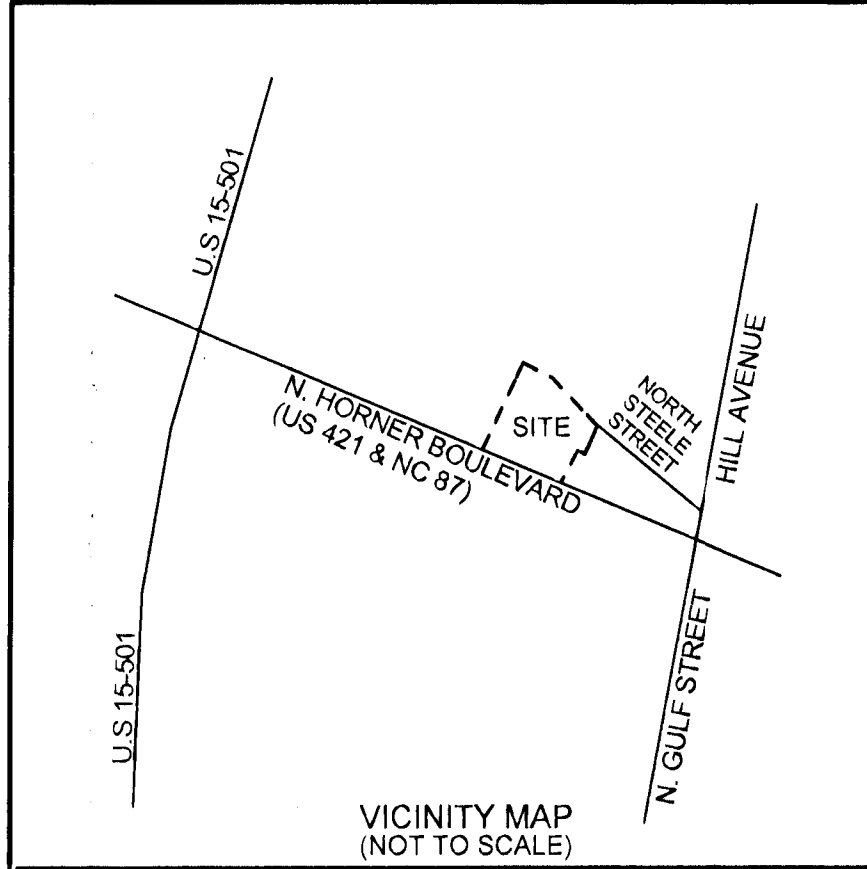


Plat 2014 S1 46

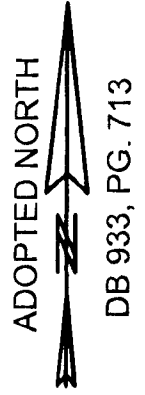


**DIVISION OF TRACT NORTH HORNER CENTER**  
 DEED BOOK 1225, PAGE 889  
 SEE ALSO AN UN-RECORDED SURVEY BY DIXON-GIBSON ENGINEERING ASSOCIATES, P.A. ENTITLED TRACTS 1, 2, 3 & 4, FAYETTE PLAZA ASSOCIATES, DATED FEBRUARY 18, 1993.  
 (EASEMENTS OF RECORD)  
 CROSS ACCESS & PARKING EASEMENT DEED BOOK 340, PAGE 715 (SEE TAB# 5)

4.148 TOTAL ACRES (NET)  
 TRACT# 1 = 2.163 ACRES (NET)  
 TRACT# 2 = 1.985 ACRES (NET)

EASEMENTS A, B & C  
 "A" = 20' SANITARY SEWER EASEMENT TO THE CITY OF SANFORD (DB 310, PG. 907)  
 "B" = 20' SANITARY SEWER EASEMENT TO THE CITY OF SANFORD (DB 340, PG. 884)  
 "C" = 15' WATERLINE EASEMENT TO THE CITY OF SANFORD (DB 381, PG. 863)

(NOTES):  
 THE BUILDING WALL EXISTING ALONG THE PROPERTY LINE BETWEEN TRACTS# 1 & 2 HEREON IS A PARTY WALL AND FIREWALL USED BY THE BUILDINGS ON EACH SIDE THEREOF AND THIS DIVISION IN NO WAY AFFECTS THE PARTY WALL AGREEMENT OF RECORD IN DEED BOOK 340, PAGES 730 THRU 740, LEE COUNTY REGISTRY.  
 (EASEMENTS)  
 DEED BOOK 340, PAGES 715 THRU 729. CROSS ACCESS & PARKING AGREEMENT. DEED BOOK 340, PAGES 861 THRU 884.  
 20' SANITARY SEWER AND 15' WATERLINE EASEMENTS (CITY OF SANFORD).  
 GENERAL ELECTRIC POWER EASEMENT. DEED BOOK 310, PAGE 483.  
 TELEPHONE LINE SERVICE EASEMENT. (GENERAL) DEED BOOK 307, PAGE 49.



- LEGEND**
- EIP - - - Existing Iron Pipe
  - ECM - - - Existing Concrete Monument
  - NIP - - - New Iron Pipe
  - PKN - - - P K Nail
  - DMD - - - Double Meridian Distance
  - RAW - - - Right of Way
  - DB - - - Deed Book
  - CM - - - Concrete Monument
  - ELS - - - Existing Lightwood Stake
  - - - Lines Surveyed
  - - - Lines Not Surveyed
  - - - EDGE OF PAVEMENT
  - RR SPIKE - RAIL ROAD SPIKE
  - BOC - BACK OF CURB
  - AL - AREA LIGHT
  - FH - FIRE HYDRANT
  - MH - SEWER MANHOLE

NORTH CAROLINA  
 WAKE COUNTY

I, Irvin A. Staton, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 933, page 713 etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, page \_\_\_\_\_; that the ratio of precision as calculated is 1:25210; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17 day of February A.D. 2014.

Seal or Stamp  
**FEBRUARY 2014**  
 2014

*Irvin A. Staton*  
 Surveyor

Registration Number L-1295



STATE OF NORTH CAROLINA  
 COUNTY OF LEE

I, William Conrad, REVIEW OFFICER OF LEE COUNTY CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5-9-2014  
 DATE

*William Conrad*  
 REVIEW OFFICER

REGISTER OF DEEDS CERTIFICATE  
 NORTH CAROLINA, LEE COUNTY

Presented for Registration on the 7th day of May 2014, at 3:12 P.M. and Recorded in the Plat Cabinet 2014 Slide 46

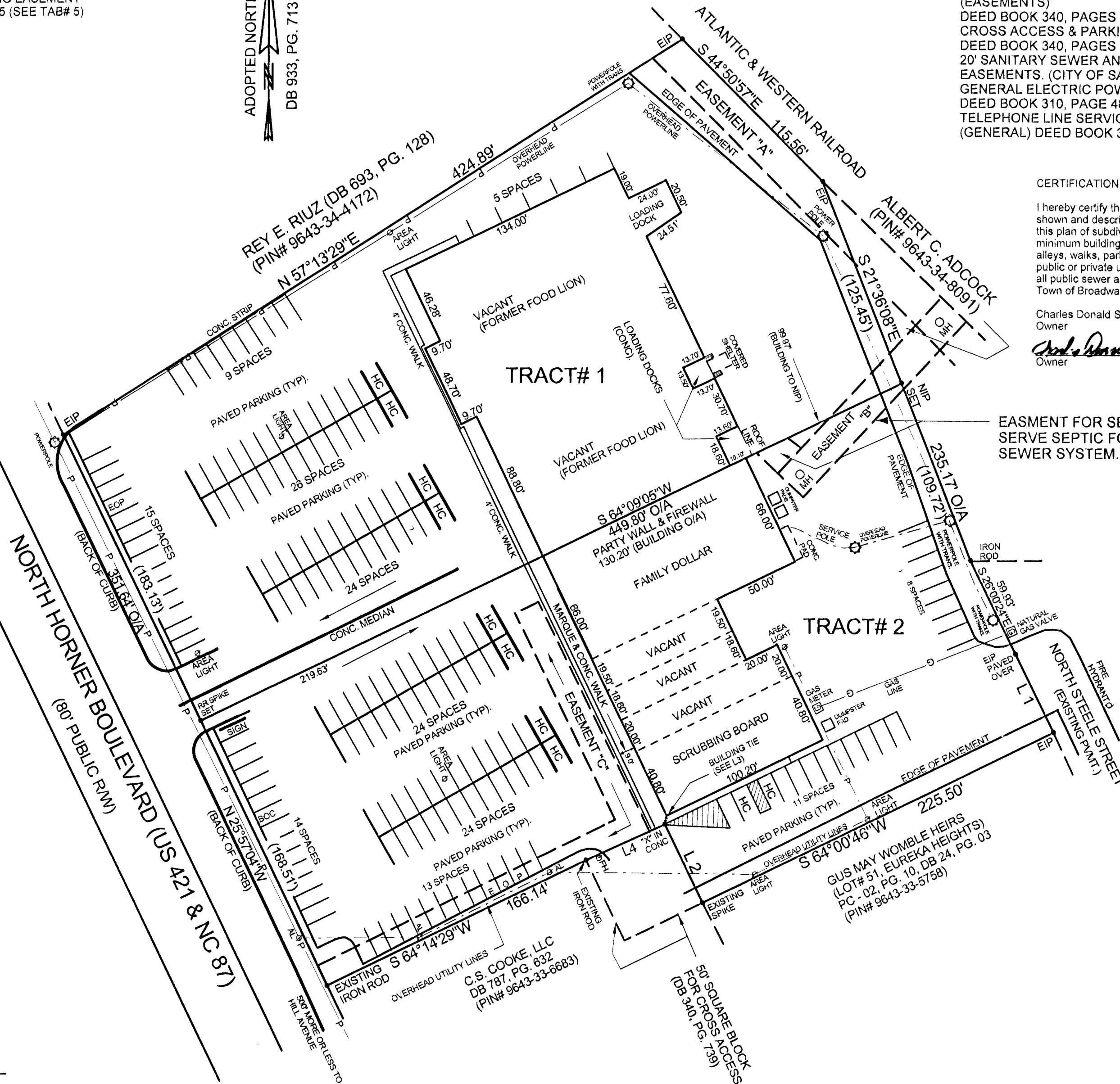
*Mollie A. McInnis*  
 Mollie A. McInnis  
 Register of Deeds

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Sanford, North Carolina, and that this plat has been approved for recording in the Office of Deeds of Lee County.

I, Irvin A. Staton, Professional Land Surveyor #L-1295, hereby certify to one or more of the following as indicated by an "X":  
 X This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
*Irvin A. Staton* 02-18-2014  
 Professional Land Surveyor Date

*William Conrad* 02-18-2014  
 Date Planner



CERTIFICATION OF OWNERSHIP AND DEDICATION

I hereby certify that I am the 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/ Town of Broadway).

Charles Donald Southerland  
 Owner

*Charles Donald Southerland* 2-18-14  
 Owner Date

EASMENT FOR SEWER TO SERVE SEPTIC FOR CITY SEWER SYSTEM.

Line	Bearing	Distance
1	S 26°13'42"E	50.03'
2	N 25°59'57"W	49.01'
3	N 05°17'38"E	5.97'
4	S 66°35'42"W	50.15'

REVISIONS		PROPERTY OF		Irvin A. Staton, P.L.S.		
REVISED 2012		Charles Donald Southerland		301 Pearson Street, Apex, NC 27502		
REVISED 2014				Phone: (919)906-4455 - Email: sstaton2@nc.rr.com		
		TOWNSHIP: West Sanford	COUNTY: Lee	DATE: 22 Jan. 2007	SURVEYED BY: JAS	FIELD BOOK
		STATE: NORTH CAROLINA		SCALE: 1" = 50'	DRAWN BY: JAS	DRAWING NO.
		ZONE: C-2	PIN 9643-33-6951	CHECKED & CLOSURE BY: IAS		