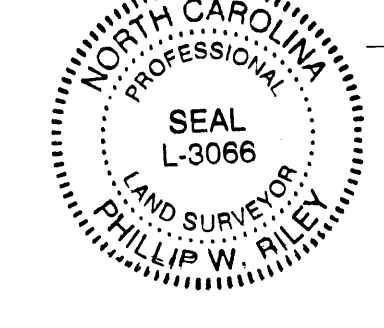


Slide 17B
PC 2021

SURVEYOR'S CERTIFICATE
I, PHILLIP W. RILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND PLATS AS FOUND IN THE LEE COUNTY REGISTRY OF RECORDS... THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 26TH DAY OF AUGUST, 2021.
Phillip W. Riley
L-3066
LICENSE NUMBER



REFERENCES
DB 582 PG 764
DB 1533 PG 791
PB 2 PG 313
DB 1634 PG 480
DB 1639 PG 336
DB 1639 PG 339
DB 1639 PG 342
DB 1639 PG 345

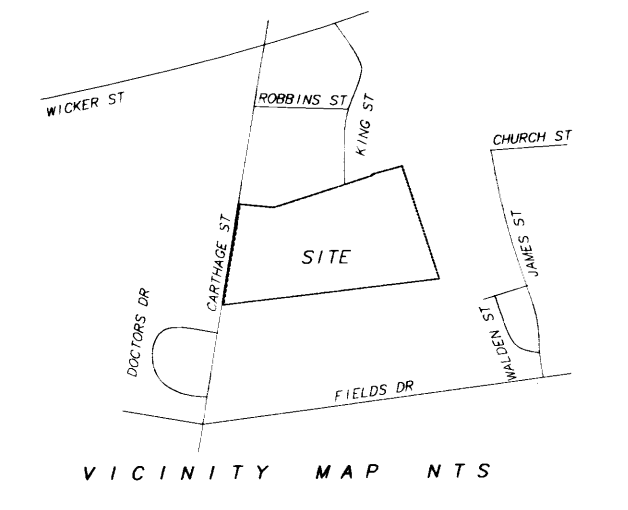
REFERENCES

DB 582 PG 764
DB 1533 PG 791
PB 2 PG 313
DB 1634 PG 480
DB 1639 PG 336
DB 1639 PG 339
DB 1639 PG 342
DB 1639 PG 345

NOTES

- 1. AREAS COMPUTED BY THE CO-ORDINATE METHOD.
- 2. NO PORTION OF THE SUBJECT PROPERTIES LIE IN A DESIGNATED FLOOD HAZARD ZONE. SEE FEMA FIRM PANEL 3710964200J DATED 9/6/2006.
- 3. HORIZONTAL GROUND DISTANCES SHOWN.
- 4. CONTRACTORS TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES WERE FIELD MARKED BY 811 FOR THIS SURVEY. (TICKET #203373617) THERE MAY BE UNDERGROUND UTILITIES ON AND AROUND THE SUBJECT PROPERTIES BEYOND THOSE SHOWN HEREON.
- 5. THE SURVEY CONTROL POINTS NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING:
 - 1) CLASS OF SURVEY: CLASS C
 - 2) POSITIONAL ACCURACY: MAXIMUM RESIDUAL: 0.043 FT(11) 0.008 FT(11)
 - 3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC VIA NETWORKS
 - 4) DATE OF SURVEY: APRIL 12-14, 2020
 - 5) DATUM/EPOCH: NAD 1983/2011
 - 6) PUBLISHED/FIXED CONTROL USED: NONE
 - 7) GEOID MODEL: G1209
 - 8) COMBINED GRID FACTOR: 0.99992208
 - 9) UNITS: US SURVEY FOOT
 - 10) GPS INSTRUMENTATION: TRIMBLE RB GNSS

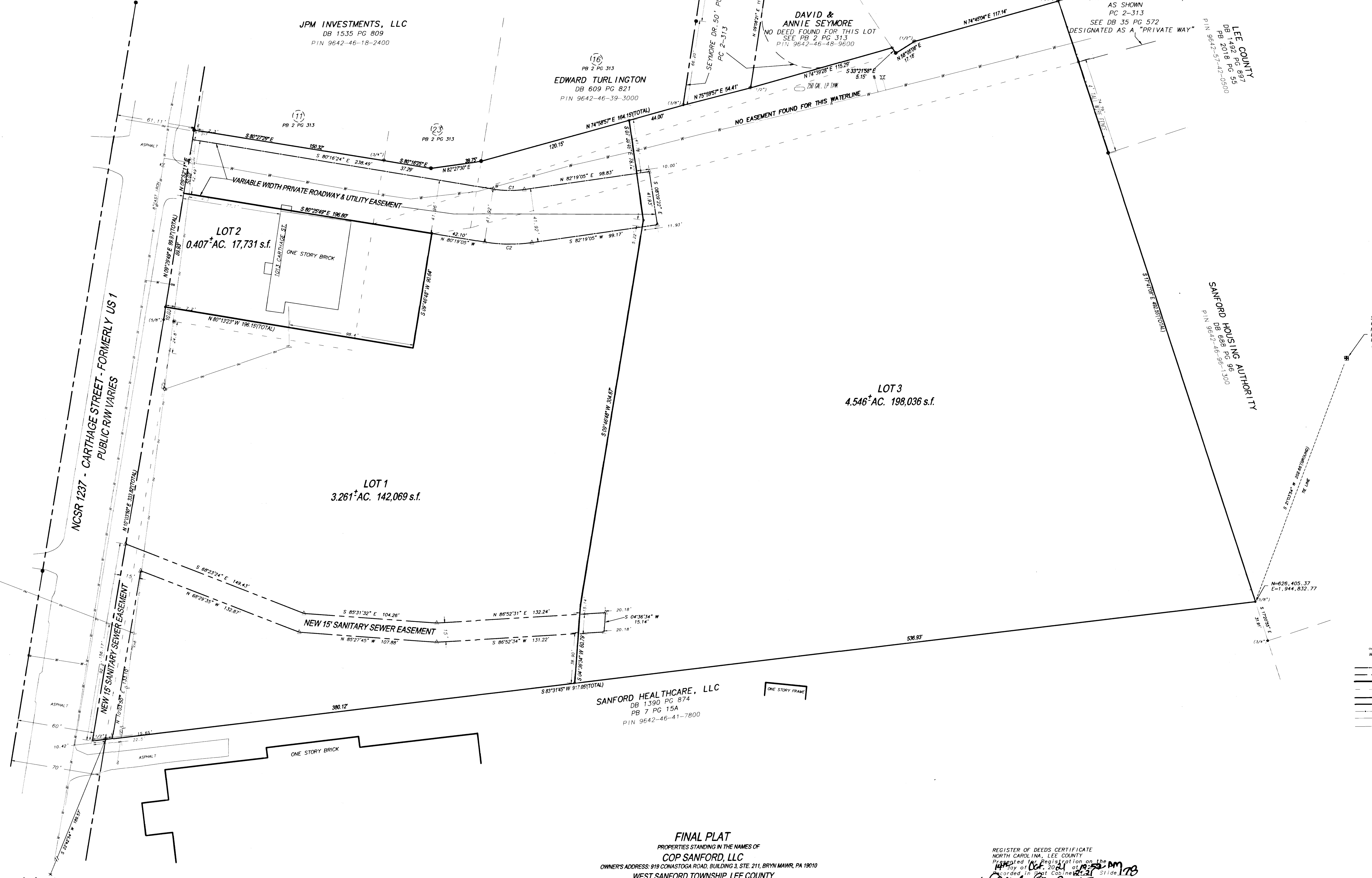
STATE OF NORTH CAROLINA
COUNTY OF LEE
Lee County
REVIEW OFFICER OF LEE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
William Connolly
10-13-2021
DATE OF CERTIFICATION



CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted. Furthermore, I dedicate all public sewer and/or water lines to the City of Sanford.
M. J. Seay
Owner
9/8/2021
Date

CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF PUBLIC WATER, SEWER AND/OR STREETS.
I hereby certify that all public water, sewer, and streets (where applicable) have been installed in an acceptable manner and according to the City of Sanford specifications and standards in the COP Sanford Subdivision or that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the City of Sanford has been received.
Justin S. ...
10-13-21
Director of Public Works
Date

CERTIFICATE OF FINAL PLAT APPROVAL
In accordance with the City of Sanford Unified Development Ordinance, having met the general requirements of the preliminary plat as approved, final authority is hereby granted to COP Sanford Subdivision shown hereon.
M. J. Seay
Director of Community Development
9/30/2021
Date



- LEGEND**
- IRON PIPE SET (5/8")
 - ▲ EXISTING RAILROAD SPIKE
 - △ CALCULATED POINT
 - EXISTING AXLE
 - EXISTING IRON ROD (1/2")
 - EXISTING IRON PIPE (1/2" UNLESS OTHERWISE NOTED)
 - WATER MANHOLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE BOX
 - UTILITY POLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - OVERHEAD UTILITY LINE(S)
 - UNDERGROUND WATERLINE (BASED ON MARKING BY 811)
 - GUY WIRE
 - NEW PRIVATE ROADWAY & UTILITY EASEMENT
 - NEW SANITARY SEWER EASEMENT
 - NEW LOT LINE
 - PROPERTY LINE REMOVED BY THIS PLAT
 - PROPERTY LINE
 - PUBLIC ROADWAY RIGHT OF WAY LIMITS
 - CHAIN LINK FENCE
 - LOT LINE PLOTTED BY DEED - NOT SURVEYED
 - WIRE FENCE

O&Z ZONING
BUILDING SETBACKS: FRONT: 10', SIDE: 0', REAR: 0'
SITE DATA
TOTAL ACRES: 8.215 AC
TOTAL LOTS: 3
ACRES PER LOT: 2.738 AC
ACRES IN STREET RIGHT-OF-WAY: 0 AC
LINEAR FEET OF EACH INDIVIDUAL STREET: 0 ft

FINAL PLAT
PROPERTIES STANDING IN THE NAMES OF
COP SANFORD, LLC
OWNERS ADDRESS: 919 CONASTOGA ROAD, BUILDING 3, STE. 211, BRYN MAWR, PA 19010
WEST SANFORD TOWNSHIP, LEE COUNTY
NORTH CAROLINA
SCALE: 1" = 40'
AUGUST 26, 2021

REGISTER OF DEEDS CERTIFICATE
NORTH CAROLINA, LEE COUNTY
Presented for Registration on the
10th day of August, 2021 at 10:53 AM '21
Recorded in Book 2021 of Page 178
Amelia ...
Register of Deeds
Justin ...

RILEY SURVEYING, P.A.
3326 DURHAM CHAPEL HILL BLVD. STE B-100
DURHAM, N.C. 27707
919-687-0742 C-1281 philr@rileysurveyingpa.com