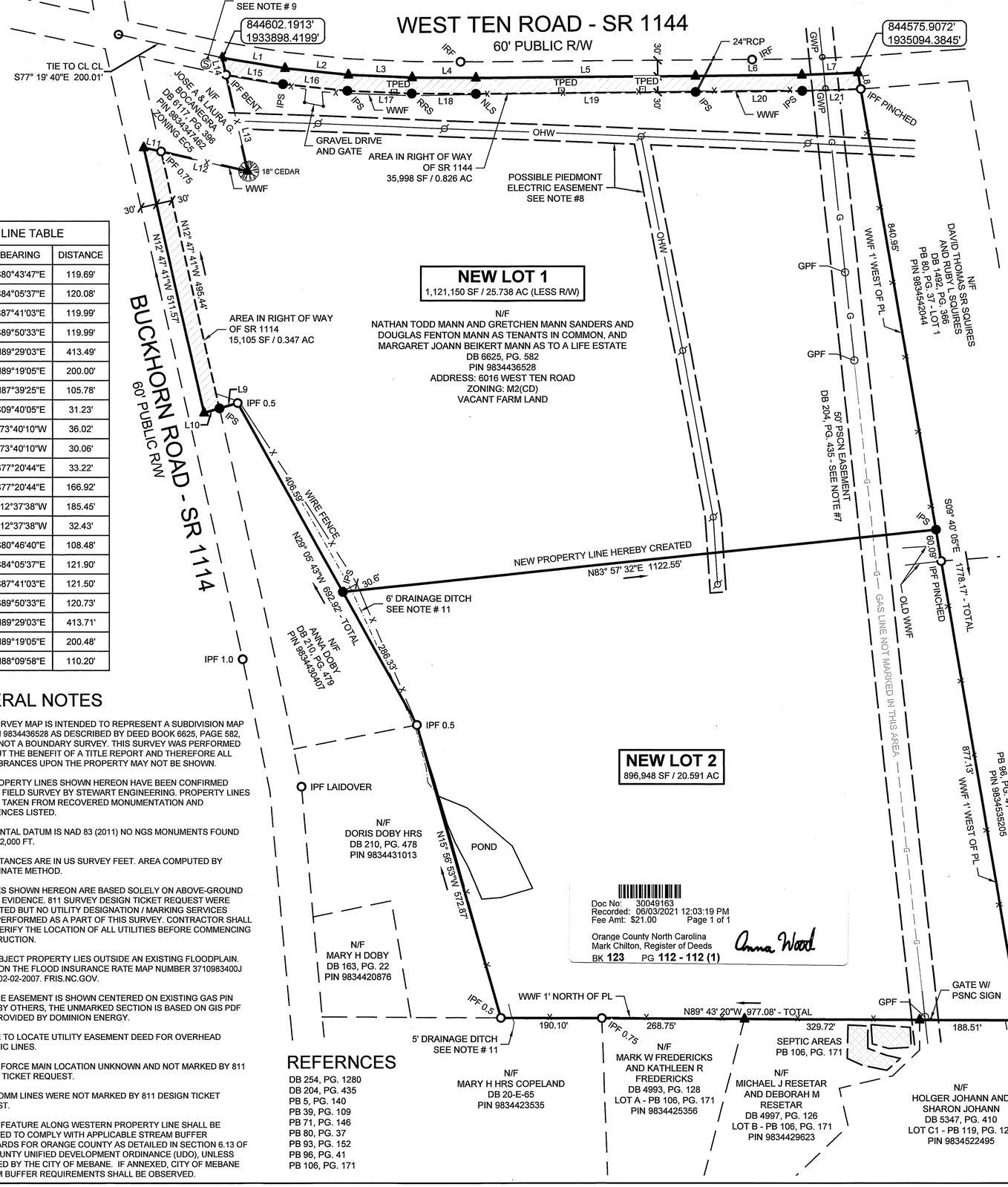
4 and

AREA TABLE		
TOTAL AREA:	2,069,201 SF	47.502 AC
R/W OF 1144:	35,998 SF	0.826 AC
R/W OF 1114:	15,105 SF	0.347 AC
NET AREA:	**2,018,098 SF**	**46.329 AC** (LESS R/W)
NEW LOT 1	1,121,150 SF	25.738 AC (LESS R/W)
NEW LOT 2	896,948 SF	20.591 AC

State of North Carolina
County of Orange

I, Dawn B. Perry, 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.

Dawn B. Perry
Review Officer
Orange County Land Records/GIS
Date of Certification: 6/3/21



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°43'47"E	119.69'
L2	S84°05'37"E	120.08'
L3	S87°41'03"E	119.99'
L4	S89°50'33"E	119.99'
L5	N89°29'03"E	413.49'
L6	N89°19'05"E	200.00'
L7	N87°39'25"E	105.78'
L8	S09°40'05"E	31.23'
L9	S73°40'10"W	36.02'
L10	S73°40'10"W	30.06'
L11	S77°20'44"E	33.22'
L12	S77°20'44"E	166.92'
L13	N12°37'38"W	185.45'
L14	N12°37'38"W	32.43'
L15	S80°46'40"E	108.48'
L16	S84°05'37"E	121.90'
L17	S87°41'03"E	121.50'
L18	S89°50'33"E	120.73'
L19	N89°29'03"E	413.71'
L20	N89°19'05"E	200.48'
L21	N88°09'58"E	110.20'

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT A SUBDIVISION MAP FOR PIN 9834436528 AS DESCRIBED BY DEED BOOK 6625, PAGE 582, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A FIELD SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM RECOVERED MONUMENTATION AND REFERENCES LISTED.
3. HORIZONTAL DATUM IS NAD 83 (2011) NO NGS MONUMENTS FOUND WITHIN 2,000 FT.
4. ALL DISTANCES ARE IN US SURVEY FEET. AREA COMPUTED BY COORDINATE METHOD.
5. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. 811 SURVEY DESIGN TICKET REQUEST WERE SUBMITTED BUT NO UTILITY DESIGNATION / MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. THE SUBJECT PROPERTY LIES OUTSIDE AN EXISTING FLOODPLAIN. BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710983400J DATED 02-02-2007. FRIS.NC.GOV.
7. GAS LINE EASEMENT IS SHOWN CENTERED ON EXISTING GAS PIN FLAGS BY OTHERS, THE UNMARKED SECTION IS BASED ON GIS PDF PLOT PROVIDED BY DOMINION ENERGY.
8. UNABLE TO LOCATE UTILITY EASEMENT DEED FOR OVERHEAD ELECTRIC LINES.
9. SEWER FORCE MAIN LOCATION UNKNOWN AND NOT MARKED BY 811 DESIGN TICKET REQUEST.
10. TELE-COMM LINES WERE NOT MARKED BY 811 DESIGN TICKET REQUEST.
11. WATER FEATURE ALONG WESTERN PROPERTY LINE SHALL BE REQUIRED TO COMPLY WITH APPLICABLE STREAM BUFFER STANDARDS FOR ORANGE COUNTY AS DETAILED IN SECTION 6.13 OF THE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO), UNLESS ANNEXED BY THE CITY OF MEBANE. IF ANNEXED, CITY OF MEBANE STREAM BUFFER REQUIREMENTS SHALL BE OBSERVED.

REFERNCES

DB 254, PG. 1280
DB 204, PG. 435
PB 5, PG. 140
PB 39, PG. 109
PB 71, PG. 146
PB 80, PG. 37
PB 93, PG. 152
PB 96, PG. 41
PB 106, PG. 171

SURVEYOR CERTIFICATION

I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6625, PAGE 582, etc); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES SHOWN; 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 5TH DAY OF MAY, A.D., 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-4939 LAND SURVEYOR JORDAN M. SCHOFF

JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939

I, JORDAN M. SCHOFF, PROFESSIONAL LAND SURVEYOR L-4939, HEREBY CERTIFY:

X 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.

JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939

PUBLIC WATER SUPPLY WATERSHED PROTECTION STATEMENT

'ALL OR PORTIONS OF THE PROPERTY CONTAINED IN THIS SUBDIVISION ARE LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS REGARDING SUCH MATTERS AS RESIDENTIAL DENSITY, MAXIMUM IMPERVIOUS SURFACE AREA, AND STORMWATER CONTROL MEASURES MAY APPLY TO THIS PROPERTY. ANY ENGINEERED STORMWATER CONTROLS SHOWN ON THIS PLAT ARE TO BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS AND/OR A PROPERTY OWNERS' ASSOCIATION PURSUANT TO THE OPERATION AND MAINTENANCE AGREEMENT FILED WITH THE ALAMANCE/ORANGE/COUNTY OFFICE OF THE REGISTER OF DEEDS IN BOOK _____ PAGE _____.'

CERTIFICATE OF APPROVAL FOR RECORDING IN PUBLIC WATER SUPPLY WATERSHED

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 5, SECTION 5-2 WATERSHED OVERLAY DISTRICTS OF THE MEBANE UNIFIED DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. **NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.**

05/28/21
DATE

ZONING ADMINISTRATOR
(AUTHORIZED OFFICIAL)

CERTIFICATE OF EXEMPTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 6625, PAGE 582, AND THAT SAID PROPERTY QUALIFIES AS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF NCGS 160A-376. I (WE) DO HEREBY DEDICATE TO PUBLIC USE AS EASEMENTS FOREVER, ALL AREAS, IF ANY, SHOWN OR INDICATED ON THE FACE OF THIS PLAT. FURTHERMORE, I (WE) UNDERSTAND THAT EXEMPTION FROM THE PLAT PREPARATION PROVISIONS OF THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE DOES NOT EXEMPT THE USE OF THE PROPERTY OR BUILDING DEVELOPMENT ON THE PROPERTY FROM MEETING ALL APPLICABLE REQUIREMENTS OF THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE.

OWNER	DATE 5/17/21
OWNER Nathan Todd Mann	DATE 5/19/21
OWNER Gretchen M. Sanders	DATE 5/19/21
OWNER	DATE
ZONING ADMINISTRATOR	DATE 05/28/21

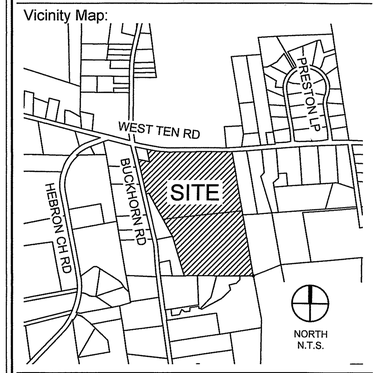
Parent: 9834-43-6528
New 1: 9834-44-5110
New 2: 9834-43-8214
DBP

STEWART

5410 OLD POOLE RD
RALEIGH, NC 27610
T 919.380.875

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20047

Vicinity Map:



LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
RRS	RR SPIKE SET
NLS	NAIL SET
	CALCULATED POINT
GWP	GAS MARKER
GPF	GAS PIN FLAG (BY OTHERS)
	UTILITY POLE
TPED	TEL-COM PEDESTAL
	SEWER MANHOLE
—X—	WIRE FENCE
—OHW—	OVERHEAD WIRES
—G—	UNDERGROUND GAS LINE
WWF	WIRE FENCE

Title:
EXEMPT SUBDIVISION PLAT FOR: MARGARET JOANNE BEIKERT MANN
6016 WEST TEN ROAD

CHEEKS TOWNSHIP, MEBANE
ORANGE COUNTY, NORTH CAROLINA
DATE: 09-08-2020 SCALE: 1" = 150'

Revisions:

No.	Date	Description
01	10-23-2020	MEBANE COMMENTS
02	01-05-2021	ORANGE COMMENTS
03	05-05-2021	MEBANE COMMENTS

NORTH
NAD83(2011)
NC GRID

0 75 150 300
SCALE: 1" = 150'

Project number: C20047 Sheet:
Date: 09-08-2020
Drawn by: JMS
Checked by: CRD

1 of 1

G:\Projects\2020\C20047 - West 10 Industrial\DWG\C20047_Subd.dwg May 05, 2021 - 10:21am