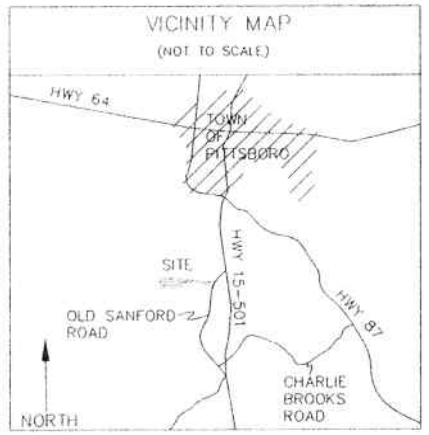
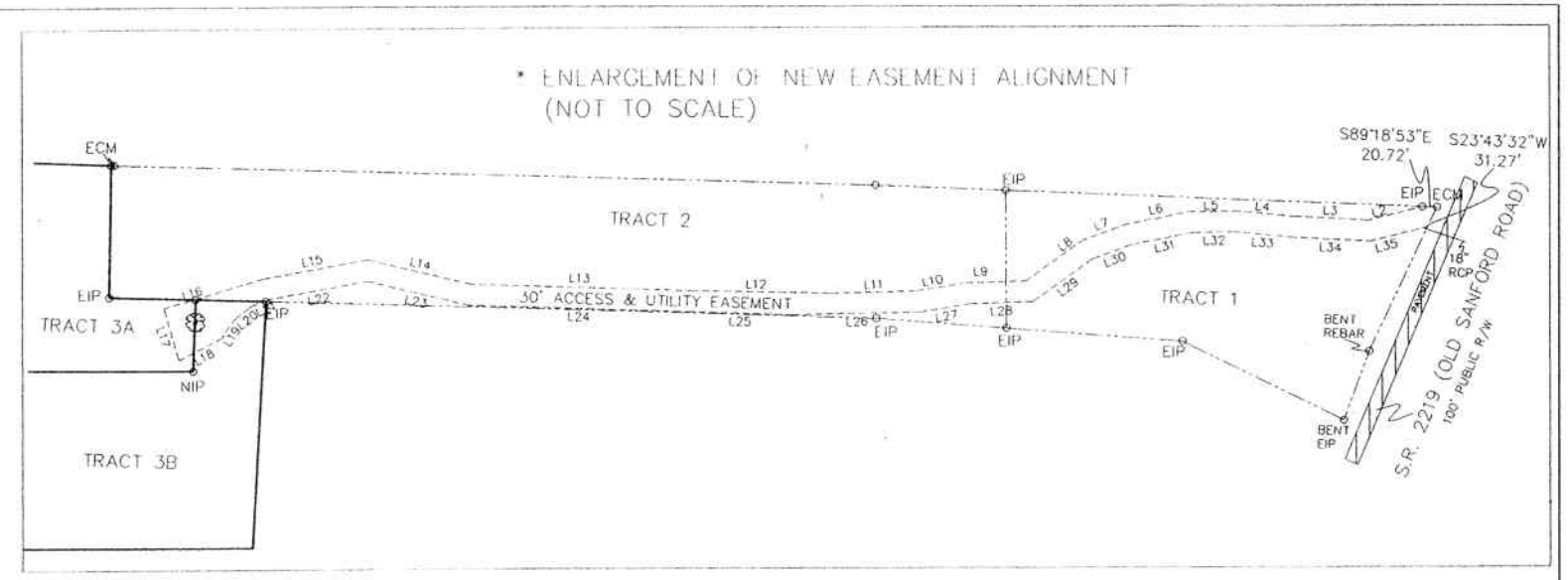


NEW EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	102.83	S00°19'11"W
L2	80.66	S74°30'45"W
L3	106.45	N88°33'28"W
L4	84.08	N86°11'01"W
L5	64.04	S87°21'30"W
L6	94.94	S77°15'09"W
L7	65.52	S68°21'28"W
L8	100.48	S52°58'24"W
L9	85.01	S86°33'14"W
L10	74.06	S79°17'08"W
L11	121.62	S86°51'27"W
L12	202.63	S89°32'26"W
L13	313.06	N89°48'57"W
L14	151.94	N78°05'23"W
L15	153.79	S78°18'32"W
L16	147.19	S72°02'49"W
L17	77.79	S17°36'25"E
L18	68.91	N61°09'37"E
L19	31.74	N31°53'53"E
L20	30.78	N50°09'43"E
L21	26.50	N66°41'24"E
L22	144.98	N78°12'10"E
L23	148.75	S78°05'23"E
L24	316.14	S89°48'57"E
L25	147.23	S89°44'09"E
L26	185.81	N87°05'52"E
L27	69.30	N78°45'30"E
L28	92.02	N86°33'14"E
L29	105.48	N52°58'24"E
L30	59.13	N68°21'28"E
L31	89.95	N77°15'09"E
L32	59.69	N87°21'30"E
L33	82.38	S86°11'01"E
L34	112.16	S88°32'39"E
L35	85.26	N74°30'45"E



ACREAGE TABLE		
OLD TRACT 3	638,093 SF	14.649 ACRES
NEW TRACT 3A	319,211 SF	7.328 ACRES
NEW TRACT 3B	318,882 SF	7.321 ACRES

OWNER'S CERTIFICATION

I (WE), HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEEDS RECORDED AS REFERENCED AND SHOWN HEREON; AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, SOLID WASTES SYSTEMS, UTILITIES, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN AN AREA THAT IS ZONED AND REGULATED BY THE TOWN OF PITTSBORO WITH A ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

OWNER'S NAME

OWNER'S SIGNATURE

DATE

NOTARY PUBLIC CERTIFICATION

I, _____, NOTARY PUBLIC DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS ___ DAY OF NOVEMBER, 2007

PRINTED NAME _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PITTSBORO.

TOWN PLANNER DATE

APPROVAL FOR MINOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A MINOR SUBDIVISION AND HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CHATHAM COUNTY PLANNING DATE

I SONYA A. WARD, PLS CERTIFY THAT THE FOLLOWING STATEMENT MARKED BY AN "X" IS TRUE AND CORRECT.

___ 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 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 DOES NOT CREATE A 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.) THAT THE 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 THE SURVEYOR PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED (a) THROUGH (d).

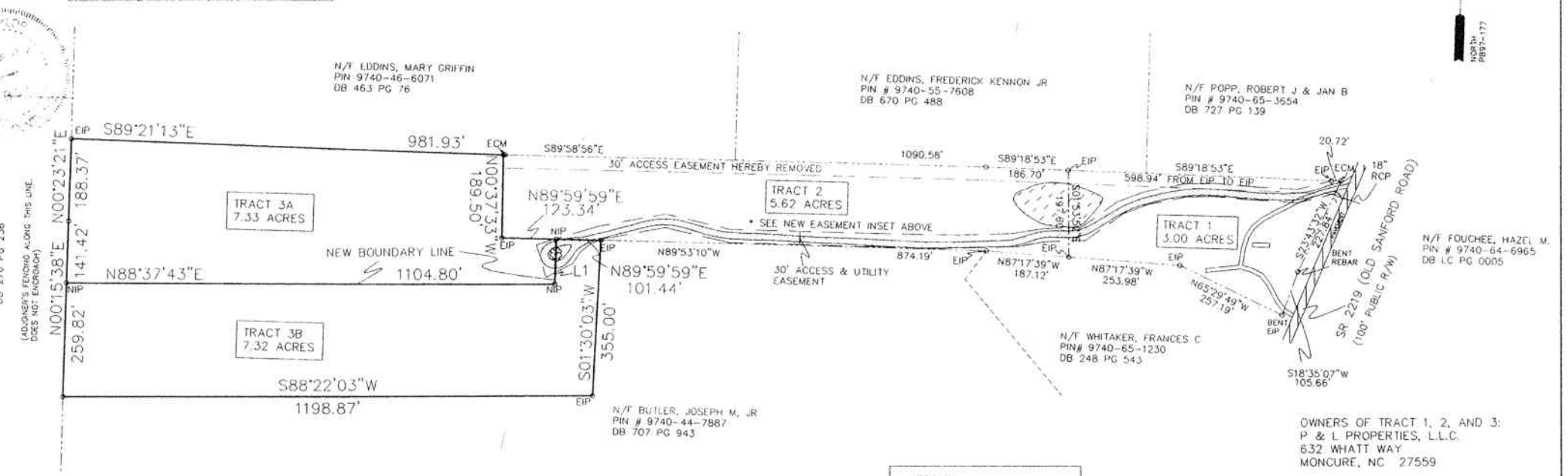
PROFESSIONAL LAND SURVEYOR DATE

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA COUNTY OF CHATHAM

I, _____, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

see original for signature

REVIEW OFFICER SIGNATURE DATE



NORTH PER 1-177

NOTES:

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
ALL AREA CALCULATED BY COORDINATE COMPUTATION.
PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
PROPERTY SUBJECT TO ANY FACTS UNCOVERED BY AN ACTUAL AND CORRECT TITLE SEARCH.
TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
PROPERTY IS NOT IN A FEMA FLOOD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #3710974000 J DATED FEB 2, 2007.
SURVEY REFLECTS OBJECTS SEEN ABOVE GROUND ONLY.
UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.

LEGEND
NIP = NEW IRON PIPE SET
R/W = RIGHT OF WAY
EIP = EXISTING IRON PIPE
C/L = CENTERLINE
PB = PLAT BOOK
= TREE
= GRAVEL DRIVE
= POND

REFERENCES:
DB 1342 PG 53
DB 721 PG 246
PB 1997 PG 177
PB 1997 PG 183

OWNERS OF TRACT 1, 2, AND 3:
P & L PROPERTIES, L.L.C.
632 WHATT WAY
MONCURE, NC 27559

TRACT 1:
AKPAR 69-50
PIN 9740-65-2358

TRACT 2:
AKPAR 73-674
PIN 9740-55-5472

TRACT 3:
AKPAR 73-675
PIN 9740-45-2237

2007227RECOMBO.DWG

STATE OF NORTH CAROLINA WAKE COUNTY I, SONYA A. WARD, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, Page ____, etc.)(other); that the ratio of precision as calculated by latitudes and departure is >1/ 10000; that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that this map was prepared in accordance with G.S. 47-30 as ammended. Witness my hand and seal this 26 day of November, 2007.

Professional Land Surveyor L - 4017 Reg. No.

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-4017 SONYA A. WARD

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

RECORDED IN PLAT BOOK 2007, PAGE 147, CHATHAM COUNTY REGISTRY.

Date	Revision	By
11/26/07	ADDRESSED COMMENTS	NFB

Date: 07/03/07
Scale: 1" = 200'
Drawn By: H. BRACKETT
Checked By: S. WARD
Field Book: 276-32

SUBDIVISION OF TRACT 3 AT 210 OLD SANFORD ROAD AND REALIGNMENT OF EASEMENT

CENTER TSP CHATHAM CO N.C.

WARD & ASSOCIATES, PLLC
LAND SURVEYING & PLANNING
122 N. SALEM STREET APEX, N.C. 27502
TELEPHONE: (919) 367-7858 FAX: (919) 367-7833

SHEET 1 OF 1