Plat Book Index

TIP No: 17BP.7.R.68 **Project No: 67-0173** **County(s): ORANGE**

Project Description: **Div 7 SEPI conv LIB # 1**
LS # 07-13-101

Property Owners	Plat Book / Page Num	Page Num
Eugene Dabbs	26 / 95	3
Bradley D. Dokter	108 / 42	4
Barbara R. Grubb	57 / 138	5

Property List

TIP # 17BP.7.R.68 Project #: 67-0173 County(s): ORANGE

Property Owners	Tax Parcel	DB / Page #	Address
Eugene Dabbs	9858588475	936 / 506	6901 Compton ,Cedar Grove , NC 27231
Bradley D. Dokter	9858585027	5120 / 517	6803 Compton Rd. ,Cedar Grove , NC 27231
Barbara R. Grubb	9858697703	938 / 248	7000 NC HWY 86 (N) ,Hillsoborouogh , NC 27278

CERTIFICATE OF OWNERSHIP AND DEDICATION (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK ____, PAGE ____, AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY (OUR) FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES AND DEDICATE TO PUBLIC USE AS PARKS, STREETS, ALLEYS, CROSSWALKS, EASEMENTS, AND OTHER SPACES FOREVER AS SHOWN OR INDICATED FURTHER, I (WE) CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS WITHIN THE SUBDIVISION-REGULATION JURISDICTION OF ALAMANCE COUNTY

OWNER(S) ____ DATE ____

CERTIFICATE OF SURVEY I HEREBY CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT, SHOWN AND DESCRIBED HEREON, WAS DRAWN FROM AN ACTUAL SURVEY DEED REFERENCE RECORDED IN BOOK ____, PAGE ____ THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:9,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS 7th DAY OF January, 1977

John D. Somers L-1172
REG. NO.

CERTIFICATE OF ~~NOTARY~~ Deputy Clerk SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF Jan., 1977

Diane G. Black
~~NOTARY PUBLIC~~ Deputy Clerk ~~MY COMMISSION EXPIRES~~

CERTIFICATE OF REGISTRATION THE FOREGOING CERTIFICATE(S) OF ____ BY A NOTARY (OR NOTARIES) PUBLIC OF THE GOVERNMENTAL UNITS DESIGNATED IS (ARE) CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION ON THE ____ DAY OF ____, 19____, AT ____ O'CLOCK ____ M., AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF THIS COUNTY IN BOOK OF DEEDS NO. ____, PAGE ____

RECORDER

BY ____ DEPUTY

CERTIFICATE OF APPROVAL OF WATER AND SEWER FACILITIES I HEREBY CERTIFY THAT THE WATER AND SEWER FACILITIES PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF ALL APPLICABLE RULES AND REGULATIONS.

DIRECTOR, ALAMANCE COUNTY HEALTH DEPARTMENT ____ DATE ____

CERTIFICATE OF APPROVAL OF REQUIRED IMPROVEMENTS THE UNDERSIGNED HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN MADE ON THIS PROPERTY IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SPECIFICATION OF THE SUBDIVISION ORDINANCE OF ALAMANCE COUNTY AND OTHER APPLICABLE REGULATIONS, OR THAT A PERFORMANCE OR SURETY GUARANTEE BOND IN THE AMOUNT OF ____ DOLLARS ($____) HAS BEEN POSTED WITH THE COUNTY OF ALAMANCE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT ON THE PART OF THE SUBDIVIDER.

APPROVAL OF REQUIRED IMPROVEMENTS

NORTH CAROLINA STATE HIGHWAY COMMISSION ____ DATE ____

SUBDIVISION ADMINISTRATOR ALAMANCE COUNTY, N.C. ____ DATE ____

PERFORMANCE OR SURETY GUARANTEE BOND:

SUBDIVISION ADMINISTRATOR ALAMANCE COUNTY ____ DATE ____

CERTIFICATE OF APPROVAL BY THE BOARD OF COMMISSIONERS: THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PROVISION OF THE SUBDIVISION ORDINANCE OF ALAMANCE COUNTY AND IS APPROVED THIS DATE BY THE BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE RECORDER.

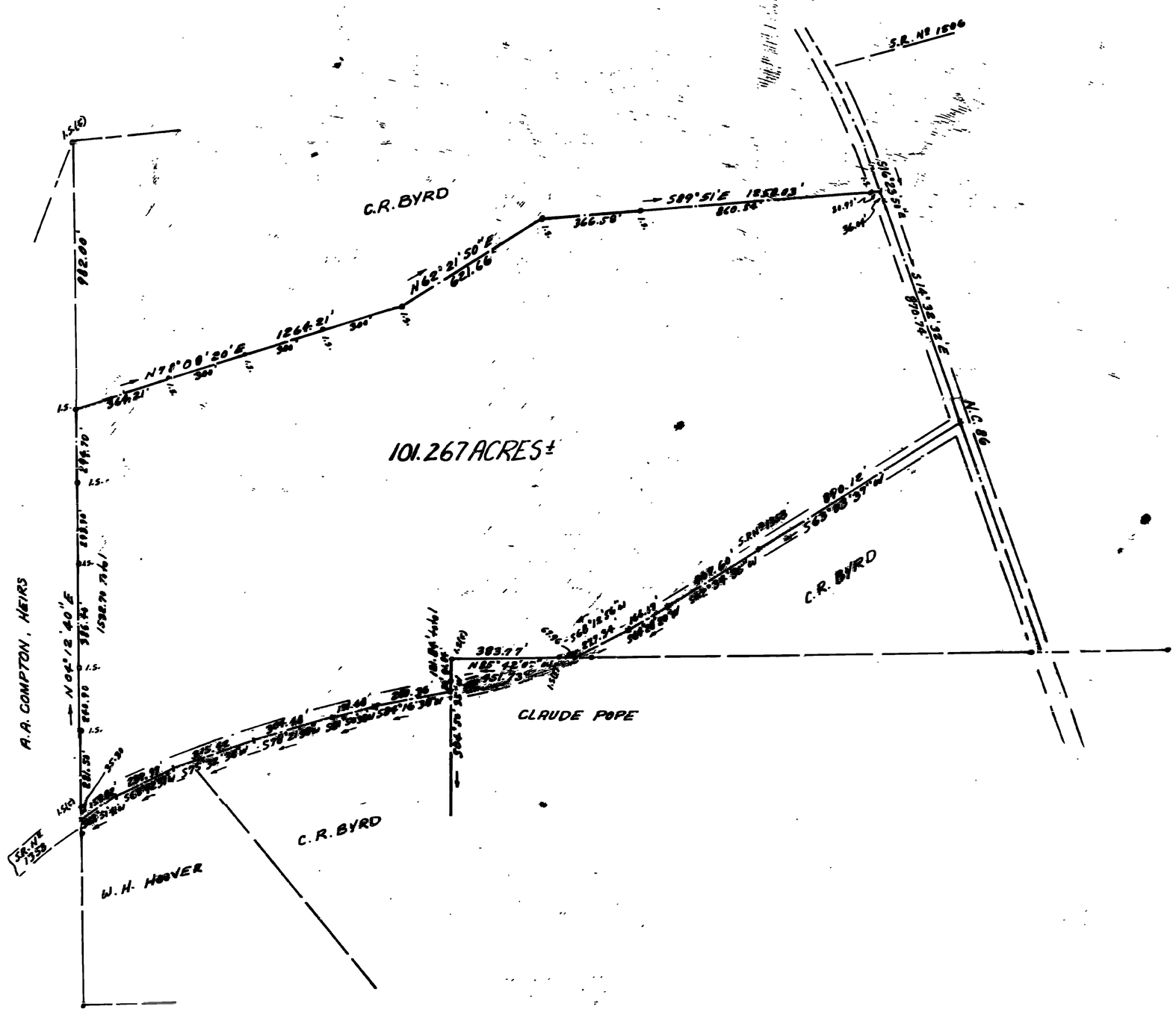
CHAIRMAN, BOARD OF COMMISSIONERS FOR ALAMANCE ____ DATE ____

ATTEST ____
SUBDIVISION ADMINISTRATOR
ALAMANCE COUNTY PLANNING DEPARTMENT

State of North Carolina, Orange County
The foregoing certificate of Diane G. Black, Deputy Clerk of Superior Court of ~~Alamance~~ County, N.C., is certified to be correct.
Filed for registration Jan. 7 19 77
at 3:40 o'clock P M, and registered in
book 26 page 95
This the 7 day of Jan. 19 77

Betty June Hayes,
REGISTER OF DEEDS

By: Sue H. Owen
~~REGISTER OF DEEDS~~ DEPUTY



John D. Somers
Reg. Surveyor
#7 S.E. Court Square
Graham, N.C.
27253

Custom Interiors, Ltd.
714 Ninth Street
Durham, N.C. 27705

PROPERTY OF
CUSTOM INTERIORS, LTD.
CEDAR GROVE TOWNSHIP
ORANGE COUNTY, N.C.
JAN. 4, 1977 SCALE: 1" = 300'
JOHN D. SOMERS, REG. SURVEYOR
GRAHAM, N.C. L-1172

DRAWING No 7701

26/95

Adding Machines DURHAM TYPEWRITER SALES ALWAYS GIVING

19770107000001080

20110301000048980 PLAT
Bk:PL108 Pg:42
03/01/2011 11:40:23 AM 1/1

FILED Deborah B. Brooks
Register of Deeds, Orange Co,NC
Recording Fee: $21.00
NC Real Estate TX: $.00

REFERENCES

1. D.B. 2132, PG. 25
2. PLAT BOOK 57, PG. 138
3. PLAT BOOK 25, PG. 24
4. PLAT BOOK 31, PG. 102
4. ALL DEEDS AND MAPS WITH ADJOINERS
5. ORANGE COUNTY GIS.

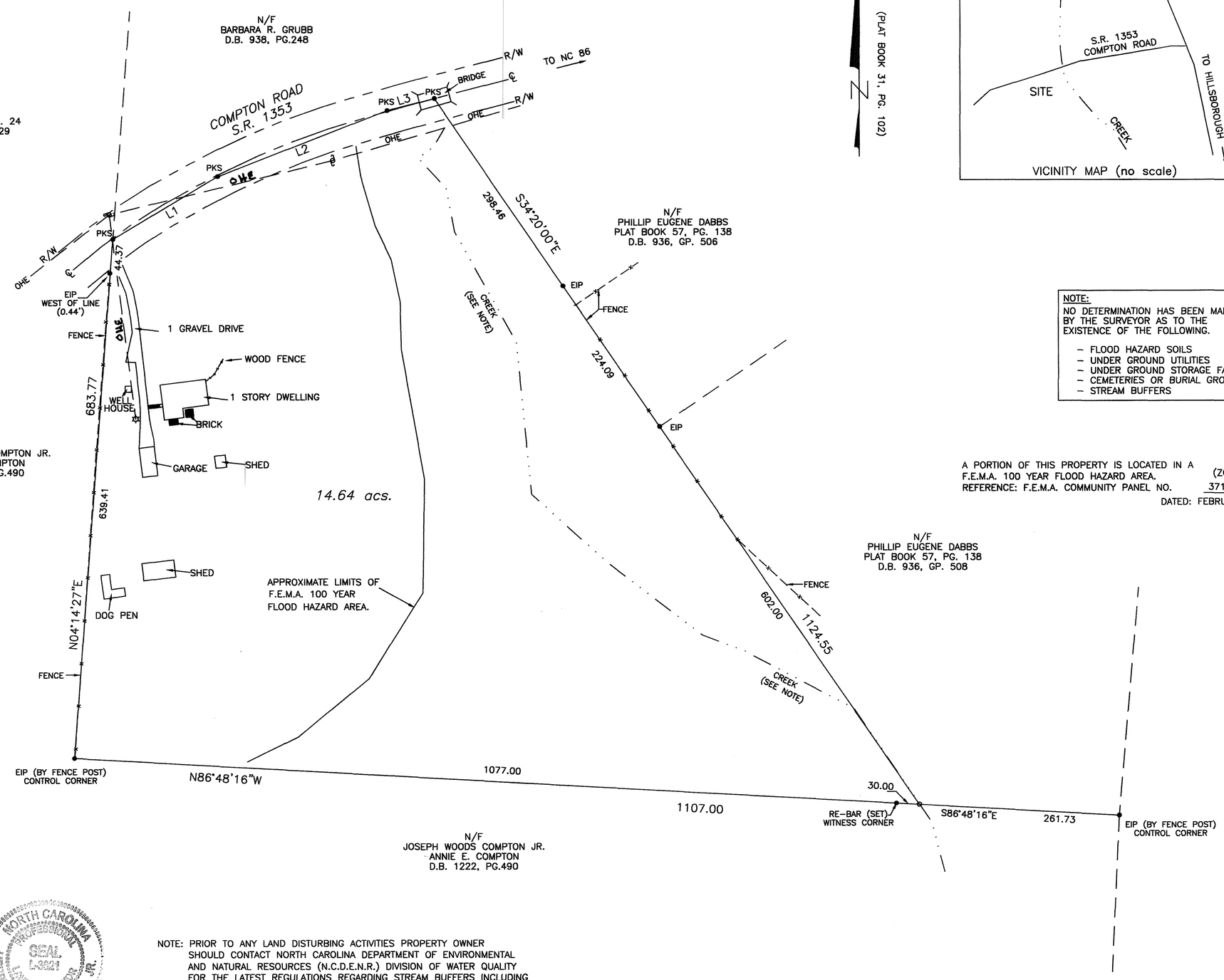
LEGEND

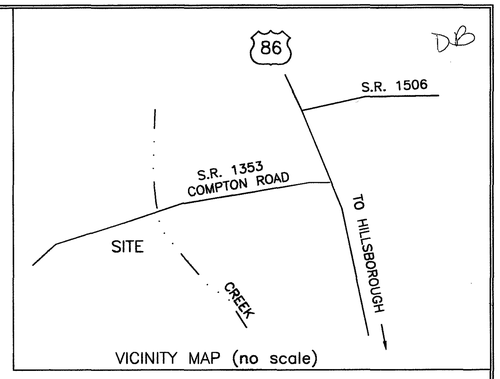
- ● EIP = EXISTING IRON PIPE
- ● = RE-BAR SET
- o = IRON PIPE SET
- o = CALCULATED POINT (NOT SET)
- ● PKS = P.K. NAIL SET
- = POWER POLE
- ☼ = LIGHT POLE
- OHE = OVERHEAD POWER
- ℄ = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°51'41"E	159.82
L2	N68°42'39"E	237.99
L3	N75°32'38"E	63.94

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.





VICINITY MAP (no scale)

(PLAT BOOK 31, PG. 102)

NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.

- FLOOD HAZARD SOILS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- STREAM BUFFERS

A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. (ZONE AE)
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3710985800 J
DATED: FEBRUARY 2, 2007

I, Herbert H. Proctor Jr., certify that this survey is of existing parcels of land and does not create a new street or change an existing street.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book — page ____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 1st day of March, 2011.

Professional Land Surveyor L-3621

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR, JR.

NOTE: PRIOR TO ANY LAND DISTURBING ACTIVITIES PROPERTY OWNER SHOULD CONTACT NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (N.C.D.E.N.R.) DIVISION OF WATER QUALITY FOR THE LATEST REGULATIONS REGARDING STREAM BUFFERS INCLUDING SIZE OF BUFFER, LOCATION OF BUFFER AND IMPACTS OR ALLOWED ACTIVITIES WITHIN BUFFERS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

DEED REF: D.B. 5120, PG. 517

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661			SURVEY FOR BRADLEY D. DOKTER DEED FERERENCE: DEED BOOK 2132, PAGE 25 PROPERTY ADDRESS: 6803 COMPTON ROAD
DATE 02/11/11	SURVEYED BY	JOB	CEDAR GROVE TOWNSHIP / NORTH CAROLINA
SCALE 1"=100'	DRAWN BY	DWG. NO.	ORANGE COUNTY / OWNER
REVISIONS		6803 COMPTON ROAD	ZONED / P.I.N. 9858-58-5027

Book 57 Page 138

I, PHILLIP EUGENE DABBS certify that I am the owner of this property, and that I ordered this plat work and subdivision of land to be done; that said property is located within the subdivision regulation jurisdiction of Orange County; that all public streets, alleys, and open spaces so designated therein are hereby dedicated for such use and will be maintained until such time as the maintenance responsibility is accepted by some governmental authority or responsible agency and that all public and private easements shown therein are duly granted for the uses stipulated.

9-25-91 — Date

Phillip Eugene Dabbs — Owner

North Carolina
Orange County

I, JEANNE A. CRABTREE, a Notary Public/~~Asst. Register of Deeds~~, for said County and State, do hereby certify that PHILLIP EUGENE DABBS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of SEPTEMBER, 1991.

(Official Seal) Jeanne A. Crabtree
Notary Public/~~Asst. Register of Deeds~~

My commission expires 10-10, 1992.

JEANNE A. CRABTREE
NOTARY PUBLIC
ORANGE COUNTY, N. C

NOTE—
P.K. NAIL
SET IN CENTER OF
BRIDGE.
CONTROL CORNER

NORTH CAROLINA-ORANGE COUNTY

The foregoing certificate(s) of Jeanne A. Crabtree + Sherry L. Dixon

Notary Public of the designated governmental units is/are certified to be correct.

Filed for registration on the 25 day of Sept. 1991 at 4:10 o'clock P.M., in Book 57 Page 138.

This the 25 day of Sept., 1991.

Betty June Hayes, Register of Deeds

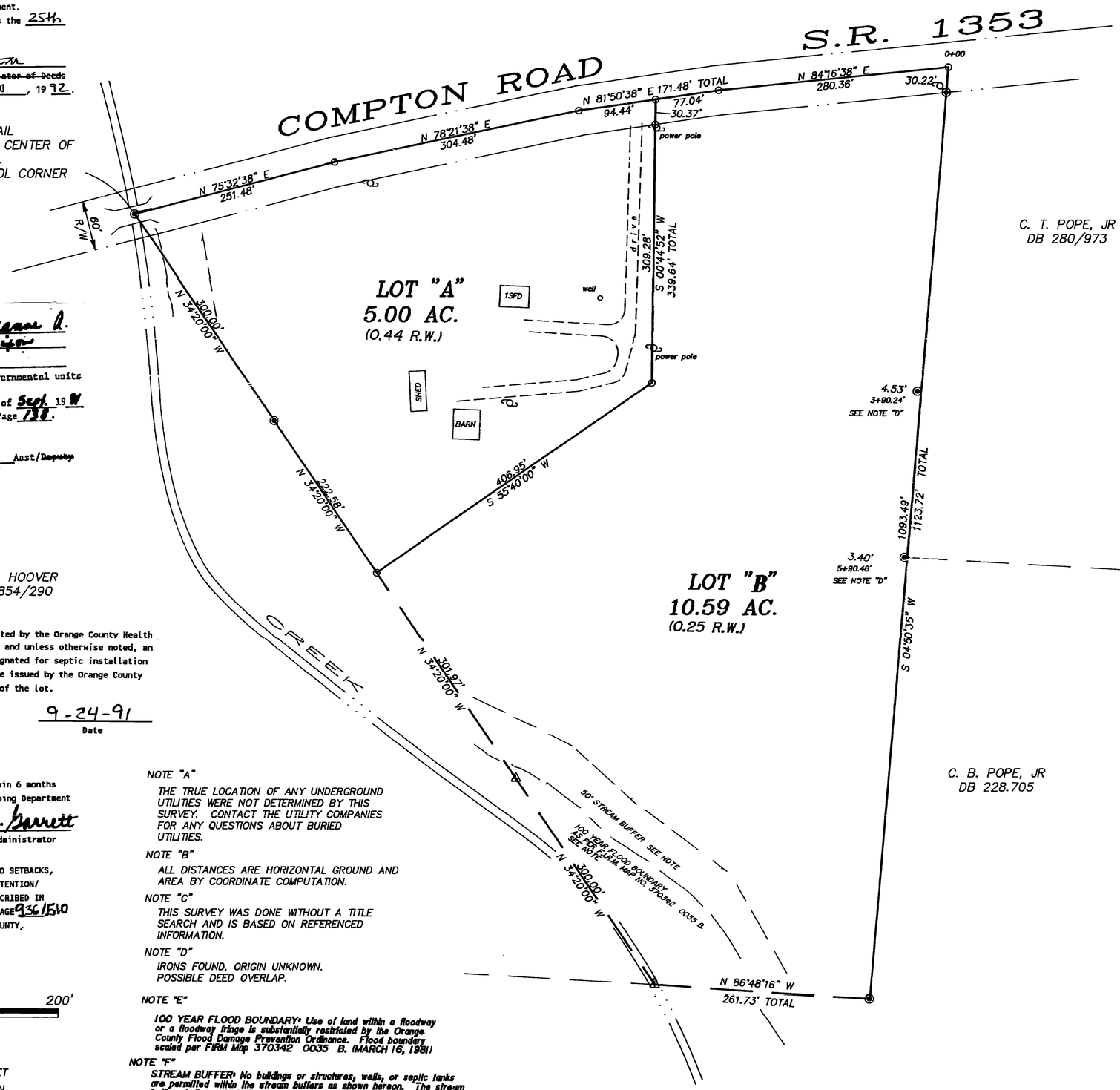
By: Cynthia H. Weathers Asst/~~Deputy~~

FILED
Book 57 Page 138
Sep 25 4 10 PM '91
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

PROPERTY SURVEYED FOR

PHILLIP EUGENE DABBS

CEDAR GROVE TWP., ORANGE CO., NORTH CAROLINA
AUGUST 19, 1991



ENVIRONMENTAL HEALTH CERTIFICATION

Soil and site evaluations have been conducted by the Orange County Health Department, Environmental Health Division, and unless otherwise noted, an area on each lot has been tentatively designated for septic installation and repair. An improvements permit must be issued by the Orange County Health Department prior to any alteration of the lot.

Environmental Health Specialist — 9-24-91 Date

APPROVAL CERTIFICATE

Provided that this plat be recorded within 6 months of final approval, approved by the Planning Department 23 September 1991 (date)

Subdivision Administrator

RESTRICTIONS AND REQUIREMENTS PERTAINING TO SETBACKS, IMPERVIOUS SURFACE, BUFFERS, STORMWATER DETENTION/RETENTION, LANDSCAPING AND ACCESS, ARE DESCRIBED IN GREATER DETAIL AND RECORDED AT DEED BOOK/PAGE 936/510 OFFICE OF THE REGISTER OF DEEDS, ORANGE COUNTY, NORTH CAROLINA.

SCALE 1" = 100'

100' 0 100' 200'

- PIN SET
- EXISTING CORNER
- CONC. MONUMENT SET
- EXTISTING CONC. MON.
- MATHEMATICAL POINT

NOTE "A"
THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES WERE NOT DETERMINED BY THIS SURVEY. CONTACT THE UTILITY COMPANIES FOR ANY QUESTIONS ABOUT BURIED UTILITIES.

NOTE "B"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "C"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION.

NOTE "D"
IRONS FOUND, ORIGIN UNKNOWN. POSSIBLE DEED OVERLAP.

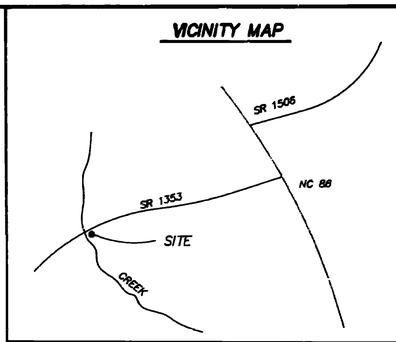
NOTE "E"
100 YEAR FLOOD BOUNDARY: Use of land within a floodway or a floodway fringe is substantially restricted by the Orange County Flood Damage Prevention Ordinance. Flood boundary scaled per FIRM Map 370342 0035 B. (MARCH 16, 1981)

NOTE "F"
STREAM BUFFER: No buildings or structures, wells, or septic tanks are permitted within the stream buffers as shown hereon. The stream buffer shall remain in its natural state.

TM 2.25..32 PIN 9858-68-1261 JOB # 91-117

TRA: 9858-58-8475 2.25..32
TR B: 9858-68-2281 2.25..32A
Parent pin

VICINITY MAP



NORTH CAROLINA REGISTERED SEAL L-2544 LAND SURVEYOR ALOIS CALLEMYN

SHERRY L. DIXON NOTARY PUBLIC ORANGE COUNTY, N.C.

I, ALOIS CALLEMYN RLS 2544, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT THE LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM THE REFERENCED INFORMATION; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF AUGUST, 1991.

REGISTERED LAND SURVEYOR

NORTH CAROLINA, ORANGE COUNTY

I, SHERRY L. DIXON, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT ALOIS CALLEMYN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH OF AUGUST, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 20, 1995

NORTH CAROLINA
ORANGE COUNTY

THE FOREGOING CERTIFICATE OF SHERRY L. DIXON NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. THIS MAP WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE THE DAY OF 1989 AT O'CLOCK

IN BOOK PAGE

OWNER'S ADDRESS

PHILLIP E. DABBS
6901 COMPTON ROAD
CEDAR GROVE, NC 27231

REFERENCES
DB 279/795
PB 31/102

REVISIONS
D.K.S. 8-21-91 (R.W.)
D.K.S. 9-9-91 (R.W. "B") (BUFFER/FLOOD)

REGISTERED LAND SURVEYORS

CALLEMYN LAND SURVEYORS

ALOIS CALLEMYN, RLS
104 N. CHURTON STREET
HILLSBOROUGH, NC 27278
919-732-3883

Book 57 Page 138