



- MAP LEGEND**
- EIP EXISTING IRON PIPE
 - EIS EXISTING IRON STAKE
 - IPS IRON PIPE SET
 - ISS IRON STAKE SET
 - ECM EXISTING CONCRETE MONUMENT
 - RSP RAILROAD SPIKE
 - ENH 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 162.045(c) (d) and (e) (formerly Section 4001.3) (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. CHAMER
D.B. 2438 PG. 296
P.S. 3 PG. 8

NAD 83 (1986)
N.C. Geodetic Survey Monument "Turn"
Published Coordinates: N = 762127.57
E = 1838826.63

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

MALFACTORY TRUST
D.B. 1912 PG. 813
P.S. 89-332

ANDREA M. SATTINGER
D.B. 1170 PG. 655
P.S. 27 PG. 10

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

WILLIAM D. SPIEGEL
PATRICIA P. SPIEGEL
D.B. 391 PG. 510
P.S. 28-393

JEROME P. SEATON
KATHERINE P. SEATON
D.B. 1833 PG. 1015
P.S. 14 PG. 69

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

JAMES W. KING
TARA GALLIEN
D.B. 2508 PG. 248
P.S. 2002-4

JOHN MICHAEL EARLE
D.B. 567 PG. 250
P.S. 14 PG. 69

MARGARET ALICE BROWNING
D.B. 581 PG. 648
P.S. 91-329
PARCEL # 68796

Existing Concrete R/W Monument
at the intersection of S.R. 1525 and S.R. 1545

N.C. Grid Coordinates
NAD 83 (2011)
N = 761944.35
E = 1838162.63

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/zone:

(1) Date of survey	Sept. 4
(2) Position accuracy	1.2 (m)
(3) Type of GPS field procedure	RTK (m)
(4) State of survey	1.2 (m)
(5) Datum/epoch	NAD 83 (2011)
(6) Pathing/fix-control used	Static, Network (N)
(7) Geoid model	12m
(8) Combined grid factor	1.00000000
(9) Units	U.S. Survey Feet

Van R. Finch

MARTHA WILKINSON WALLER
D.B. 2290 PG. 259
P.S. 2001-183

RICHARD KWOK
MELINDA MANNING
D.B. 1945 PG. 431
P.S. 2010-122

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 (lines, utilities, septic systems, etc.).
- This property is subject to all easements of record affecting subject property.
- All distances shown are horizontal ground distances.
- The Flood Map Number for this property is 3710973600K, dated 11/17/2013.
- This property is zoned R-1 AND R-S, 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 CHATHAM COUNTY, N.C.
OWNERS: CHATHAM LAND AND TIMBER MANAGEMENT LLC
MARGARET BROWNING
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 plot was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 235, Page 241, 1) (2) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 101, Plate 100, Page 100, that the ratio of precision as calculated is 1:10,000, and that this plot was prepared in accordance with E.S. 47-50 as amended. Witness my original signature, license number, and seal this 19th day of June, 2025.



I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to see of the following as indicated, that:

- (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 such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- (c) that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

FILED JUL 25, 2025 03:42:39 pm
PLAT SLIDE 02025 - 0231
INSTRUMENT 03451

FILED
CHATHAM COUNTY NC
COUNTY CLERK
OFFICE OF RECORDS

2025-231 sheet 1 of 2

