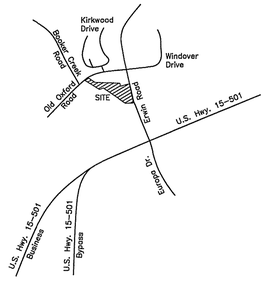
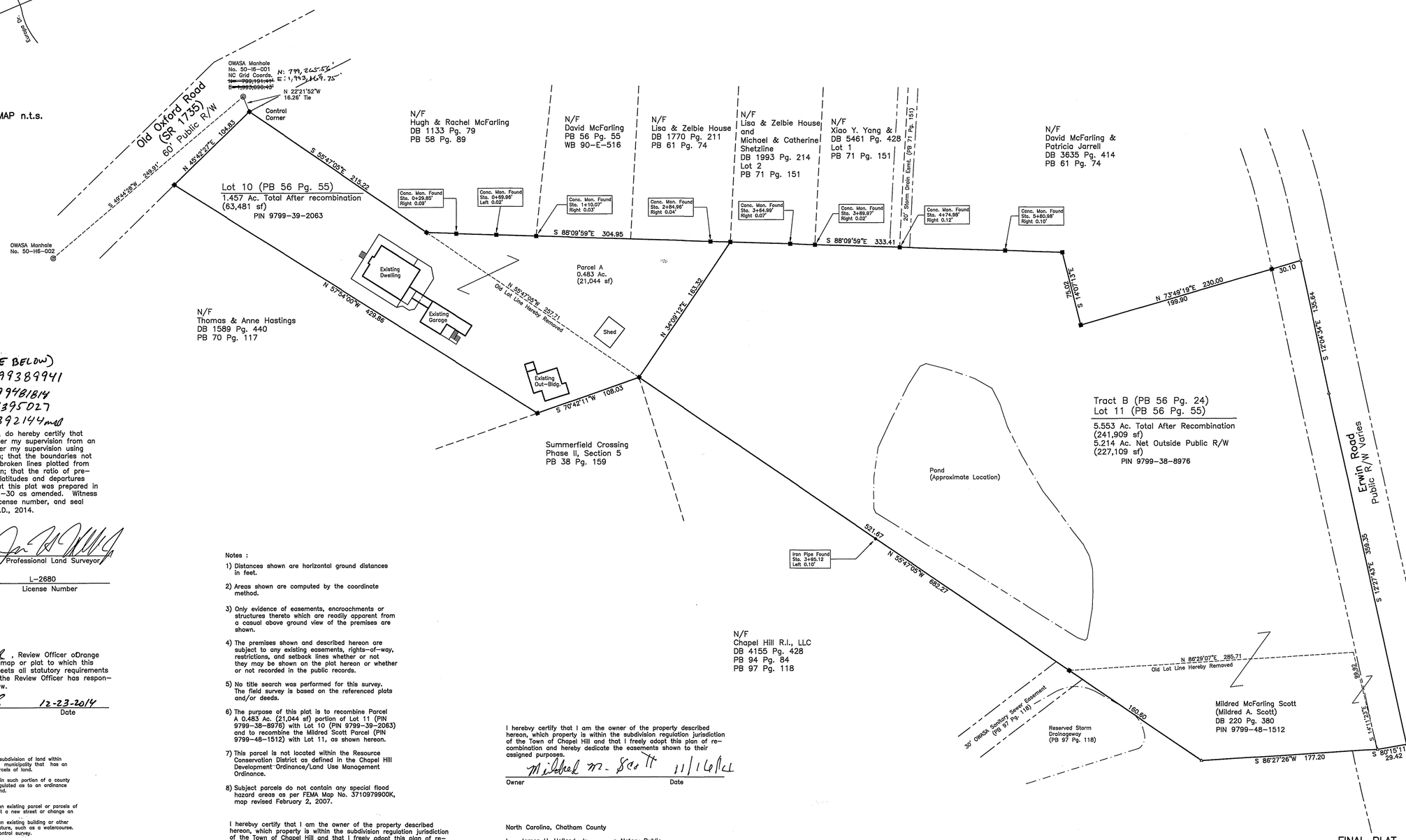
20141223000232660
Bk:PL113 Pg:191
12/23/2014 11:40:26 AM 1/1
FILED Mark Chilton
Register of Deeds, Orange Co,NC
Recording Fee: $21.00
NC Real Estate TX: $.00

Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 4.3.1 of the Chapel Hill Land Use Management Ordinance.
Town of Chapel Hill — Date 12/23/14



VICINITY MAP n.t.s.



PARENT = (SEE BELOW)
DUMMY MERGE = 9799389941
NEW SSTA = 9799481814
DUMMY A = 9799395027
NEW 10 = 9799392144 MAB

12/23/14

I, James H. Holland, Jr., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures 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 3rd day of June, A.D., 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-2680 LAND SURVEYOR JAMES H. HOLLAND, JR.

Professional Land Surveyor

L-2680
License Number

State of North Carolina
County of Orange

I, MICHAEL LAWTON SK, Review Officer oDrange 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.

Michael L. Lawton 12-23-2014
Review Officer — Date

I, hereby certify :

☐ A- That this 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 this survey is located in such 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 this survey is of an existing parcel or parcels of land and does not creat a new street or change an existing street.
☐ 2- That this survey is of an existing building or other structure, or natural feature, such as a watercourse.
☐ 3- That this survey is a control survey.

☒ D- That 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- That 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 the provisions contained in (A) through (D) above.

Professional Land Surveyor

LEGEND :

- ○ Iron Pipe Set (Unless Otherwise Designated)
- ● Existing Iron Pipe or Stake
- △ Computed Corner (Nothing Set)
- ■ Existing Concrete Monument

Tax Parcels & Zonong

Lot 10	: PIN 9799-39-2063	: R-4
Lot 11	: PIN 9799-38-8976	: R-2
Mildred Scott	: PIN 9799-48-1512	: R-2

Recorded : MAB

Notes :

1) Distances shown are horizontal ground distances in feet.

2) Areas shown are computed by the coordinate method.

3) Only evidence of easements, encroachments or structures thereto which are readily apparent from a casual above ground view of the premises are shown.

4) The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

5) No title search was performed for this survey. The field survey is based on the referenced plats and/or deeds.

6) The purpose of this plat is to recombine Parcel A 0.483 Ac. (21,044 sf) portion of Lot 11 (PIN 9799-38-8976) with Lot 10 (PIN 9799-39-2063) and to recombine the Mildred Scott Parcel (PIN 9799-48-1512) with Lot 11, as shown hereon.

7) This parcel is not located within the Resource Conservation District as defined in the Chapel Hill Development Ordinance/Land Use Management Ordinance.

8) Subject parcels do not contain any special flood hazard areas as per FEMA Map No. 3710979900K, map revised February 2, 2007.

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the Town of Chapel Hill and that I freely adopt this plan of recombination and hereby dedicate the easements shown to their assigned purposes.

Owner — 12-10-14 Date
Owner — 12-10-14 Date

North Carolina, Chatham County

I, James H. Holland, Jr. a Notary Public for said County and State, do hereby certify that Jeffrey Fendt and Beverlee S. Fendt personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 10th day of December, 2014.

Notary Public
January 10, 2015
My Commission Expires

JAMES H. HOLLAND, JR. NOTARY PUBLIC CHATHAM COUNTY, NC

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the Town of Chapel Hill and that I freely adopt this plan of recombination and hereby dedicate the easements shown to their assigned purposes.

Owner — 11/16/14 Date

North Carolina, Chatham County

I, James H. Holland, Jr. a Notary Public for said County and State, do hereby certify that Mildred A. Scott personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 16th day of November, 2014.

Notary Public
January 10, 2015
My Commission Expires

JAMES H. HOLLAND, JR. NOTARY PUBLIC CHATHAM COUNTY, NC

50 25 0 50 100 150
SCALE IN FEET

References :
DB 3994 Pg. 553
PB 56 Pg. 24
PB 56 Pg. 55
PB 94 Pg. 84
PB 97 Pg. 118

Owners :
Lot 10 :
Beverlee & Jeffrey Fendt
2146 East Old Oxford Road
Chapel Hill, NC 27514

Lot 11 (Tract B) :
Mildred McFarling Scott
3411 Westover Road
Durham, NC 27705

FINAL PLAT
RECOMBINATION SURVEY FOR
MILDRED McFARLING SCOTT
and
JEFFREY FENDT &
BEVERLEE S. FENDT
CHAPEL HILL TWP., ORANGE CO., NC
SCALE : 1" = 50'
DATE : JUNE 3, 2014

HOLLAND Land Surveying
608 MLK, Jr. Blvd., Chapel Hill, NC 27514
(919) 942-8401 License No. F-1169

Revisions :
7/9/2014 To correct title name

Project No. 08-058
FENDT2-R.DWG