

9.62.2 CERTIFICATE OF APPROVAL FOR RECORDING MINOR SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREDON HAS BEEN FOUND TO COMPLY WITH ARTICLE 9, PART VI OF THE UNIFIED DEVELOPMENT ORDINANCE OF CASWELL COUNTY, NORTH CAROLINA AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF MINOR SUBDIVISIONS, SECTION 8.3

*Simon Watlington* 3-5-25  
UDD ADMINISTRATOR DATE

9.62.9 CERTIFICATE OF PROXIMITY TO AN AGRICULTURAL PRESERVATION DISTRICT

THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLOT IS LOCATED WITHIN X AERIAL MILE OF FARMLAND PRESERVATION DISTRICT #:

4, 15, 16

ALL INTERESTED PARTIES ARE ENCOURAGED TO REVIEW THE AGRICULTURAL PRESERVATION DISTRICT MAPS LOCATED AT THE CASWELL COUNTY OFFICES OF THE, TAX DEPARTMENT, PLANNING DEPARTMENT, AND AGRICULTURE EXTENSION.

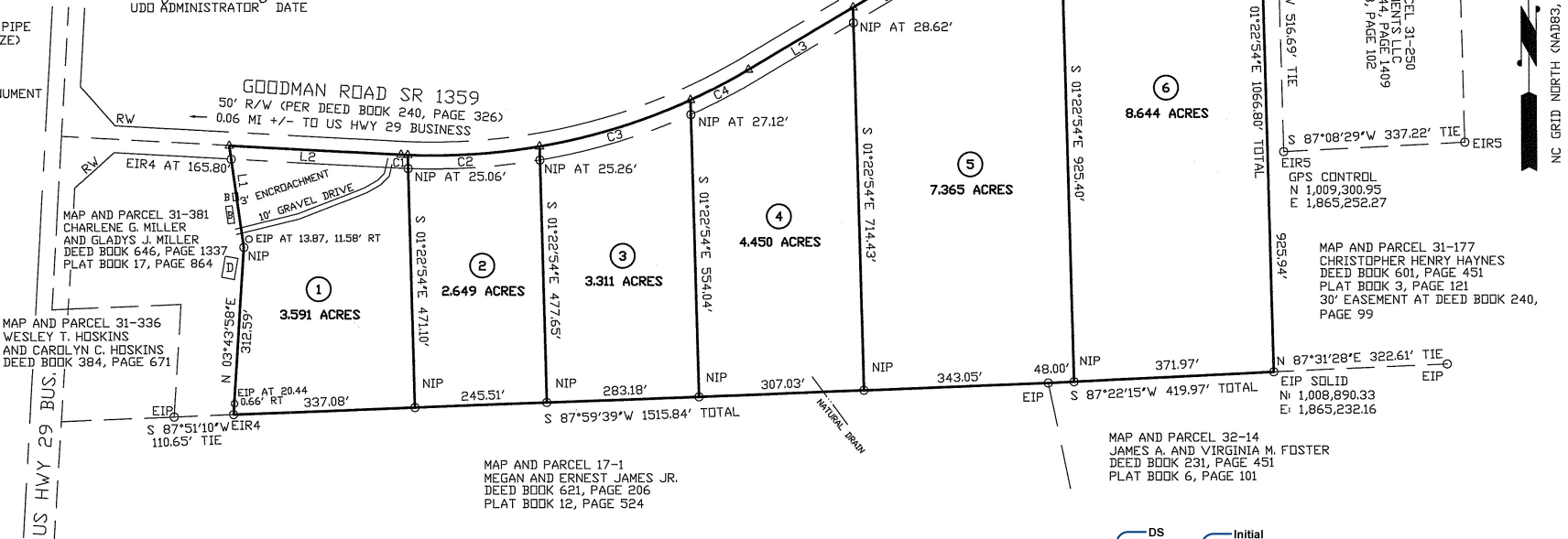
*Simon Watlington* 3-5-25  
UDD ADMINISTRATOR DATE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1	1145.92'	6.28'	12.56'	0°37'40"	5°00'00"	12.56'	S 87°04'11"E
C2	1145.92'	123.54'	246.14'	12°18'25"	5°00'00"	245.67'	N 86°27'58"E
C3	1145.92'	148.28'	294.92'	14°44'45"	5°00'00"	294.10'	N 72°56'23"E
C4	1145.92'	60.87'	121.63'	6°04'53"	5°00'00"	121.57'	N 62°31'34"E
C5	526.26'	114.87'	226.19'	24°37'36"	10°53'15"	224.46'	N 72°10'20"E

TIE TABLE	COURSE	BEARING	DISTANCE	TIE
T1	S 87°08'29"W	2.54'	TIE	EIP TO EIP
T2	S 87°08'29"W	27.47'	TIE	EIP TO EIP
T3	N 01°22'54"W	34.07'	TIE	CL TO EIP
T4	N 86°21'46"W	10.74'	TIE	EIP TO EIP
T5	N 05°48'10"W	110.50'	TIE	EIP TO N&C

OWNERS:  
SKYVIEW LAND GROUP, LLC  
3152 RAPID FALLS RD  
CARY, NC 27519  
500 WESTOVER DR, #15180  
SANFORD, NC 27330

LEGEND  
EIP - EXISTING IRON PIN OR PIPE  
EIR# - EXISTING REBAR (#SIZE)  
NIP - NEW No.5 REBAR SET  
N&C - NAIL AND CAP FOUND  
RW - RIGHT OF WAY  
RW MDN - RIGHT OF WAY MONUMENT  
B - BUILDING  
D - DWELLING  
Δ - COMPUTED POINT  
  
BUILDING SETBACK LINES  
50' FRONT  
25' REAR  
15' SIDE



MAP AND PARCEL 31-365  
STEPHEN D. DAVIS  
DEED BOOK 570, PAGE 901  
PLAT BOOK 16, PAGE 746

PART MAP AND PARCEL 31-177 (LOT 11A)  
CHRISTOPHER HENRY HAYNES  
DEED BOOK 601, PAGE 451  
PLAT BOOK 6, PAGE 142

MAP AND PARCEL 31-250  
DEAN L. HAYNES  
DEED BOOK 570, PAGE 1409  
PLAT BOOK 18, PAGE 102

MAP AND PARCEL 31-177  
CHRISTOPHER HENRY HAYNES  
DEED BOOK 601, PAGE 451  
PLAT BOOK 3, PAGE 121  
30' EASEMENT AT DEED BOOK 240,  
PAGE 99

MAP AND PARCEL 32-14  
JAMES A. AND VIRGINIA M. FOSTER  
DEED BOOK 231, PAGE 451  
PLAT BOOK 6, PAGE 101

MAP AND PARCEL 17-1  
MEGAN AND ERNEST JAMES JR.  
DEED BOOK 621, PAGE 206  
PLAT BOOK 12, PAGE 524

1. THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.
2. HORIZONTAL CONTROL: NORTH CAROLINA STATE PLANE COORDINATES (NAD83, NA2011, GEDD18, US SURVEY FEET), NC CLASS A SURVEY, POSITIONAL ACCURACY 0.10". HORIZONTAL CONTROL ESTABLISHED BY STATIC GPS OBSERVATIONS SEPTEMBER 30, 2024 AND JANUARY 23, 2025 AND COMPUTED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS). GRID COORDINATES WERE HELD ON CONTROL POINT - N 1,009,300.95, E 1,865,252.27, COMBINED GRID FACTOR = 1.0000896. ALL OTHER COORDINATES AND DISTANCES ARE HORIZONTAL GROUND. NORTH ARROW IS GRID NORTH
3. THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY BURIAL SITES, OR UNDERGROUND UTILITY OR IMPROVEMENT, IF SHOWN, BASED UPON VISIBLE EVIDENCE AND OTHER AVAILABLE INFORMATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. AREAS ARE CALCULATED BY COORDINATE GEOMETRY.
6. NO INTERNAL INSPECTION OF THIS PROPERTY WAS MADE BY THIS FIRM.

I, ROBERT H. BENGTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DEED DESCRIPTION HEREDON) THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, 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. I FURTHER CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE INFORMATION CONTAINED IN THE NOTES WAS USED TO PERFORM THE SURVEY. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF FEBRUARY, A.D., 2025.

PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-3453



SUBJECT LOTS:  
MAP AND PARCEL 31-88  
SKYVIEW LAND GROUP, LLC  
DEED BOOK 664, PAGE 68  
PLAT BOOK 1, PAGE 20

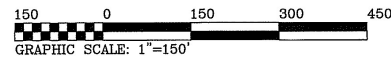
AREA SUMMARY (MAP AND PARCEL 31-88)  
LOT 1 = 3.591 ACRES (INCLUDING 0.190 ACRES IN RW)  
LOT 2 = 2.649 ACRES (INCLUDING 0.141 ACRES IN RW)  
LOT 3 = 3.311 ACRES (INCLUDING 0.169 ACRES IN RW)  
LOT 4 = 4.450 ACRES (INCLUDING 0.200 ACRES IN RW)  
LOT 5 = 7.365 ACRES (INCLUDING 0.256 ACRES IN RW)  
LOT 6 = 8.644 ACRES (INCLUDING 0.233 ACRES IN RW)  
TOTAL AREA = 30.010 ACRES

REVIEW OFFICERS CERTIFICATE  
NORTH CAROLINA - CASWELL COUNTY  
*Thomas C. Bernard*  
REVIEW OFFICER OF CASWELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Thomas C. Bernard* 3-4-25  
REVIEW OFFICER DATE

PLAT OF SURVEY FOR:  
**SKYVIEW LAND GROUP, LLC**  
PELHAM TOWNSHIP, CASWELL COUNTY, NORTH CAROLINA

DATE: JANUARY 23, 2025



ROBERT H. BENGTON NC PLS L-3453  
BENGTON SURVEYING PLLC, FIRM LICENSE NUMBER P-3039  
883 GWYNNS CHAPEL ROAD, PELHAM, NC 27311  
(336) 514-9882 bengtonsurveyingpllc@gmail.com

BOOK 18 PAGE 146(1) 358952

Filed: 03/05/2025 01:32:05 PM  
Glimy S. Mitchell, Register of Deeds  
Caswell County, NC