9
MB

1-2

Book 116 Page 22

2016080800166990 PLAT
Bk:PL116 Pg:22
08/08/2016 03:45:16 PM 1/1

FILED Mark Chilton
Register of Deeds, Orange Co,NC
Recording Fee: $21.00
NC Real Estate TX: $.00

LANDMARK SURVEYING, INC.

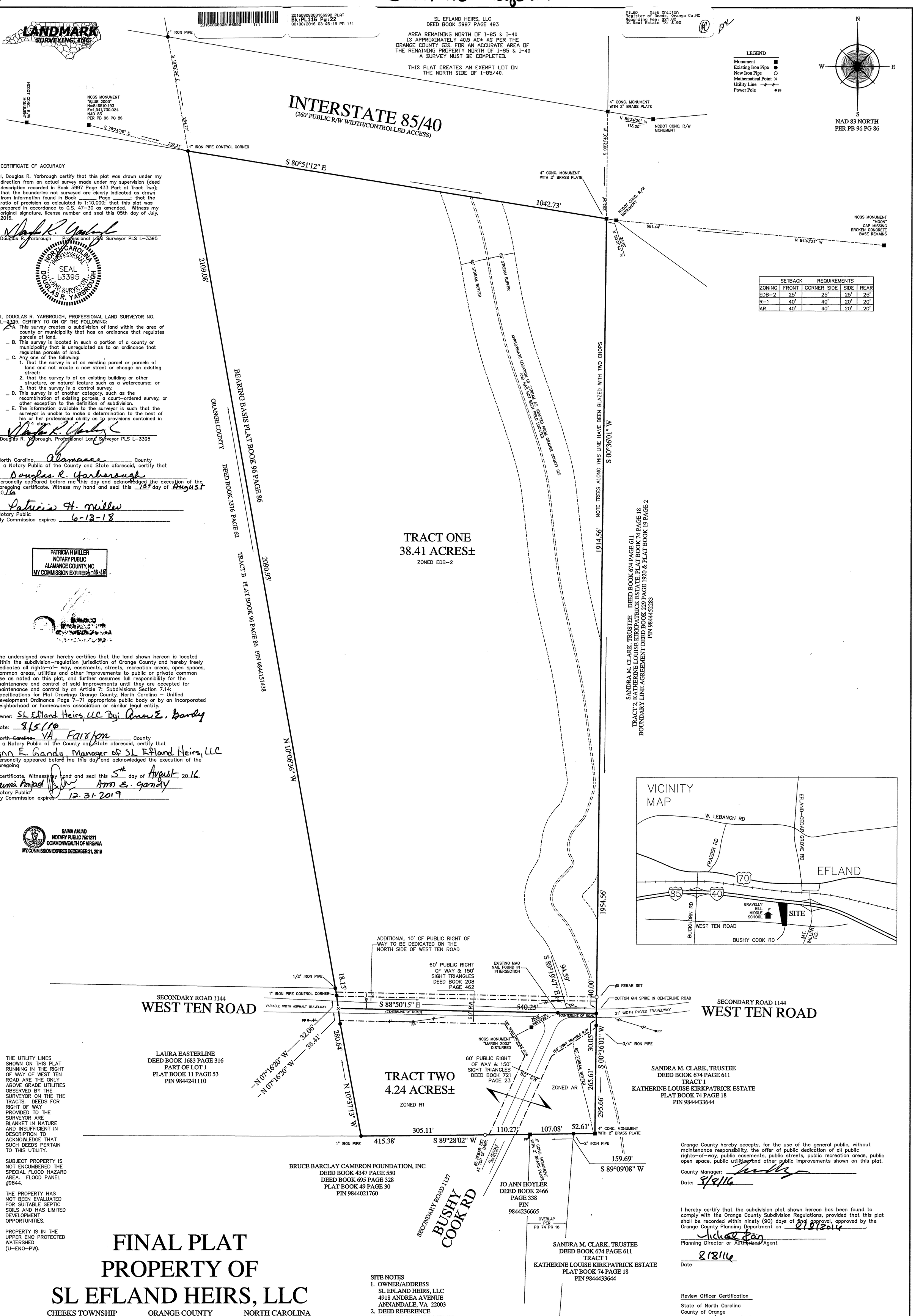
SL EFLAND HEIRS, LLC
DEED BOOK 5997 PAGE 493

AREA REMAINING NORTH OF I-85 & I-40 IS APPROXIMATELY 40.5 AC± AS PER THE ORANGE COUNTY GIS. FOR AN ACCURATE AREA OF THE REMAINING PROPERTY NORTH OF I-85 & I-40 A SURVEY MUST BE COMPLETED.

THIS PLAT CREATES AN EXEMPT LOT ON THE NORTH SIDE OF I-85/40.

LEGEND
Monument ■
Existing Iron Pipe ●
New Iron Pipe ○
Mathematical Point ×
Utility Line
Power Pole ● PP

NAD 83 NORTH
PER PB 96 PG 86



SETBACK REQUIREMENTS				
ZONING	FRONT	CORNER SIDE	SIDE	REAR
EDB-2	25'	25'	25'	25'
R-1	40'	40'	20'	20'
AR	40'	40'	20'	20'

CERTIFICATE OF ACCURACY

I, Douglas R. Yarbrough certify that this plat was drawn under my direction from an actual survey made under my supervision (deed description recorded in Book 5997 Page 433 Part of Tract Two); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance to G.S. 47-30 as amended. Witness my original signature, license number and seal this 05th day of July, 2016.

Douglas R. Yarbrough Professional Land Surveyor PLS L-3395

NORTH CAROLINA PROFESSIONAL SEAL L3395 LAND SURVEYOR DOUGLAS R. YARBROUGH

I, DOUGLAS R. YARBROUGH, PROFESSIONAL LAND SURVEYOR NO. L-3395, CERTIFY TO ON OF THE FOLLOWING:

X A. This survey creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land.
_ B. This survey is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
_ C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and not create a new street or change an existing street:
2. that the survey is of an existing building or other structure, or natural feature such as a watercourse; or
3. that the survey is a control survey.
_ 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.
_ E. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in 1-4 above.

Douglas R. Yarbrough, Professional Land Surveyor PLS L-3395

North Carolina, Alamance County
I, a Notary Public of the County and State aforesaid, certify that Douglas R. Yarbrough personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and seal this 1st day of August 2016

Patricia H. Miller
Notary Public
My Commission expires 6-13-18

PATRICIA H MILLER
NOTARY PUBLIC
ALAMANCE COUNTY, NC
MY COMMISSION EXPIRES 6-13-18

The undersigned owner hereby certifies that the land shown hereon is located within the subdivision-regulation jurisdiction of Orange County and hereby freely dedicates all rights-of- way, easements, streets, recreation areas, open spaces, common areas, utilities and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an Article 7: Subdivisions Section 7.14: Specifications for Plat Drawings Orange County, North Carolina - Unified Development Ordinance Page 7-71 appropriate public body or by an incorporated neighborhood or homeowners association or similar legal entity.

Owner: SL Efland Heirs, LLC By: Ann E. Gandy
Date: 8/5/16
~~North Carolina,~~ VA, Fairfax County
I, a Notary Public of the County and State aforesaid, certify that Ann E. Gandy, Manager of SL Efland Heirs, LLC personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and seal this 5th day of August, 2016.

Sauma Amjad
Ann E. Gandy
Notary Public
My Commission expires 12.31.2019

SAIMA AMJAD
NOTARY PUBLIC 7501271
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2019

THE UTILITY LINES SHOWN ON THIS PLAT RUNNING IN THE RIGHT OF WAY OF WEST TEN ROAD ARE THE ONLY ABOVE GRADE UTILITIES OBSERVED BY THE SURVEYOR ON THE THE TRACTS. DEEDS FOR RIGHT OF WAY PROVIDED TO THE SURVEYOR ARE BLANKET IN NATURE AND INSUFFICIENT IN DESCRIPTION TO ACKNOWLEDGE THAT SUCH DEEDS PERTAIN TO THIS UTILITY.

SUBJECT PROPERTY IS NOT ENCUMBERED THE SPECIAL FLOOD HAZARD AREA. FLOOD PANEL #9844.

THE PROPERTY HAS NOT BEEN EVALUATED FOR SUITABLE SEPTIC SOILS AND HAS LIMITED DEVELOPMENT OPPORTUNITIES.

PROPERTY IS IN THE UPPER ENO PROTECTED WATERSHED (U-ENO-PW).

FINAL PLAT PROPERTY OF SL EFLAND HEIRS, LLC

CHEEKS TOWNSHIP ORANGE COUNTY NORTH CAROLINA

DATE 07/05/16 SCALE 1" = 100' GRAPHIC SCALE 0' 50' 100' 200' 300'

LANDMARK SURVEYING, INC. 109 E. HARDEN STREET GRAHAM, N.C. 27253
FIRM LICENSE # C-0862 TELEPHONE: 336-229-6275 EMAIL: dylandmark@triad.rr.com

FILE 160601 DISC D160601 SURVEY BY GS DWG BY DMcP APP'D BY DRY

REVISED 07/27/2016 PER PLANNING COMMENTS.
REVISED 07/29/2016 PER PLANNING COMMENTS.

SITE NOTES
1. OWNER/ADDRESS
SL EFLAND HEIRS, LLC
4918 ANDREA AVENUE
ANNANDALE, VA 22003
2. DEED REFERENCE
DEED BOOK 5997 PAGE 493
PART OF TRACT TWO
3. ORANGE COUNTY PARENT
PIN # 9844264137
4. TOTAL AREA SURVEYED
42.65 ACRES
AREA COMPUTATION BY
COORDINATE METHOD

Parent PIN - 9844-26-4137
1 - 9844-25-5464
2 - 9844-24-5177

Orange County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights-of-way, public easements, public streets, public recreation areas, public open space, public utilities and other public improvements shown on this plat.

County Manager: _____
Date: 8/8/16

I hereby certify that the subdivision plat shown hereon has been found to comply with the Orange County Subdivision Regulations, provided that this plat shall be recorded within ninety (90) days of final approval, approved by the Orange County Planning Department on 8/8/2016.

Michael Fay
Planning Director or Authorized Agent

8/8/16
Date

Review Officer Certification

State of North Carolina
County of Orange

I, Tammy Hicks Walker, Review Officer of Orange County, certify that the 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.

Tammy Hicks Walker
Review Officer
Orange County Land Records/GIS

8/8/16
Date of Certification

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