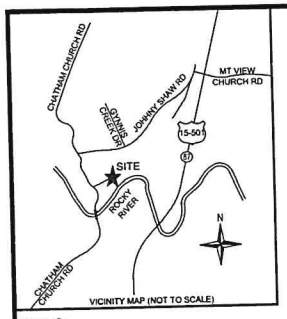


VICINITY MAP (NOT TO SCALE)

ABBREVIATIONS

PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET (3/4" OPEN TYP)
IRF	IRON ROD FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRE
BG	BELOW GROUND
AG	ABOVE GROUND

PROPERTY DATA

LISTED OWNER: ANIA ONN, LLC.
SITE ADDRESS: 0 CHATHAM CHURCH ROAD
PARCEL ID: 74951
PARCEL AREA: 15.94 ACRES (ORIGINAL)
JURISDICTION: CHATHAM COUNTY
WATERSHED: RIVER CORRIDOR
ZONING: R-5
SETBACKS: FRONT (50'), SIDE/REAR (25')

SURVEY REFERENCES

DEED BOOK 2375 PAGE 200
PLAT SLIDE 2017 PAGE 446

GENERAL NOTES

1) THIS SURVEY IS A MINOR SUBDIVISION OF PARENT PARCEL NUMBER 74951.
2) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
3) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED HORIZONTAL GROUND DISTANCES.
4) AREA(S) CALCULATED BY THE COORDINATE METHOD
5) SUBJECT PARCELS ARE LOCATED IN ZONE "AE", OR INSIDE A FEMA FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 3710964800L, AS PUBLISHED ON 11.17.2017.
6) STREAM AND WETLAND AREAS SURVEYED PER DELINEATION PER WITHERS RAVENEL ENVIRONMENTAL STUDY PERFORMED ON 7/31/2024. BUFFERS AND FLOODPLAIN SHOWN HEREON REFERENCED IN CHATHAM COUNTY ENVIRONMENTAL REPORT #WP-24-408.
7) COUNTY WATER IS AVAILABLE BUT NOT REQUIRED FOR DEVELOPMENT OF SUBJECT PARCELS. LOTS TO BE SERVED WITH INDIVIDUAL WELLS INSTEAD OF COUNTY WATER.

LEGEND

DATUM CONTROL POINT
PROPERTY CORNER FOUND
3/4" IRON PIPE SET FLUSH (TYP)
COMPUTED POINT
FIRE HYDRANT
WATER METER
WATER VALVE
WETLAND
FLOODPLAIN
PROPERTY LINE (PL)
PL NOT SURVEYED
EASEMENT (NEW)
EASEMENT (EXIST)
BUFFER
FLOOD HAZARD LINE (FRIS)
WETLANDS
EPHEMERAL STREAM
INTERMITTENT STREAM
6" WATERLINE (PER CHATHAM CO GIS)

FORM 13:
CONSTRUCTION OF THE ENTIRE PRIVATE TRAVELWAY SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A BUILDING ON ANY LOT SERVED BY THE EASEMENT PER SECTION 7.4.B(3)

FEMA FLOOD STATEMENT
A PORTION OF LOTS 1-3 AS DEPICTED HEREON IS SHOWN AS ZONE "AE", AND IS WITHIN THE FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) PANEL 9648L, CHATHAM COUNTY, NC COMMUNITY 370299, MAP NUMBER 3710964800L, AS PUBLISHED NOVEMBER 17, 2017.

AGRICULTURAL NOTICE:
THIS SUBDIVISION IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW GENERAL STATUES SECTION 106-701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.

FORM 19:
JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY WITHERS & RAVENEL DATED JULY 31, 2024. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. LOTS 1 THROUGH 3 ARE SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.

STORMWATER NOTE:
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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHTS-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) 4.9.2025 DATE

EXPEDITED SUBDIVISION
MINOR SUBDIVISION ON PARCEL #74951 WAS REVIEWED AND APPROVED AS AN EXPEDITED SUBDIVISION. NO SUBDIVIDER SHALL USE THE EXPEDITED SUBDIVISION PROCESS ON ANY PORTION OF THE PARENT TRACT OR RESULTANT LOTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF RECORDATION ON THE FINAL PLAT.

OWNER SIGNATURE

SURVEY CONTROL / GRID TIE NOTES
THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

I, AARON D. JOPLIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND CONVENTIONAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: H: 0.037', V: 0.079'
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (VRS)
4) DATE OF GPS SURVEY: 04/15/24
5) HORIZONTAL DATUM/EPOCH: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NAVD88
6) PUBLISHED/FIXED-CONTROL USE:
NAME: SNFD PID: AM7024 DATUM: NAD83
EPOCH: 2010.00
LATITUDE: 35°25'24.6778" ELLIPSOID HEIGHT: 95.450m
LONGITUDE: 79°09'28.98442" GEOID HEIGHT: -31.678m
ELEVATION: 417.1ft.
7) GEOID MODEL: GEOID 18
8) COMBINED FACTOR: 0.999893965
9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET

I, AARON D. JOPLIN, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES G.S.47-30, AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S.47-30 SECTION:

(f)(11)(a) THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

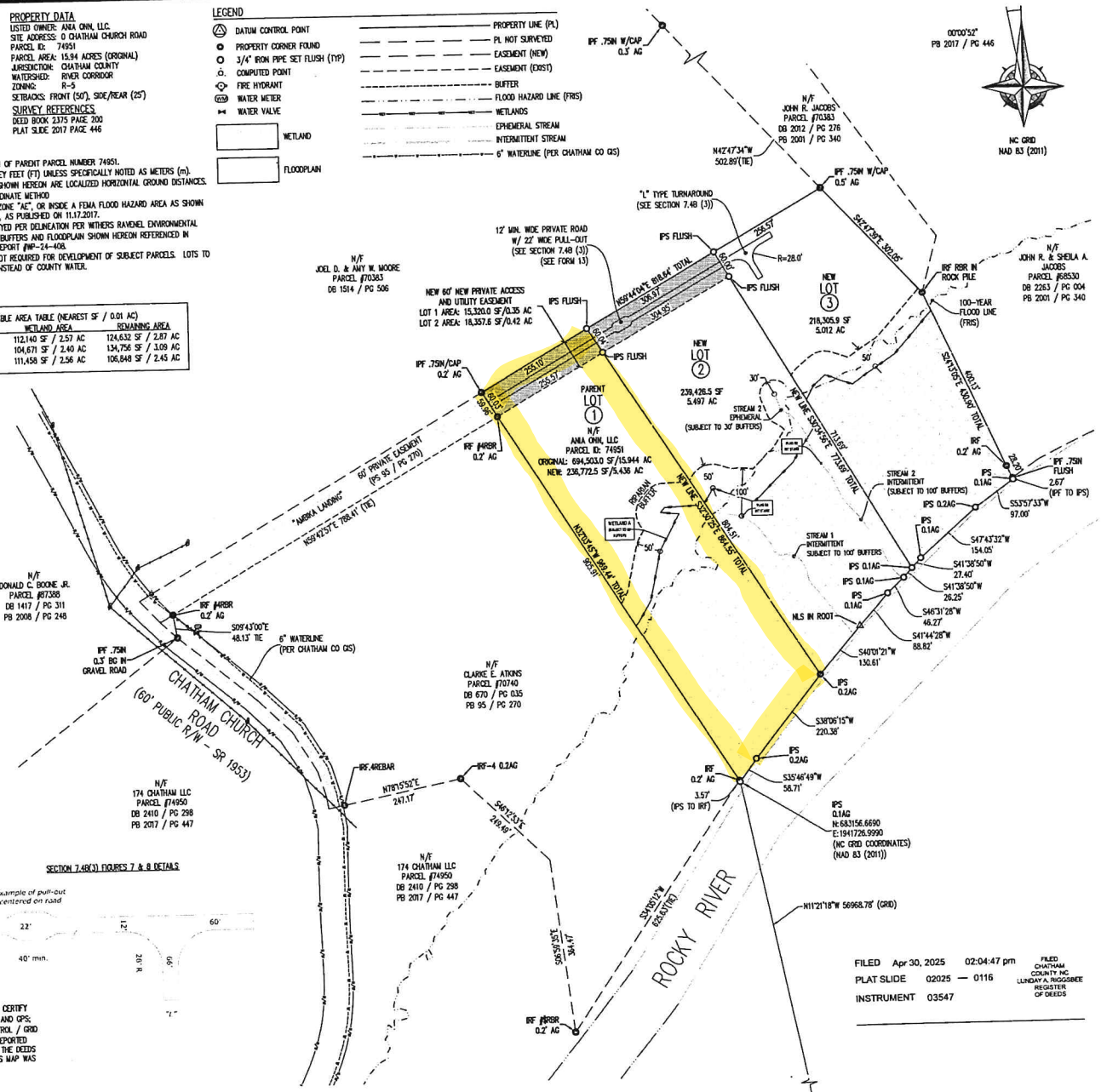
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF APRIL, 2025.

AARON D. JOPLIN LICENSE NO. L-4927

NORTH CAROLINA PROFESSIONAL SEAL L-4927 LAND SURVEYOR AARON D. JOPLIN

4/8/2025

WETLAND/FLOODABLE AREA TABLE (NEAREST SF / 0.01 AC)		
TOTAL LOT AREA (NEW)	WETLAND AREA	REMAINING AREA
LOT 1: 236,773 SF / 5.44 AC	112,140 SF / 2.57 AC	124,632 SF / 2.87 AC
LOT 2: 239,427 SF / 5.50 AC	104,671 SF / 2.40 AC	134,756 SF / 3.09 AC
LOT 3: 218,306 SF / 5.01 AC	111,458 SF / 2.56 AC	106,848 SF / 2.45 AC



SECTION 7.4B(3) FIGURES 7 & 8 DETAILS

APPROVAL FOR MINOR SUBDIVISION NOTE:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

Paul D. Shiflen 4-30-25
DIRECTOR OF PLANNING OR AUTHORIZED AGENT

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, Amy Gilbert, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER BY: Amy Gilbert 4/30/2025 DATE

FILED Apr 30, 2025 02:04:47 pm
PLAT SLIDE 2025 — 0116
INSTRUMENT 03547
FILED CHATHAM COUNTY NC LUNDAY A. RIGGSBEE REGISTER OF DEEDS

MÆRSTAN, PLLC
Land Surveyors
2411 US 64 BUS. W., PITTSBORO, NC 27312
PH: 919.545.7001 NC LIC: P-1018

SURVEY PREPARED FOR:
ANIA ONN, LLC.
104 GREEN PARK LANE
CARY, NC 27518

AMBIKA LANDING
EXPEDITED MINOR SUBDIVISION OF PARCEL # 74951
CHATHAM CHURCH ROAD, MONCURE, NC. 27559
OAKLAND TOWNSHIP, CHATHAM COUNTY, NC.

DATE	NO.	REVISION
4/4/25	2	CHATHAM CO REVIEW
3/31/25	1	CHATHAM CO REVIEW

DATE: 4/8/2025
SCALE: 1"=150'
DRAWN BY: ADJ
SURVEYED BY: AJ-KL-EJ
PROJECT NO.: 21732
FILE NAME: MPLLC-AMBIKALANDING-MINRSUBD.DWG
SHEET NO. 1 of 1

2025-116