS:

PIN	TAX MAP	TRACT	PB 93/193
9864961458	4.29.F.1	469269	LOT 1
PIN	TAX MAP	TRACT	PB 93/193
9864960413	4.29.F.1A	469270	LOT 2
PIN	TAX MAP	TRACT	PB 93/193
9864869402	4.29.F.1B	469271	LOT 3
PIN	TAX MAP	TRACT	PB 93/193
9864869587	4.29.F.1C	469272	LOT 4

PROJECT MANAGER WHM
DRAWN BY WHM

LEGEND:
- IRON ROD OR PIPE SET
- EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- MATHEMATICAL POINT; NO MONUMENT SET
- CONCRETE MONUMENT
- EIP EXISTING IRON PIPE
- WATER METER
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- CLEAN OUT

FINAL PLAT PROPERTY SURVEYED FOR

BONNIE S. M. BEVAN

HILLSBOROUGH TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED NOVEMBER 10, 2006
PROPERTY AS DESCRIBED IN DEED BOOK 3991 PAGE 245
STANDING IN THE NAME OF
ROBERT D. BEVAN, III AND BONNIE S. M. BEVAN

SUMMIT
Consulting Engineers
1000 Corporate Dr., Suite 101
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summit-engineer.com

PROJECT NO.
06-379

DRAWING
06-379 RECOMB

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