Unofficial Document

REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

REGISTERED THIS THE _____ DAY OF ____20___ AT _____ AM.PM RECORDED IN BOOK ____ PAGE___ ORANGE COUNTY REGISTER OF DEEDS BY _____, DEPUTY.

Parent: 0805-06-2673
New A: 0805-06-0654
B: 0805-06-4692

State of North Carolina
County of Orange

I, Rebecca Lee, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Review Officer
Orange County Land Records/GIS
Date of Certification: 2-22-2024

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ORANGE COUNTY SUBDIVISION REGULATIONS, PROVIDED THAT THIS PLAT SHALL BE RECORDED WITHIN NINETY (90) DAYS OF FINAL APPROVAL, APPROVED BY THE ORANGE COUNTY PLANNING DEPARTMENT ON 2-14-24.

PLANNING DIRECTOR OR AUTHORIZED AGENT _____ DATE 2-14-2024

THIS IS TO CERTIFY THAT

X 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 a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
__C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street;
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse;
3. That the survey is a control survey.
__D. That the 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 a subdivision;
__E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

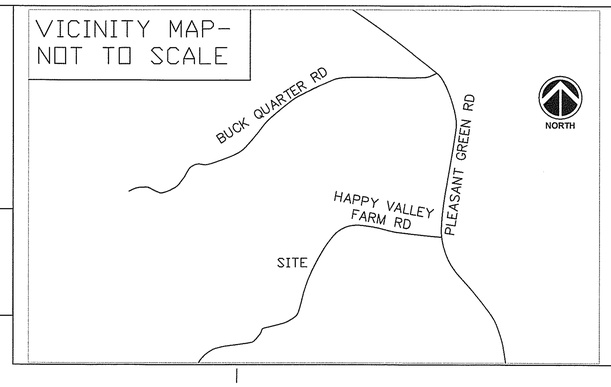
I, GARDINER H. SMITH, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTIONS RECORDED IN PLAT BOOK 123 PAGE 172, AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION REFERENCED HEREON: THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14th DAY OF February, A.D., 2024.

NORTH CAROLINA PROFESSIONAL SEAL L-5370 LAND SURVEYOR GARDINER H. SMITH

GARDINER H. SMITH L-5370

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDATION, SALES, OR CONVEYANCES.

VICINITY MAP- NOT TO SCALE



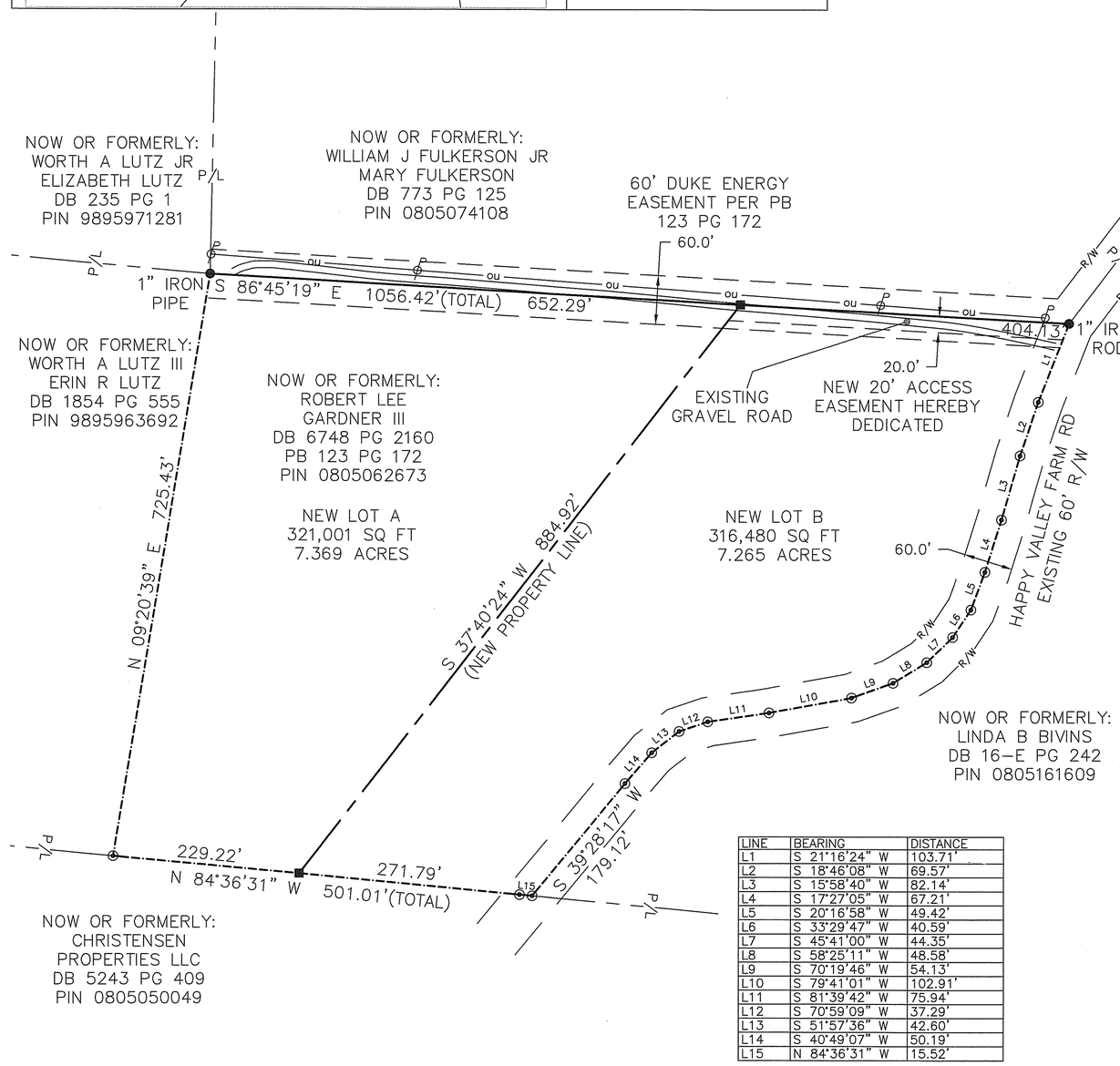
UTILITY LEGEND

- Sa – Sanitary Manhole
- Fire Hydrant
- HVAC
- GV – Gas Valve
- Light Pole
- Utility Pole
- WV – Water Valve
- —X— – Fence
- —ou— – Overhead Utilities
- CO – Cleanout

NORTH
PB 123 PG 172

LEGEND OF SYMBOLS

- ● MONUMENT FOUND AS NOTED
- ⊙ CALCULATED POINT
- ■ 3/4" IRON PIPE TO BE SET
- R/W RIGHT OF WAY LINE
- P/L PROPERTY LINE NOT SURVEYED
- —·—·— PROPERTY LINE PER PB 123 PG 172 NOT SURVEYED



LINE	BEARING	DISTANCE
L1	S 21°16'24" W	103.71'
L2	S 18°46'08" W	69.57'
L3	S 15°58'40" W	82.14'
L4	S 17°27'05" W	67.21'
L5	S 20°16'58" W	49.42'
L6	S 33°29'47" W	40.59'
L7	S 45°41'00" W	44.35'
L8	S 58°25'11" W	48.58'
L9	S 70°19'46" W	54.13'
L10	S 79°41'01" W	102.91'
L11	S 81°39'42" W	75.94'
L12	S 70°59'09" W	37.29'
L13	S 51°57'36" W	42.60'
L14	S 40°49'07" W	50.19'
L15	N 84°36'31" W	15.52'

PARCEL DATA
PIN: 0805062673
DEED BOOK / PAGE 6748 / 2160
PLAT BOOK / PAGE 123 / 172

ADDRESS Happy Valley Farm Rd, Hillsborough, NC

AREA
Site Area: 637,481 S.F. (14.635 Acre)

ZONING
Current Zoning: AR

RIVER BASIN
Site River Basin Neuse

JURISDICTION
Parcel Jurisdiction Orange County

WATERSHED PROTECTION OVERLAY
Watershed Protection Overlay Lower Eno Protected

FLOODPLAIN NOTE
This site is not located in any special flood hazard area or future conditions flood hazard areas, as shown on:
Firm Panel: 3720080500K
Effective Date: 10/19/2018

SURVEY INFORMATION
No underground utilities were located.
No USGS monument was found within 2,000' of the site.

GENERAL NOTES

1. ALL BEARINGS ARE BASED UPON PLAT BOOK 123, PAGE 172, PER THE ORANGE COUNTY NC REGISTER OF DEEDS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS COMPUTED BY COORDINATE GEOMETRY.
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS NOT SHOWN & IS NOT AN ALTA/ACSM LAND SURVEY.
5. ALL PROPERTY OWNERS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY AND ARE SUBJECT TO THE ACCURACY THEREOF.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.
7. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
8. WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPRARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

SMITH SURVEYING SOLUTIONS, PLLC
FIRM NUMBER P-2276
911 WOODSIDE PARK LANE
DURHAM, NC 27704
PHONE (304) 993-3376

GRAPHIC SCALE
0 120 240
1 INCH = 120 FT.

SMITH SURVEYING SOLUTIONS PLLC

EXPEDITED MINOR SUBDIVISION
"SUBDIVISION OF THE 14.63 ACRE TRACT PER PB 123 PG 172"
SHEET ONE OF ONE
PROPERTY OF:
ROBERT LEE GARDNER III
ENO TWSP. ORANGE CO., N.C.
SCALE 1" =120' FEBRUARY 8, 2024

FOR APPROVAL STAMPING ONLY

Doc No: 30099102
Recorded: 02/22/2024 09:48:14 AM
Fee Amt: $21.00 Page 1 of 1
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 127 PG 56 - 56 (1)