



- MAP LEGEND**
- EIP EXISTING IRON PIPE
 - EPS EXISTING IRON STAKE
 - IPS IRON PIPE SET
 - ISS IRON STAKE SET
 - ECM EXISTING CONCRETE MONUMENT
 - RSM RAILROAD SPIKE
 - EXN EXISTING NAIL
 - P.B. PLAT BOOK
 - P.S. PLAT SLIDE

Development or redevelopment of a Minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 185.045(c) (a) and (e) (Formerly Section 400(c) (d) and (e)) of the Chatham County Stormwater Ordinance.

Prior to ground-disturbing activities, the property is subject to the Chatham County Watershed Protection Ordinance.

ELLIOT M. CRAMER
D.B. 2438 PG. 598
P.S. 3 PG. 8

NAD 83 (1986)
N.C. Geodetic Survey Monument "Hunt"
Published Coordinates: N = 782127.57
E = 1935026.63

NOTE: The Water Hazard Buffer shown shall extend 50 feet from the bank of the stream. Residential structures or septic systems shall not be located within this area. This is the existing buffer as per the watershed protection regulations in effect prior to 12/17/08. The buffer shown is based upon the "blue line stream" from the U.S.G.S. Quad sheets.

56.412 Acres
(Includes 7.224 Ac. in powerline right of way)
PARCEL # 68980

1/2" EIP in Rockpile
(1" above ground)

MALEFACTORY TRUST
D.B. 1812 PG. 813
P.S. 89-232

ANDREA M. SATTINGER
D.B. 1120 PG. 655
P.B. 27 PG. 10

ALICE RUTH SINGLETARY
D.B. 843 PG. 917
P.B. 27 PG. 10

WILLIAM D. SPIEGEL
PATRICIA P. SPIEGEL
D.B. 391 PG. 510
P.S. 96-393

JEROME P. SEATON
KATHERINE P. SEATON
D.B. 1833 PG. 1015
P.B. 14 PG. 88

JAMES A. WALKER
CHRISTINE M. WALKER
D.B. 458 PG. 264
P.B. 14 PG. 69

JAMES W. KING
TARA GALLIEN
D.B. 361 PG. 28
P.B. 14 PG. 69

JOHN MICHAEL EARLE
D.B. 587 PG. 250
P.B. 14 PG. 69

N.C. Grid Coordinates:
NAD 83 (2011)
N = 781944.10
E = 1934142.82

RICHARD KWOK
MELINDA MANNING
D.B. 1948 PG. 431
P.S. 2010-155

MARGARET BROWNING
D.B. 581 PG. 848
P.S. 91-259
PARCEL # 68774

- I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for grid coordinates/line:
- | | |
|---------------------------------|-------------------|
| (1) Class of survey | Class A |
| (2) Positional accuracy | 1/4" (100%) |
| (3) Type of GPS field procedure | RTK (100%) |
| (4) Date of survey | 1/17/2017 |
| (5) Datum/epoch | NAD 83 (2011) |
| (6) Published/field-control use | NOCA, NAD83, 1983 |
| (7) Geoid model | 120 |
| (8) Published/field-control use | NOCA, NAD83, 1983 |
| (9) Combined grid factor | 1.000000000 |
| Units | U.S. Survey Feet |
- Van R. Finch*

MARTHA WILKINSON WALLER
D.B. 2390 PG. 259
P.S. 2001-193

- NOTES**
- No Title Search was made by this Surveyor during the course of this survey.
 - This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
 - This property is subject to all assessments of record affecting subject property.
 - All distances shown are horizontal ground distances.
 - The Flood Map Number for this property is 3710973600K, dated 1/17/2017.
 - This property is zoned R-1 AND R-5, as shown.
 - There were no NCDS monuments found within 2000 feet of this parcel of land.
 - Area shown was computed by the coordinate method.
 - The location of the branch shown is approximate and was taken from the Chatham County GIS Website.

REFERENCE: DEED BOOK 735 PAGE 341
PLAT SLIDE 2010-123
PARCEL # 68980

SURVEY FOR
**CHATHAM LAND AND
TIMBER MANAGEMENT LLC
MARGARET BROWNING**

BALDWIN TOWNSHIP
OWNERS:
CHATHAM LAND AND TIMBER MANAGEMENT LLC
MARGARET BROWNING

CHATHAM COUNTY, N.C.
DATE: JUNE 19, 2025

100 50 0 100 200 300

SCALE: 1" = 100'
VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

I, Van R. Finch, certify that this map was drawn under my supervision from an actual survey made under my supervision (field observation measured in book 735, Page 341-1) (Other: that the boundaries not surveyed are clearly indicated on drawn from information found in book 88, slide 1000000000) that this map was prepared in accordance with 185.047-30 as amended. Witness my original signature, license number, and seal this 19th day of June, 2025.

Van R. Finch

SEAL
VAN R. FINCH
LAND SURVEYOR
N.C. 0000000000

LICENSE NUMBER L-1267

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to all of the following as indicated below "X":

(X) 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.

(X) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

(X) That the survey is of an existing parcel or portion of land and does not create a new street or change an existing street.

Van R. Finch

FILED Jul 25, 2025 03:42:38 pm
PLAT SLIDE 00001 - 0231
INSTRUMENT 06451

FILED
JUL 25 2025
COUNTY CLERK
LINDA A. HARRISON
PITTSBORO, N.C.

