

**Notes**  
 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.  
 2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.  
 3) This property is not in any Special Flood Hazard Areas, as shown on DFIRM Panel 9752, Map Number 37109752004, Panel Effective Date 2/2/2007.  
 4) Current Zoning: 0-1 (Office & Institutional)

**PRELIMINARY PLAT -  
 NOT FOR  
 RECORDATION,  
 CONVEYANCES  
 OR SALES**

**CERTIFICATE OF APPROVAL FOR RECORDATION**

I HEREBY CERTIFY THAT THE ANNEXATION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE ANNEXATION REGULATIONS FOR THE TOWN OF PITTSBORO AND THE STATE OF NORTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE CHATHAM COUNTY REGISTER OF DEEDS.

TOWN OF PITTSBORO CERTIFYING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1981, PAGE 217); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

- I FURTHER CERTIFY:
1. 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.
  2. 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.
  3. 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, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
  4. THAT THE SURVEY IS A CONTROL SURVEY.
  5. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
  6. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-DIRECTED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
  7. 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.

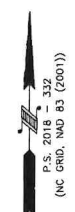
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

**REVIEW OFFICER'S CERTIFICATE**  
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
 I, \_\_\_\_\_ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

AKPAR: 69554  
 PIN: 9753-40-2364  
 MARY VALERIE BALLEET  
 REVOCABLE TRUST  
 D.B. 712 - 152  
 P.S. 94 - 153



P.S. 2011-03-03  
 (NC GRID, NAD 83 (2011))

AKPAR: 91284  
 PIN: 9752-19-8682  
 UNIVERSITY OF NC HOSPITALS  
 AT CHAPEL HILL  
 LOT 8  
 A PORTION OF CHATHAM PARK  
 PLANNED DEVELOPMENT DISTRICT  
 D.B. 2023 - 1044  
 P.S. 2015 - 293

AKPAR: 90844  
 PIN: 9752-16-7928  
 CHATHAM DEVELOPMENT ONE INC.  
 LOT 10  
 CHATHAM PARK SECTION 7.1  
 RESIDENTIAL SUBDIVISION PHASE 1A  
 D.B. 1809 - 167  
 P.S. 2023 - 81

420 RUSSET RUN  
 AKPAR: 7211  
 TOTAL ANNEXATION AREA:  
 3.528 Acres  
 (153,582 S.F.)

AKPAR: 95884  
 PIN: 9752-28-2813  
 CHATHAM PARK INVESTORS LLC  
 TRACT 1-S  
 CHATHAM PARK SECTION 7.1  
 RESIDENTIAL SUBDIVISION PHASE 1B  
 DEED NOT FOUND  
 P.S. 2023 - 143

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (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 DEEDS RECORDED, REFERENCED, AND SHOWN HEREON; AND THAT I (WE) HAVE PETITIONED FOR INCORPORATION WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF PITTSBORO.

A&J VENTURE TWO, LLC  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NORTH CAROLINA  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_ NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ANNEXATION MAP**

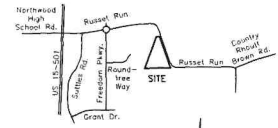
PROPERTY OF:  
**A&J VENTURE TWO, LLC**  
 PROPERTY ADDRESS: 420 RUSSET RUN  
 TRACT 1, PROPERTY OF CARL R WRIGHT & WIFE CAROL B

AKPAR: 7211  
 PIN REFERENCE: 9752-29-2426  
 DEED REFERENCE: 1961-217  
 PLAT REFERENCE: 19-6

OWNER'S ADDRESS  
 A&J VENTURE TWO, LLC  
 1011 SHADY HOOK CT  
 CHAPEL HILL, NC 27517

CENTER TOWNSHIP  
 CHATHAM COUNTY  
 NORTH CAROLINA

SCALE: 1" = 60'  
 PLAT DATE: AUG. 25, 2025  
 SURVEY DATE: AUG. 01, 2025



VICINITY MAP  
 Not to Scale

- LEGEND**
- EP ○ EXISTING IRON PIPE
  - ER ○ EXISTING IRON ROD
  - CALC △ CALCULATED POINT
  - AC ▲ ABOVE GRADE
  - BE ▼ BELOW GRADE
  - UP ○ UTILITY POLE
  - OHU ○ OVERHEAD UTILITIES
  - P.C. ○ PROPERTY CORNER
  - R/W ○ RIGHT-OF-WAY
  - EXISTING TOWN OF PITTSBORO LIMIT