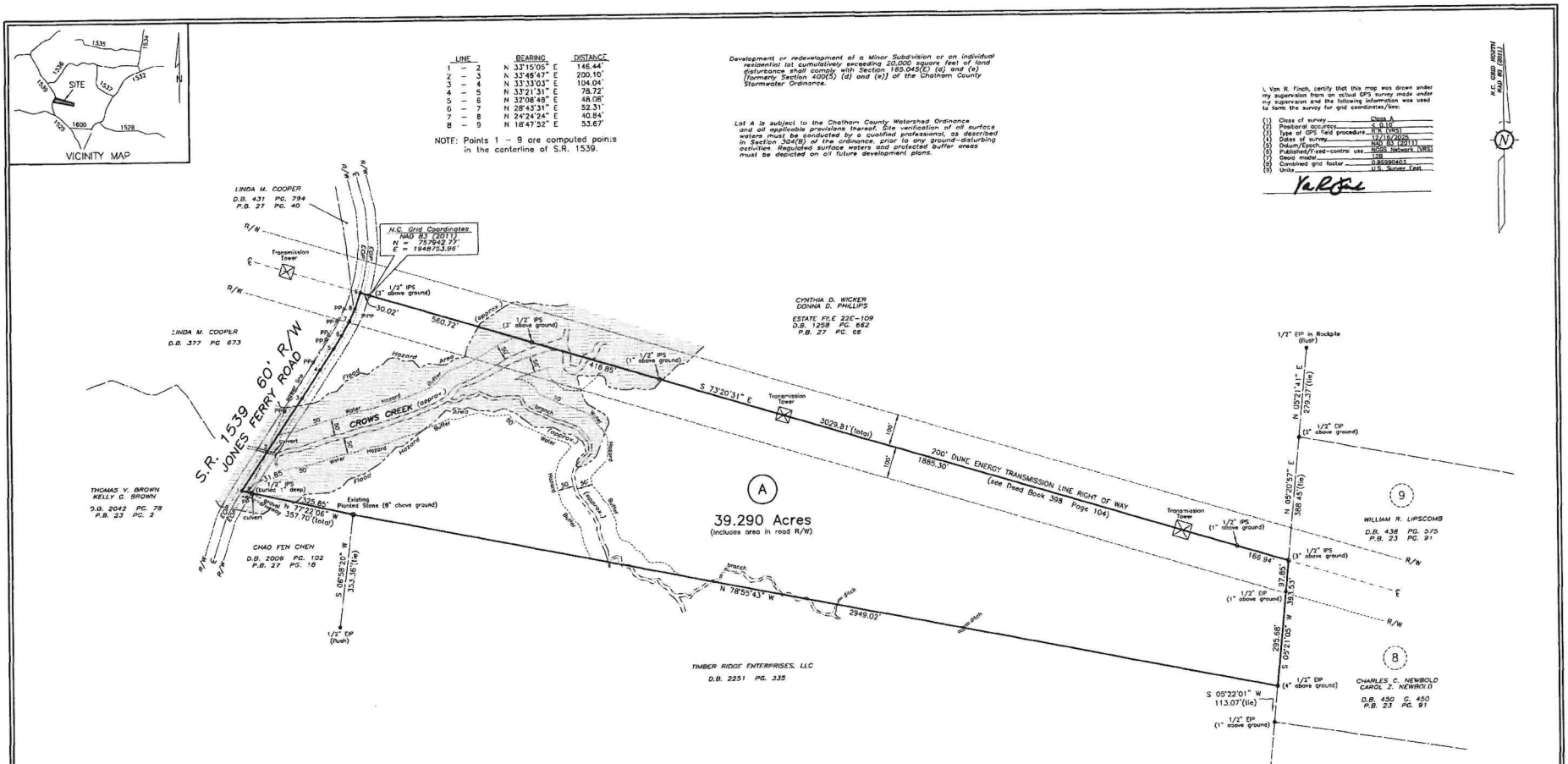

LINE	BEARING	DISTANCE
1 – 2	N 33°15'05" E	146.44'
2 – 3	N 33°48'47" E	200.16'
3 – 4	N 33°33'03" E	104.04'
4 – 5	N 33°21'31" E	78.72'
5 – 6	N 32°08'48" E	48.08'
6 – 7	N 28°43'31" E	52.31'
7 – 8	N 24°24'24" E	40.84'
8 – 9	N 18°47'52" E	53.67'

NOTE: Points 1 – 9 are computed points in the centerline of S.R. 1539.

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 165.045(E) (d) and (e) (formerly Section 400(5) (d) and (e)) of the Chatham County Stormwater Ordinance.

Lot A is subject to the Chatham County Watershed Ordinance and all applicable provisions thereof. Site verification of all surface waters must be conducted by a qualified professional, as described in Section 304(B) of the ordinance, prior to any ground-disturbing activities. Regulated surface waters and protected buffer areas must be depicted on all future development plans.

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/lines:

(1) Class of survey: Class A
(2) Positional accuracy: < 0.10
(3) Type of GPS field procedure: R.R. (VRS)
(4) Dates of survey: 12/16/2025
(5) Datum/Epoch: NAD 83 (2011)
(6) Published/Fixed-control use: NCGS Network (VRS)
(7) Geoid model: 12B
(8) Combined grid factor: 0.999904021
(9) Units: U.S. Survey Feet

Van R. Finch

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
3. This property is subject to all easements of record affecting subject property.
4. All distances shown are horizontal ground distances.
5. The Flood Map Numbers for this property are 3710974500K, dated 11/17/2017, and 3710875500K, dated 11/17/2017.
6. This property is zoned R-1.
7. There were no NCGS monuments found within 2000 feet of this parcel of land.
8. The location of Crows Creek shown is approximate and was taken from the Chatham County GIS website.
9. The Flood Hazard Area shown is approximate and was taken from the Chatham County GIS website.
10. A Riparian Buffer Review has not been performed on this property.
11. The Water Hazard Buffer shown shall extend 30 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 12/1/08. The buffer shown is based upon the "blue line stream" from the U.S.G.S Quad sheets.
12. Public water service is not available to this property.
13. This property is located in the Jordan Lake Watershed.

REFERENCE: DEED BOOK 1071 PAGE 1083
DEED BOOK 1071 PAGE 1088
PLAT BOOK 27 PAGE 66
PARCEL #89397

AREA COMPUTED BY COORDINATE METHOD

MAP LEGEND

● EIP	EXISTING IRON PIPE
● EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
○ ISS	IRON STAKE SET
■ ECM	EXISTING CONCRETE MONUMENT
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
○ PP	POWER POLE
○ CMP	COMPUTED POINT
EOP	EDGE OF PAVEMENT

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus. ✓

_ (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.

Van R. Finch

I, VAN R. FINCH, verify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1071, Page 1088) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page ____; 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 the 7th day of January, A.D. 2026

Van R. Finch
SURVEYOR
LICENSE NUMBER L-2507

NORTH CAROLINA PROFESSIONAL SEAL L-2507 VAN R. FINCH

FILED Jan 21, 2026 09:43:53 am
PLAT SLIDE 02026 — 0011
INSTRUMENT 00496
FILED CHATHAM COUNTY NC LUNDAY A. RAGSDALE REGISTER OF DEEDS

SURVEY FOR

MARGARET MIREILLE CAMERON

OWNER: MARGARET MIREILLE CAMERON
DATE: JANUARY 7, 2026
SCALE: 1" = 150'
150 75 0 150 300 450

BALDWIN TOWNSHIP
CHATHAM COUNTY, N.C.
VAN R. FINCH – LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

2026-11