

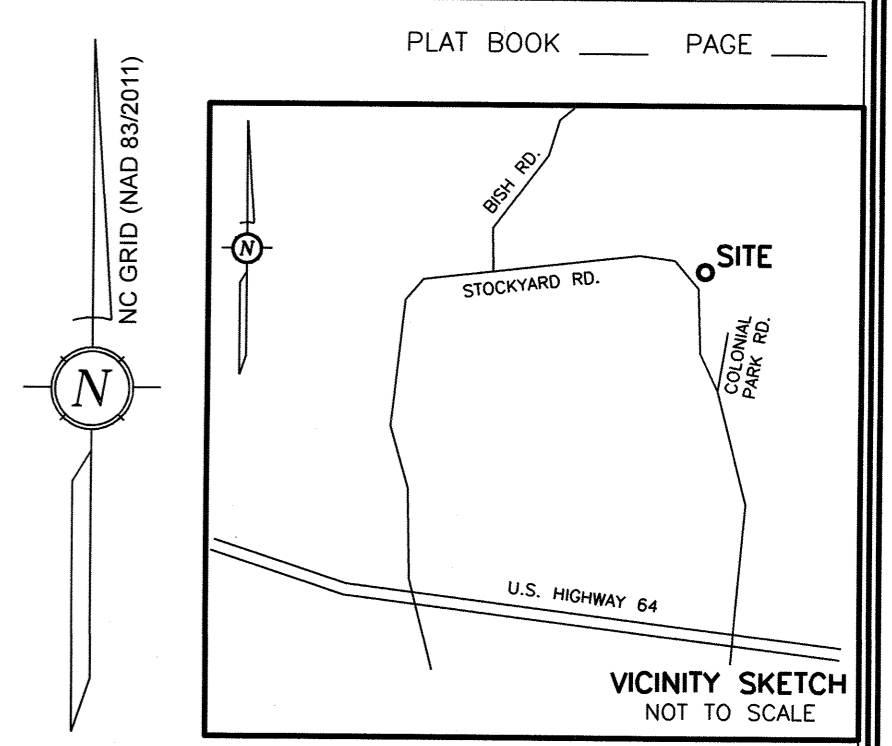
SURVEYOR'S CERTIFICATE
 I, MICHAEL A. McIBBIN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description 720 562 recorded in book 1330 Page 177, etc.) (Other) that the boundaries not surveyed are clearly indicated as drawn from information found in book 562 page MAP that the ratio of precision as calculated is 1:20,000±; that this plat was prepared in accordance with G. S. 47-30 as amended.
 Pursuant to GS 47-30(f)(1), this survey (d) is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
 Witness my original signature, registration number and seal this 26th day of MAY A.D. 2023.

SEAL OR STAMP
 Surveyor
 License Number

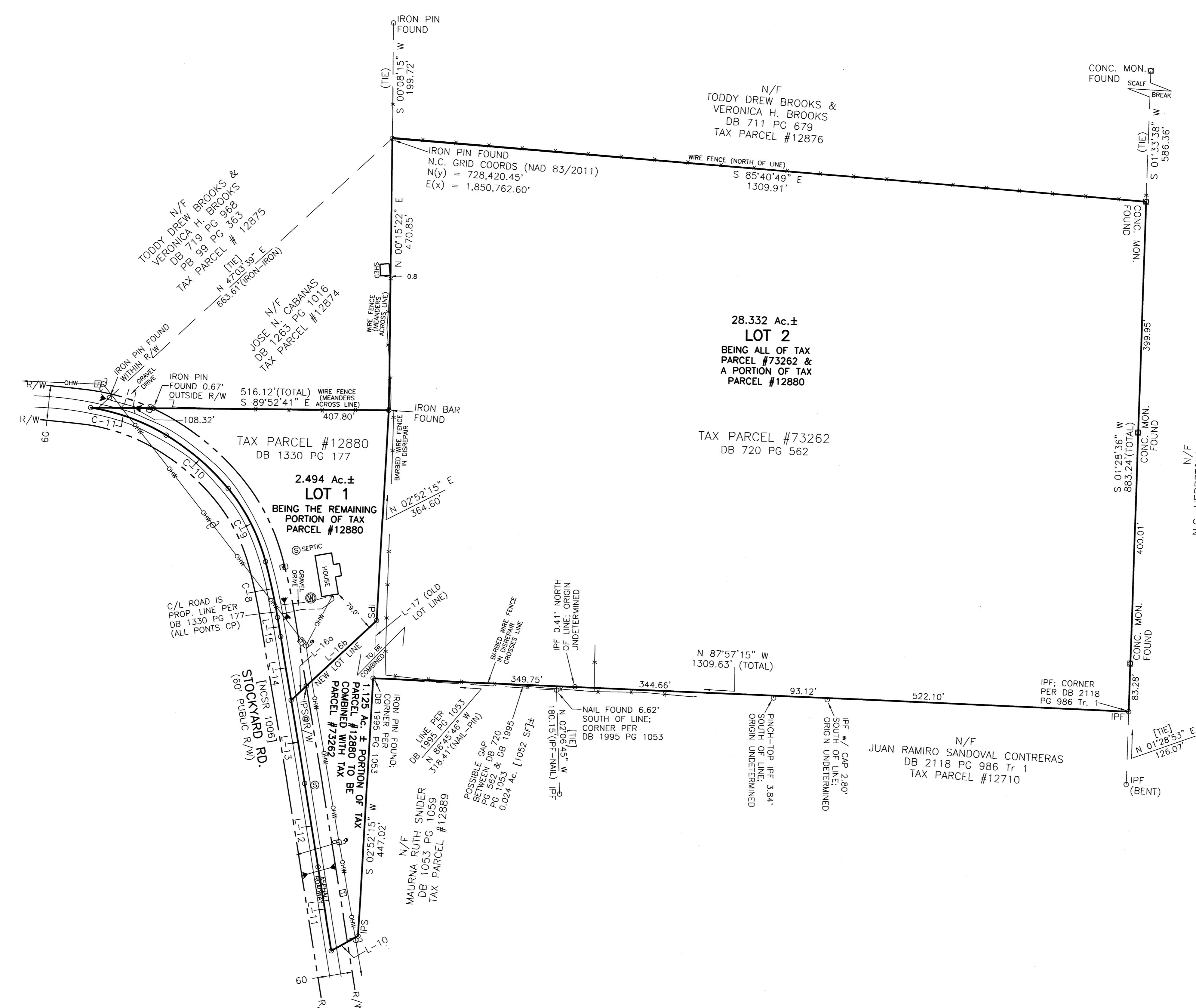
CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the property described hereon, and that I freely adopt this plan of subdivision.
 Date: 5-31-23
 Owner/Agent: Wilbert A. Coble, Jr.

CERTIFICATE OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS
 I hereby certify that the recombination plat shown hereon is exempt from the Town of Siler City Subdivision regulations by definition. The subject lot(s), however, do meet the requirements of the Town Zoning Ordinance. The plat has been approved for recording in the Office of the Chatham County Register of Deeds.
 Date: May 31, 2023
 Planning Director

REVIEW OFFICER'S CERTIFICATE
 State of North Carolina
 County of Chatham
 I, Amy Gilbert, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Signed: Amy Gilbert Date: 6/1/2023
 Review Officer



NOTES:
 THE PURPOSE OF THIS PLAT IS TO COMBINE A 1.125 AC. ± PORTION OF TAX PARCEL #12880 WITH TAX PARCEL #73262
 EXISTING # OF LOTS = 2 RESULTANT # OF LOTS = 2
 BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY SACKS SURVEYING & MAPPING COMPLETED ON 16 DECEMBER, 2022
 PROPERTY LINES NOT SURVEYED IN CONJUNCTION WITH THE PRESENT MAPPING ARE SHOWN HEREON AS DASHED LINES PER THE DEEDS AND PLATS REFERENCED HEREON.
 APPARENT SOURCES OF TITLE:
 DB 720 PG 562 (TAX PARCEL #73262)
 DB 1330 PG 177 (TAX PARCEL #12880)
 ACCORDING TO DB 720 PG 562, LEGAL ACCESS TO THIS PROPERTY IS PROVIDED VIA A "20-FOOT WIDE ROAD WAY WHICH LEADS FROM STATE ROAD 1105". THE EXACT LOCATION OF SAID EASEMENT IS NOT OTHERWISE SUFFICIENTLY DESCRIBED TO PLOT HEREON.
 AREA TABULATION:
 EXISTING AREA: TAX PARCEL #73262 = 27,207 Ac. ± *
 TAX PARCEL #12880 = 3,619 Ac. ± **
 TOTAL = 30,826 Ac. ±
 * AREA OF TAX PARCEL #EXCLUDES 0.024 Ac. [1052 SF] ± WITHIN AND APPARENT GAP ALONG THE SOUTHERN LINE
 ** AREA OF TAX PARCEL #12880 INCLUDES 0.731 Ac. [31,841 SF] ± WITHIN THE RIGHT-OF-WAY OF STOCKYARD ROAD [NCSR 1006]
 NEW AREA: LOT 1 = 2,494 Ac. ± (INCLUDES 0.425 Ac. [18,515 Sq.Ft.] ± WITHIN THE RIGHT-OF-WAY OF STOCKYARD ROAD)
 LOT 2 = 28,332 Ac. ± (INCLUDES 0.308 Ac. [13,326 Sq.Ft.] ± WITHIN THE RIGHT-OF-WAY OF STOCKYARD ROAD)
 ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY.
 THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THESE PROPERTIES WHICH ARE NOT SHOWN HEREON.
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 3710874200-1, EFFECTIVE 02 FEBRUARY, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL FLOOD HAZARD AREA.
 THERE MAY BE IMPROVEMENTS TO THESE PROPERTIES WHICH ARE NOT SHOWN HEREON.
 ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS TO THIS SITE.
 N.C. STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED USING THE LEAST-SQUARES AVERAGE OF THREE INDEPENDENT VRS GPS OBSERVATIONS MADE ON 12 JULY, 2022 USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORS STATIONS AS A FIXED HORIZONTAL REFERENCE.
 Class of Survey: A
 Positional Accuracy: 0.05' Horiz. / 0.03' Vert.
 Type of GPS field procedure: Rapid Static
 Date of Survey: 12 July, 2022
 Datum/Epoch: NAD 83 (2011)
 Published/field-control used: Local CORS Stations (VRS)
 Geoid Model: Geoid 18
 Combined grid factor: 0.99988219
 Units: US Survey Feet
 ALL BEARINGS HAVE BEEN ORIENTED TO N.C. GRID NORTH (NAD 83/2011)
 ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED.
 NO DRAINAGE IMPROVEMENTS THROUGH ONE (1) OR MORE LOTS TO SERVE ONE (1) OR MORE OTHER LOTS ARE PROPOSED.
 PER THE PROPERTY OWNER, ALL LOTS HAVE AVAILABLE TO IT A TELEPHONE SERVICE CABLE ADEQUATE TO ACCOMMODATE THE REASONABLE NEEDS.



LEG TABLE:

LINE	BEARING	DISTANCE
L4	N 80°08'05" E	168.30'
L10	S 60°39'15" W	52.97'
L11	N 09°28'09" W	147.04'
L12	N 09°30'48" W	146.56'
L13	N 09°44'17" W	145.97'
L14	N 09°51'55" W	111.66'
L15	N 09°51'55" W	33.72'
L16a	N 46°34'15" E	36.00'
L16b	N 46°34'15" E	165.97'
L17	N 02°52'15" E	100.00'

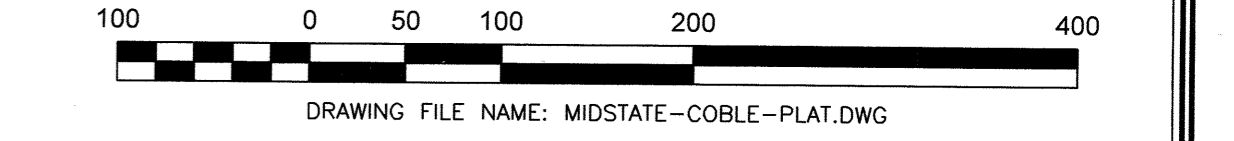
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1036.16'	98.67'	98.63'	N 12°32'11" W	52°20'33"
C9	331.88'	143.34'	142.23'	N 27°34'51" W	24°44'47"
C10	422.81'	142.61'	141.94'	N 49°37'01" W	19°19'33"
C11	359.38'	139.80'	138.92'	N 70°25'28" W	22°17'20"

LEGEND
 SD — STORM WATER LINE
 OHW — OVERHEAD WIRES
 x — METAL FENCE LINE
 U — UTILITY POLE
 G — GUY ANCHOR
 T — TELEPHONE PEDESTAL
 W — WATER METER
 W — WELL
 S — SEPTIC VAULT
 IPF — IRON PIPE FOUND
 IPS — IRON PIPE SET
 CP — COMPUTED POINT (NO CORNER MONUMENT FOUND OR SET)
 R/W — RIGHT OF WAY
 N/F — NOW OR FORMERLY
 ESMT. — EASEMENT
 Ch. — CHORD
 Typ. — TYPICAL
 C/L — CENTERLINE

FILED Jun 01, 2023 09:25:45 am
 PLATSLIDE 02023 — 0149
 INSTRUMENT 04745

EXEMPT PLAT OF RECOMBINATION
 MIDSTATE DEVELOPMENT CENTER:
 WILBERT A. COBLE, Jr. PROPERTY
 TAX PARCEL #s 12880 & 73262
 MATTHEWS TOWNSHIP, CHATHAM COUNTY, NC
 SILER CITY ETJ
 DATE PREPARED: 25 APRIL, 2023
 SCALE 1 INCH = 100 FEET



DRAWING FILE NAME: MIDSTATE-COBLE-PLAT.DWG
 OWNER OF RECORD: WILBERT A. COBLE, Jr.
 PO BOX 195
 STALEY, NC 27355-0195
 SURVEYOR: SSM SACKS SURVEYING & MAPPING, P.C. LAND SURVEYORS
 FIRM LIC #C-2741
 3368-B Edgetfield Road
 Greensboro, NC 27409
 (336) 931-0566
 FAX 931-0558
 WWW.SSM.LAND

REVISIONS:
 5-25-23 - REVISE CERTIFICATES PER PLANNING REVIEW

2023-149