

- MAP LEGEND**
- E/P EXISTING IRON PIPE
  - E/S EXISTING IRON STAKE
  - I/PS IRON PIPE SET
  - E/CW EXISTING CONCRETE MONUMENT
  - ▲ R/R5 RAILROAD SPIKE
  - △ EXV EXISTING NAILED POWER POLE
  - C/MP COMPUTED POINT
  - \* LIGHT
  - I/GV IRRIGATION VAULT

I, Van R. Finch, certify that this project was performed under my direct supervision and control. This project was performed in accordance with the standards of the National Society of Professional Surveyors (NSPS) and the North Carolina Board of Professional Surveying and Mapping. This project was performed on October 2, 2019. The survey was completed on 9/23/2019. All elevations are based on NAVD 88.

SURVEYOR LICENSE NUMBER L-2507  
October 2, 2019

LINE	BEARING	DISTANCE
1	S 56°34'36" W	50.14'
2	S 56°49'15" W	74.32'
3	S 55°52'28" W	71.03'
4	S 54°41'53" W	77.03'
5	S 53°12'47" W	76.50'
6	S 51°53'13" W	78.95'
7	S 50°10'41" W	49.59'
8	S 49°01'27" W	91.41'
9	S 48°43'23" W	53.82'
10		

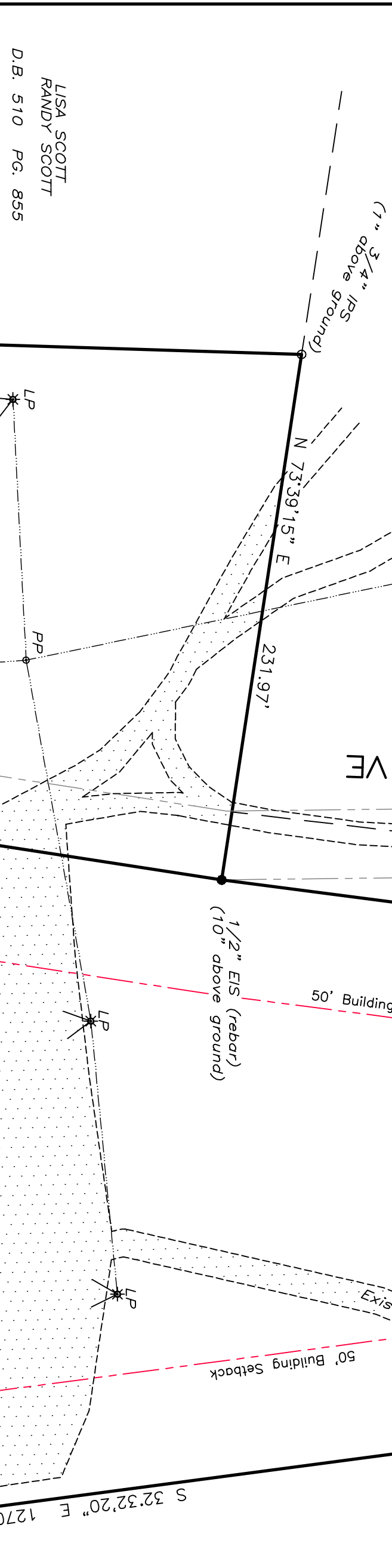
**SEPTIC REPAIR EASEMENT**  
(1222 SQ. FT.)

LINE	BEARING	DISTANCE
A-B	S 23°13'13" E	53.25'
B-C	S 66°44'05" W	10.00'
C-D	N 28°59'42" W	69.44'
D-E	N 03°12'37" E	38.17'
E-A	S 23°13'13" E	50.00'

IPS A 1/2" IRON PIPE 6" ABOVE GROUND  
IPS B 1/2" IRON PIPE 3" ABOVE GROUND  
IPS C 1/2" IRON PIPE 3" ABOVE GROUND  
IPS D 1/2" IRON PIPE  
IPS E 1/2" IRON PIPE FLUSH

JAMIE R. WILSON  
HELEN E. WILSON  
D.B. 1814 PG. 543  
P.S. 2015-160

MICHAEL A. WILSON  
JACQUE F. WILSON  
D.B. 964 PG. 181  
P.S. 2002-455



JEFFREY D. WILSON  
D.B. 2066 PG. 138  
5.56 Ac. remaining (by Deed)  
ZONED R-1  
PROPOSED ZONING IND-1  
PARCEL #63839

R.M. HANCOCK  
CINDY BRADY HANCOCK  
D.B. 507 PG. 374

**IMPERVIOUS SURFACE CALCULATIONS**

GRANITE	293808 SQ. FT.	(6.745 Acres)
CONCRETE PADS	1148 SQ. FT.	(0.144 Acres)
FUEL TANK	2529 SQ. FT.	(0.058 Acres)
	88 SQ. FT.	(0.002 Acres)
304413 SQ. FT. (6.988 Acres)		
existing impervious surface in 1993 - (1,580 Acres)		
(5,408 Acres)		

NOTE: Improvement in N.C. 902 Hwy. not counted in impervious surface calculations.

**TOTAL PROJECT AREA**

TRACT A	2.159 Acres
TRACT B	9.726 Acres
PARCEL #63839	5,560 Acres
TOTAL	17.445 Acres

5.408 ÷ 17.445 = 31.0 %

**2.00 AC.**

NOTE: Proposed Lot C is not approved as a separate lot for building development but is to be approved for recording purposes only.

N.C. Grid Coordinates  
NAD 83  
N = 660443.71'  
E = 1860195.72'



**JEFFREY D. WILSON**  
FOR  
**SITE PLAN**

REFERENCE: DEED BOOK 1815 PAGE 936  
DEED BOOK 2004 PAGE 174  
PLAT SLIDE 2018-171  
PARCEL #93081

**NOT FOR RECORDATION, CONVEYANCES, OR SALES**  
**TRACT "C" IS PRELIMINARY AND CAN BE REVISED AT THE TIME OF AN ACCURATE SURVEY**  
**PRELIMINARY PLAT**

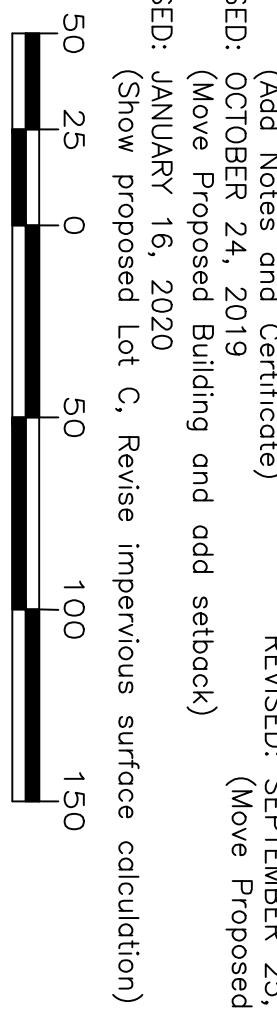
I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I declare that the boundaries and area shown are true and correct to the best of my knowledge and belief, and that the area of precision as calculated is 17.445 acres, ± .001.

Professional Land Surveyor  
January 16, 2020.  
Professional License #C-513

- NOTES**
- No Title Search was made by this Surveyor during the course of this Survey.
  - This Surveyor does not certify to the existence or non-existence of any easements, rights, or interests in the property, but only to the boundaries and area shown on this plat.
  - This property is subject to all easements of record affecting the subject property.
  - There were no NCGS monuments found within 2000 feet of the subject property.
  - All distances shown are horizontal ground distances unless otherwise noted.
  - Areas shown were computed by the coordinate method.
  - The North Magnetic Declination is 10° 45' W.
  - On Light Industrial Zoning, existing buildings may not meet current setback regulations.
  - County water is available to this property.
  - The contour interval shown is one foot.
  - Elevations shown are relative to a temporary benchmark of 485.45 feet (NAVD 88).

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BEAR CREEK TOWNSHIP  
OWNER: JEFFREY D. WILSON  
DATE: AUGUST 23, 2019  
REVISED: OCTOBER 2, 2019  
REVISED: SEPTEMBER 25, 2019  
REVISED: OCTOBER 24, 2019  
REVISED: (Add Notes and Certificate)  
REVISED: (Move Proposed Building and odd setback)  
REVISED: (Move Proposed Building and odd setback)  
REVISED: (Show proposed Lot C, Revise impervious surface calculation)



VAN R. FINCH — LAND SURVEYS, P.A.  
109 Hillsboro St. — Pittsboro, N.C. 27312  
FIRM LICENSE #C-513