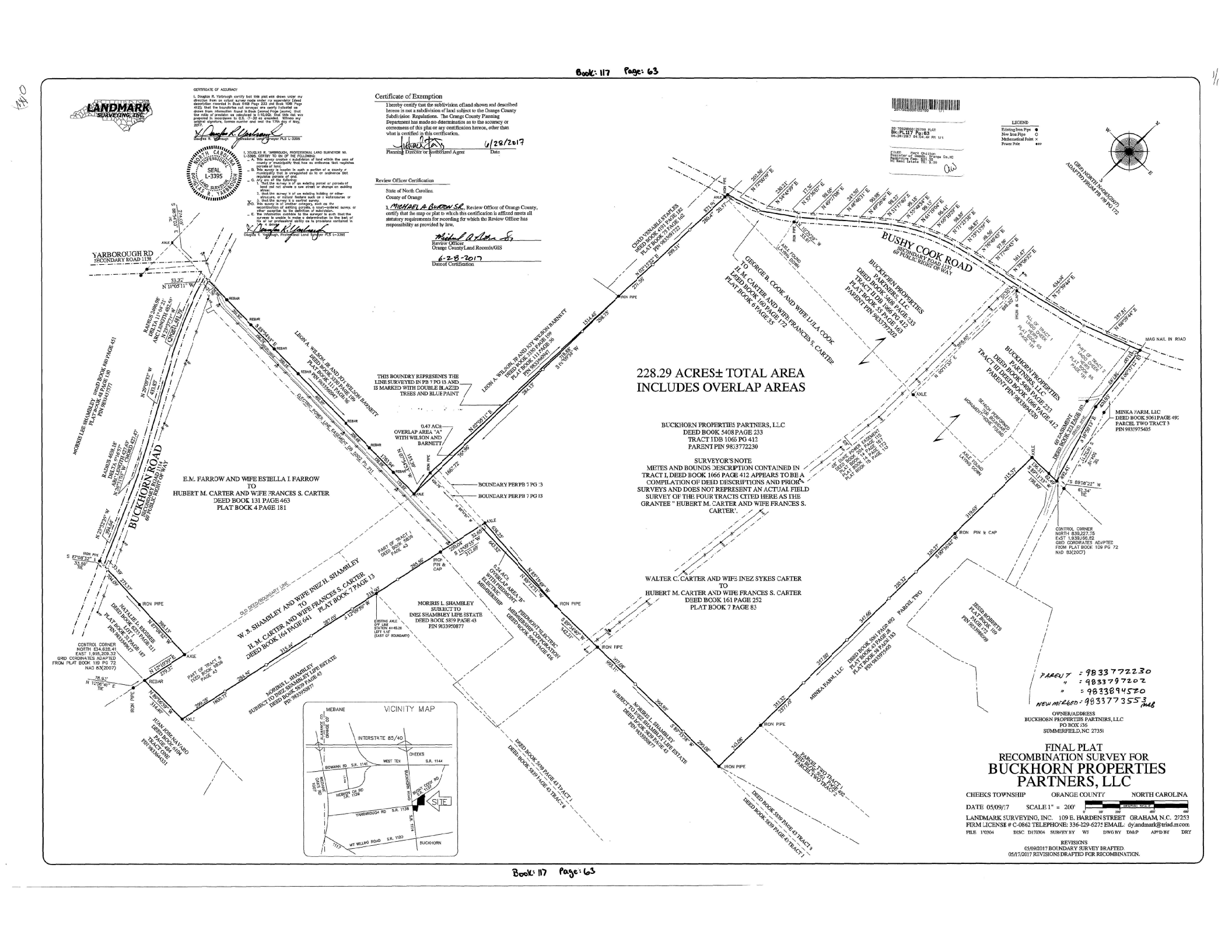
LANDMARK SURVEYING, INC.
CERTIFICATE OF ACCURACY
I, Douglas R. Yarbrough certify that this plat was drawn under my direction from an actual survey made under my supervision (deed description recorded in Book 5408 Page 233 and Book 1066 Page 412); that the boundaries not surveyed are clearly indicated as drawn from information found in Book (none) Page (none); 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 17th day of May, 2017.
Douglas R. Yarbrough Professional Land Surveyor PLS L-3395
SEAL L-3395
I, DOUGLAS R. YARBROUGH, PROFESSIONAL LAND SURVEYOR NO. L-3395, CERTIFY TO ON OF THE FOLLOWING:
A. This survey is of an entire tract or parcel of land within the use of county or municipality that has no ordinance that regulates parcels of land.
B. This survey is located in such a portion of a county or municipality that is unregulated as to or 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 and not create a new street or change an existing street;
2. that the survey is of an existing building or other structure, or natural feature such as a watercourse or
3. that the survey is a control corner survey.
D. This survey creates a subdivision of land within the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
E. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in
Douglas R. Yarbrough, Professional Land Surveyor PLS L-3395
Certificate of Exemption
I hereby certify that the subdivision of land shown and described hereon is not a subdivision of land subject to the Orange County Subdivision Regulations. The Orange County Planning Department has made no determination as to the accuracy or correctness of this plat or any certification hereon, other than what is certified in this certification.
Planning Director or Authorized Agent
6/28/2017
Date
Review Officer Certification
State of North Carolina
County of Orange
I, MICHAEL A BURTON SR, 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
6-28-2017
Date of Certification
20170629000329700 PLAT
Bk: PL 117 Pg: 63
06/28/2017 01:52:42 PM 1/1
FILED
Register of Deeds, Orange Co., NC
For Real Estate
LEGEND
Existing Iron Pipe
New Iron Pipe
Mthematical Point
Power Pole
GRID NORTH N.C.G.S. (2007) ADAPTED FROM PB 109 PG 72
YARBOROUGH RD SECONDARY ROAD 1138
BUSHY COOK ROAD SECONDARY ROAD 1137 60' PUBLIC RIGHT OF WAY
BUCKHORN ROAD SECONDARY ROAD 1134 60' PUBLIC RIGHT OF WAY
228.29 ACRES± TOTAL AREA
INCLUDES OVERLAP AREAS
THIS BOUNDRY REPRESENTS THE LINE SURVEYED IN PB 7 PG 13 AND IS MARKED WITH DOUBLE BLAZED TREES AND BLUE PAINT
0.47 ACS± OVERLAP AREA "A" WITH WILSON AND BARNETT
0.34 ACS± OVERLAP AREA "B" WITH PIEDMONT ELECTRIC MEMBERSHIP CORPORATION
BUCKHORN PROPERTIES PARTNERS, LLC DEED BOOK 5408 PAGE 233 TRACT II DB 1066 PG 412 PARENT PIN 9833772230
SURVEYOR'S NOTE
METES AND BOUNDS DESCRIPTION CONTAINED IN TRACT I, DEED BOOK 1066 PAGE 412 APPEARS TO BE A COMPILATION OF DEED DESCRIPTIONS AND PRIOR SURVEYS AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY OF THE FOUR TRACTS CITED HERE AS THE GRANTEE " HUBERT M. CARTER AND WIFE FRANCES S. CARTER'.
E.M. FARROW AND WIFE ESTELLA I FARROW TO HUBERT M. CARTER AND WIFE FRANCES S. CARTER DEED BOOK 131 PAGE 463 PLAT BOCK 4 PAGE 181
W.S. SHAMBLEY AND WIFE INEZ H. SHAMBLEY TO H.M. CARTER AND WIFE FRANCES S. CARTER DEED BOOK 164 PAGE 641 PLAT BOOK 7 PAGE 13
MORRIS L. SHAMBLEY SUBJECT TO INEZ SHAMBLEY LIFE ESTATE DEED BOOK 5859 PAGE 43 PIN 9833950877
WALTER C. CARTER AND WIFE INEZ SYKES CARTER TO HUBERT M. CARTER AND WIFE FRANCES S. CARTER DEED BOOK 161 PAGE 252 PLAT BOOK 7 PAGE 83
GEORGE B. COOK AND WIFE U.LA COOK TO H.M. CARTER AND WIFE FRANCES S. CARTER DEED BOOK 160 PAGE 172 PLAT BOOK 6 PAGE 35
CHAD VENABLE STAPLES DEED BOOK 4701 PAGE 62 PLAT BOOK 75 PAGE 102 PIN 9833891722
MORRIS LEE SHAMBLEY DEED BOOK 880 PAGE 451 PLAT BOOK 48 PAGE 130 PIN 9833953777
LEON A. WILSON JR AND JOY WILSON BARNETT DEED BOOK 330 PAGE 169 PLAT BOOK 111 PAGE 36 PIN 9833950047
MINKA FARM, LLC DEED BOOK 5061 PAGE 492 PARCEL TWO TRACT 3 PIN 9833975405
HUBERT M. CARTER AND WIFE FRANCES S. CARTER DEED BOOK 131 PAGE 463 PLAT BOCK 4 PAGE 181
NATALIE D. KROSNICK DEED BOOK 5251 PAGE 211 PLAT BOOK 121 PAGE 187 PIN 9833964617
RYAN HORN NAVARRO DEED BOOK 6104 TRACT ONE PIN 9833954431
JESSO ROBERTS PLAT BOOK 102 PAGE 109 PIN 9833960799
MINKA FARM, LLC DEED BOOK 5061 PAGE 492 PLAT BOOK 58 PAGE 96 PLAT BOOK 58 PAGE 153 PIN 9833975405
CONTROL CORNER NORTH 834,628.41 EAST 1,998,209.32 GRID CORDINATES ADAPTED FROM PLAT BOOK 109 PG 72 NAD 83(2007)
CONTROL CORNER NORTH 839,227.75 EAST 1,839,066.82 GRID CORDINATES ADAPTED FROM PLAT BOOK 109 PG 72 NAD 83(2007)
MAG NAIL IN ROAD
IRON PIN & CAP
IRON PIPE
AXLE
REBAR
PARCEL 1 = 9833772230
" = 9833797202
" = 9833894520
NEW MERGED = 9833773553 MAB
OWNER/ADDRESS
BUCKHORN PROPERTIES PARTNERS, LLC
PO BOX 135
SUMMERFIELD, NC 27351
VICINITY MAP
MEBANE
INTERSTATE 85/40
CHEEKS
BOWMAN RD S.R. 1141
WEST TEN
S.R. 1144
BUCKHORN ROAD
HEBRON DR RD S.R. 1134
YARBOROUGH RD S.R. 1138
MT WILLING ROAD S.R. 1120
BUCKHORN
SITE
FINAL PLAT
RECOMBINATION SURVEY FOR
BUCKHORN PROPERTIES PARTNERS, LLC
CHEEKS TOWNSHIP ORANGE COUNTY NORTH CAROLINA
DATE 05/09/17 SCALE 1" = 200'
LANDMARK SURVEYING, INC. 109 E. HARDEN STREET GRAHAM, N.C. 27253
FIRM LICENSE # C-0862 TELEPHONE: 336-229-6275 EMAIL: dy.andmark@triad.rr.com
FILE 170504 DISC D170504 SURVEY BY WJ DWG BY DMcP AP'D BY DRY
REVISIONS
05/09/2017 BOUNDARY SURVEY DRAFTED.
05/17/2017 REVISIONS DRAFTED FOR RECOMBINATION.