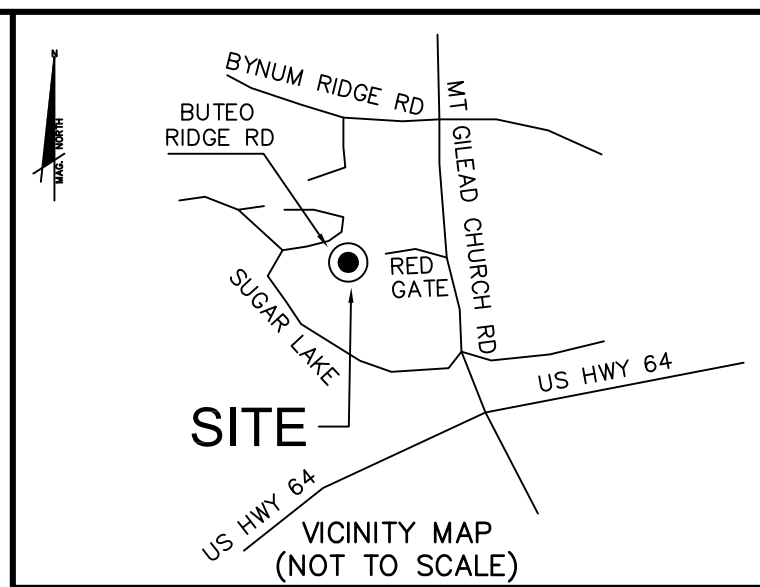


PLAT BOOK 2006, PG 241

N/F
LYNN M. SCHOENBORN and
DAVID J. SCHOENBORN
DB 1915, PG. 403
LOT 4
PB 2006, PG. 241
NC PIN # 9762-87-5811

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	325.50'	71.75'	36.02'	S43°12'08"E	71.61'	012°37'49"
C2	603.10'	98.10'	49.16'	N38°59'11"W	97.99'	009°19'11"

Line #	Direction	Length
L1	N45°08'07"E	39.00'
L2	N60°04'54"E	36.19'
L3	S87°13'10"E	67.49'
L4	N68°06'03"E	73.35'
L5	N25°21'20"E	36.99'
L6	N36°31'55"E	72.97'
L7	N26°19'19"E	26.28'
L8	N22°22'58"E	55.56'
L9	N41°14'38"E	11.36'



I, ROBIN L. LEE, PLS L-3759,
CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION FROM INFORMATION
SHOWN IN DEED BOOKS REFERENCED ON MAP AND
MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT
ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND
WERE PLOTTED FROM INFORMATION AS NOTED ON
THE PLAT; THAT THE RATIO OF PRECISION AS
CALCULATED IS BETTER THAN 1:10,000; THAT
THE AREA IS COMPUTED BY COORDINATE METHOD;
THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS
DAY OF _____ A.D. 2018.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALES

I, ROBIN L. LEE, PLS L-3759
CERTIFY 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;

LOT 8
AREA = 5.500 ACRES
239,389 SQ. FT.

LOT 7
AREA = 5.186 ACRES
225,906 SQ. FT.

LOT 6
AREA = 5.185 ACRES
225,861 SQ. FT.

LOT 5
AREA = 5.186 ACRES
225,911 SQ. FT.

N/F
JOHNISIE ELIZABETH CONNER
DB 601, PG. 213
PLAT SLIDE A-608
NC PIN# 9762-97-6514

N/F
THOMAS E. COYLE
DB 1093, PG. 754
PB 34, PG. 16
NC PIN# 9762-97-5142

N/F
DEBORAH L. NOBLE and husband,
DAVID R. FOSTER
DB 1093, PG. 752
PLAT SLIDE 34-16
NC PIN# 9762-96-4714

N/F
KEVIN J. KUHNEL
DB 1189, PG. 237
PLAT SLIDE 34-16
NC PIN# 9762-96-6443

N/F
MICHAEL A. JELENEVSKY and wife,
STEPHANIE L. JELENEVSKY
DB 1807, PG. 270
PB 2013, PG. 218
NC PIN# 9762-96-2024

N/F
KIRK A. REMICK and wife,
AMERA K. REMICK
DB 1436, PG. 319
PB 2008, PG. 388
NC PIN# 9762-95-6759

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, _____ REVIEW OFFICER
FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____
BY _____ TITLE _____

THIS PLAT HAS NOT BEEN REVIEWED BY THE
CHATHAM COUNTY PLANNING DEPARTMENT

PROPERTY DATA
OWNER: DAVID C. JOHNSON
240 RUNNING DEER TRAIL
PITTSBORO, NC 27312
DEED BOOK 1075, PG. 78
PLAT 2003, PG. 330
PLAT 2006, PG. 239

TOTAL AREA = 21.053 ACRES (INCLUDING PRIVATE ROAD R/W)
917, 069 SQ. FT.
TOTAL NUMBER OF LOTS - 4
NO NEW ROAD R/W BEING ADDED

ZONED BY _____

MINIMUM REQUIRED LOT AREA - 40,000 SQ. FT. OR 65,340 SQ. FT.
FOR LOTS WITH INDIVIDUAL WELLS AND INDIVIDUAL WASTEWATER
DISPOSAL SYSTEMS.
MINIMUM REQUIRED LOT AREA FOR A TWO-FAMILY DWELLING -
EXCEPT AN ACCESSORY DWELLING UNIT 80,000 SQ. FT. EACH UNIT
OF A TWO-FAMILY DWELLING MAY BE PLACED ON A SEPARATE
LOT, PROVIDED THAT EACH LOT CONSISTS OF NOT LESS THAN
40,000 SQ. FT., AND PROVIDED THAT THE COMMON WALL BETWEEN
THE UNITS IS A FIRE WALL AS REQUIRED BY THE BUILDING CODE.

MINIMUM REQUIRED LOT WIDTH - 100 FEET
MINIMUM REQUIRED LOT WIDTH FOR A TWO-FAMILY DWELLING - 110 FEET
MINIMUM REQUIRED FRONT SETBACK - 40 FEET
MINIMUM REQUIRED SIDE SETBACK - 25 FEET, WHERE A TWO-FAMILY
DWELLING IS PLACED SUCH THAT THE UNITS ARE ON SEPARATE
LOTS WITH COMMON FIRE WALL, NO SIDE YARD SHALL BE REQUIRED AT
THE COMMON WALL.
MINIMUM REQUIRED REAR SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 60 FEET

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF
ANY, AS NOTED IN THE MINUTES OF THE BOARD OF COMMISSIONERS,
AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN
THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

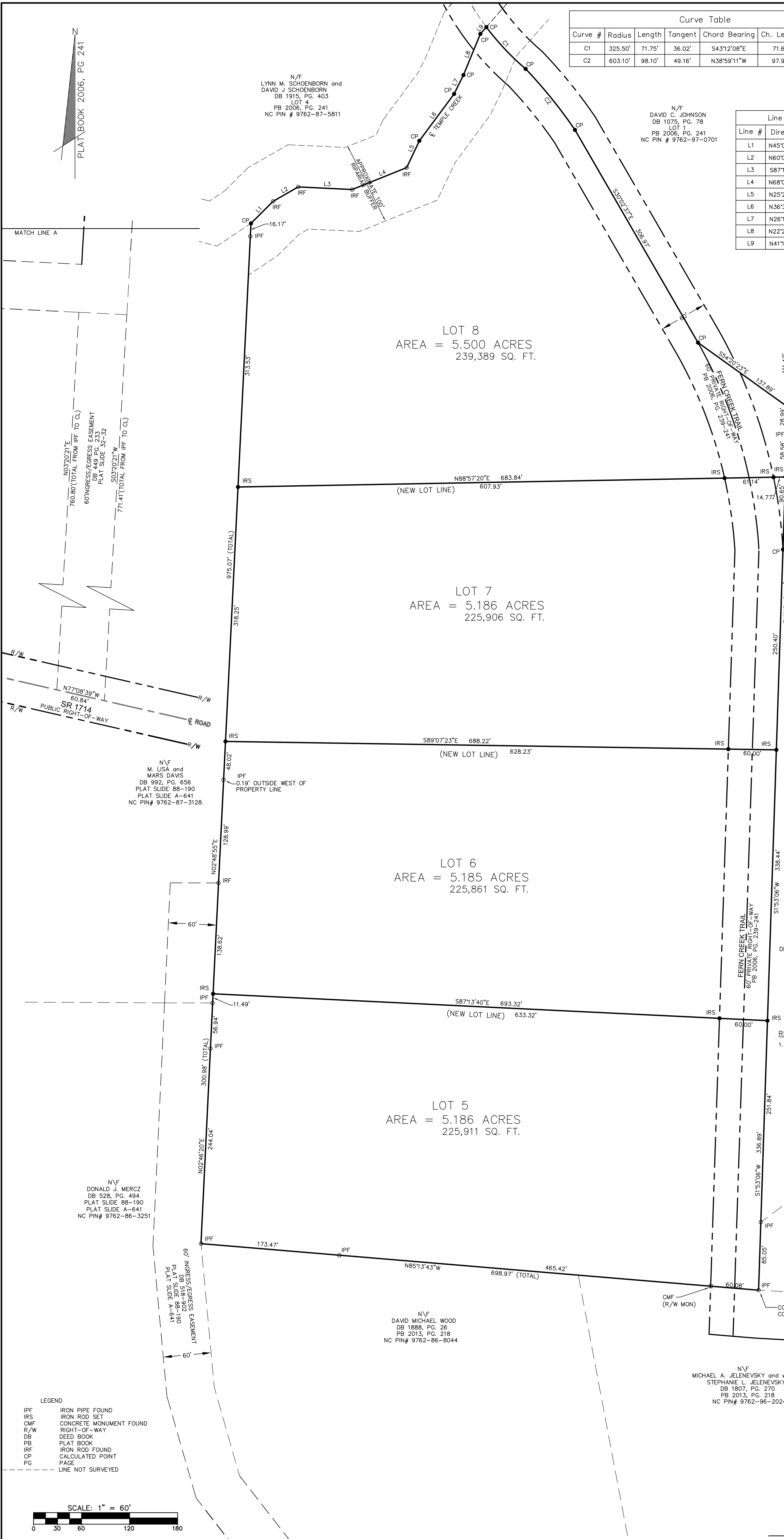
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS
CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY
ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT,
AND DEDICATE ALL RIGHT-OF-WAYS, STAIRS, WALKS,
EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR
PRIVATE USE AS NOTED.

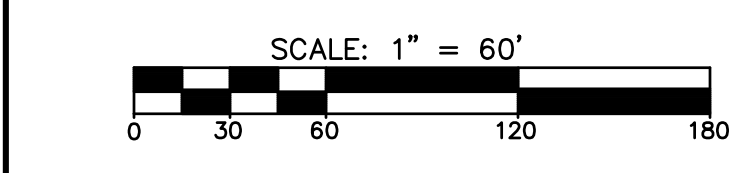
OWNERS OR AUTHORIZED AGENT _____ DATE _____

RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:
1. MAINTENANCE OF PRIVATE R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR DAVID C. JOHNSON.

- NOTES:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 - NO NC GRID MONUMENT IS WITHIN 2000' OF SURVEYED TRACT.
 - ALL BEARINGS ARE BASED ON PLAT BOOK 2006, PAGE 241.
 - THIS SURVEY PERFORMED AND MAP PREPARED 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.
 - THERE ARE NO CEMETERIES OR BURIALS GROUNDS VISIBLE ON THE PROPERTY SHOWN HEREON.
 - THIS PROPERTY LIES WITHIN THE JORDAN LAKE WATERSHED.



- LEGEND**
- IPF IRON PIPE FOUND
 - IRS IRON ROD SET
 - CMF CONCRETE MONUMENT FOUND
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - IPF IRON PIPE FOUND
 - CP CALCULATED POINT
 - PG PAGE
 - LINE NOT SURVEYED



DATE	REVISION	INITIAL

MCKIM & CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # 1222
Internet Site: <http://www.mckimcreed.com>

MAJOR SUBDIVISION PLAT
OF
FERN CREEK SUBDIVISION SECTION II
FOR
DAVID C. JOHNSON
DATE: 10/31/18 SCALE: 1" = 60'
NEW HOPE TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 02926-0004
PROJ. SVYR: RLL
DRAWN BY:
FIELD BK.:
COMP. FILE: VX101-29260004.DWG
SHEET #: 1 OF 1
DWG. #: R.14.1.482