



VICINITY MAP (NOT TO SCALE)

State of North Carolina
 County of Chatham
 I, Amy W. Moore, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Amy W. Moore
 Review Officer

Date 12/4/2023

CERTIFICATE OF EXEMPT SUBDIVISION PLAT
 I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE COMBINATION OF RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR TO EXCEED THE STANDARDS OF THE TOWN OF PITTSBORO AS SHOWN IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO). THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CHATHAM COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

Pamela Rees O'Connor
 PLANNING DIRECTOR

12/4/23
 DATE

FILED Dec 04, 2023 04:18:54 pm
 PLAT SLIDE 02023 - 0358
 INSTRUMENT 10485

FILED CHATHAM COUNTY, NC
 LUNDY A. RIGGSBEE
 REGISTER OF DEEDS



"I, DRAKE KINSAUL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE REFERENCES; 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

4 DAY OF December, 2023.

Drake Kinsaul
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-5268



I, DRAKE KINSAUL, CERTIFY THAT THIS SURVEY 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.

Drake Kinsaul
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-5268

BUILDING SETBACKS
 FRONT - 30'
 REAR - 25'
 SIDE - 10'

N/F
 MARK W. WRIGHT
 DB 1903 PG 1097
 P.S. 1-3
 AKPAR: 7646
 ZONING: R-12

ABBREVIATIONS

- AC ACRE(S)
- BC BACK OF CURB
- BM BOOK OF MAPS
- DB DEED BOOK
- EP EDGE OF PAVEMENT
- EIP EXISTING IRON PIPE
- N/F NOW OR FORMERLY
- NFAB NAIL FOUND AT BASE
- NSAB NAIL SET AT BASE
- PB PLAT BOOK
- PG PAGE
- PKS PK NAIL SET
- PKF PK NAIL FOUND
- P.S. PLAT SLIDE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- SIP SCREENED IN PORCH
- TYP TYPICAL

LEGEND

- EIP EXISTING IRON PIPE
- PKF PK NAIL FOUND
- IRS IRON ROD SET (5/8" REBAR)
- PKS PK NAIL SET
- △ CP COMPUTED POINT
- PL NOT SURVEYED
- SETBACK LINE
- - - RIGHT OF WAY LINE

SURVEY REFERENCES
 DEED BOOK 2356 PAGE 264 (CURRENT)
 DEED BOOK 2376 PAGE 344 (CURRENT)
 DEED BOOK 1903 PAGE 1097
 DEED BOOK 1983 PAGE 253
 DEED BOOK 2284 PAGE 411
 DEED BOOK HR PAGE 254
 PLAT SLIDE 1-3 (CURRENT)

GENERAL NOTES

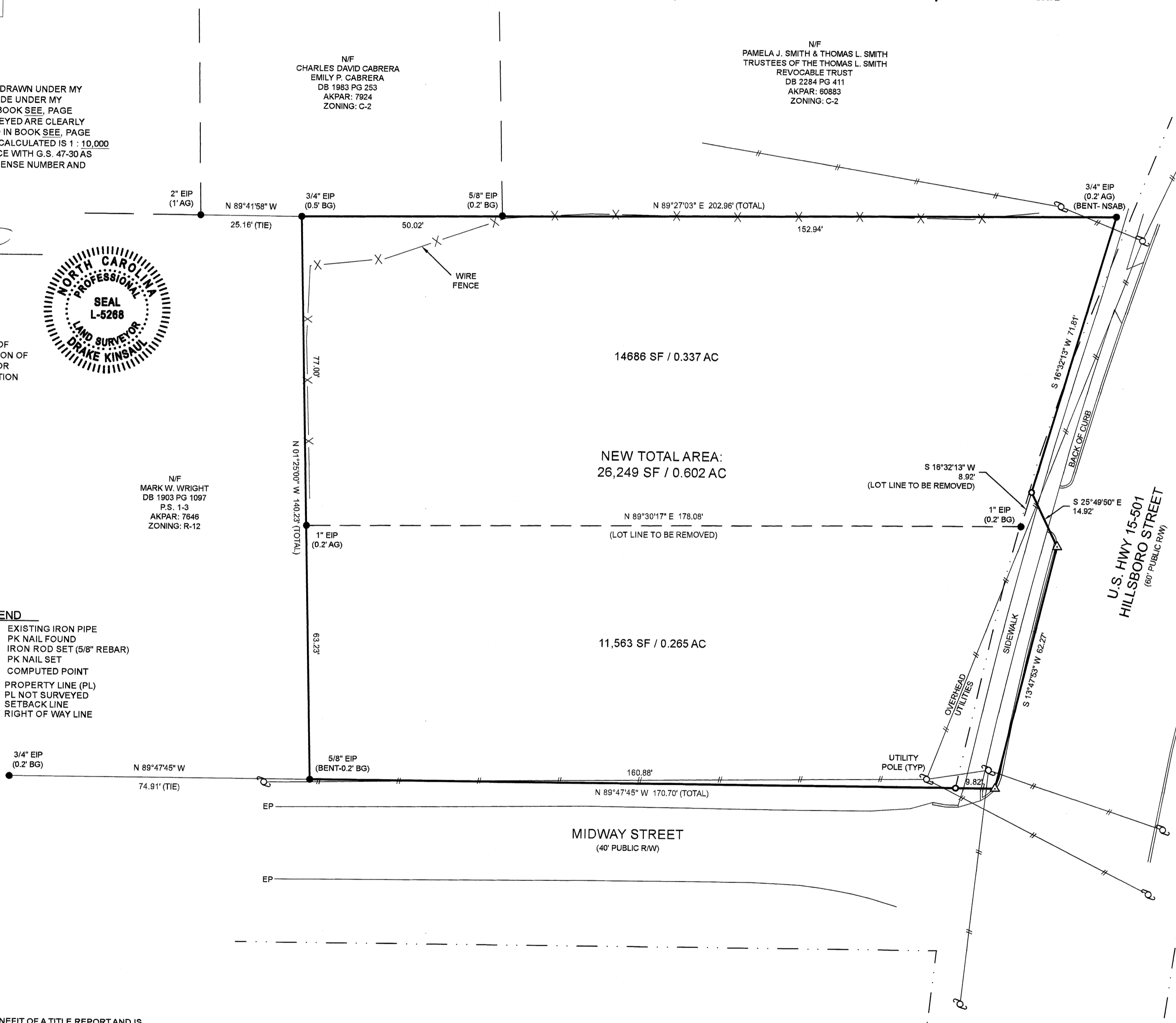
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
- 2) ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 3) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
- 4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY.
- 5) NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THE SITE.
- 6) THE BASIS OF BEARING FOR THIS SURVEY IS THAT PLAT RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS AT PLAT SLIDE 1-3.
- 7) THE PURPOSE OF THIS SURVEY IS TO RECOMBINE THE LANDS OF PAMELA REES O'CONNOR & GREGORY DAVID O'CONNOR, RECORDED IN BOOK 2356 PAGE 264 & BOOK 2376 PAGE 344 OF THE CHATHAM COUNTY REGISTER OF DEEDS.
- 8) IF PUBLIC WATER OR SEWER IS REQUIRED, A BUILDING PERMIT WILL NOT BE ISSUED UNTIL SUCH TIME AS UTILITY CAPACITY CAN BE ALLOCATED.

PROPERTY DATA

CURRENT OWNER: PAMELA REES O'CONNOR
 GREGORY DAVID O'CONNOR
 SITE ADDRESS: 423 HILLSBORO STREET
 PITTSBORO, NC 27312
 PIN: 9741-07-79-3310
 AKPAR: 7926
 CURRENT ZONING: R-12

PROPERTY DATA

CURRENT OWNER: PAMELA REES O'CONNOR
 GREGORY DAVID O'CONNOR
 SITE ADDRESS: MIDWAY STREET
 PITTSBORO, NC 27312
 PIN: 9741-07-79-4209
 AKPAR: 62413
 CURRENT ZONING: R-12



DATE	REVISION



RECOMBINATION PLAT
 FOR
 PAMELA REES O'CONNOR & GREG O'CONNOR
 CENTER TOWNSHIP
 CHATHAM COUNTY, NORTH CAROLINA

SCALE: 1" = 20' DATE: 10/13/2023 PROJECT # 23-103
 SURVEY BY: AS DRAWN BY: DK Akpar #7926 & 62413.dwg

2023-358

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