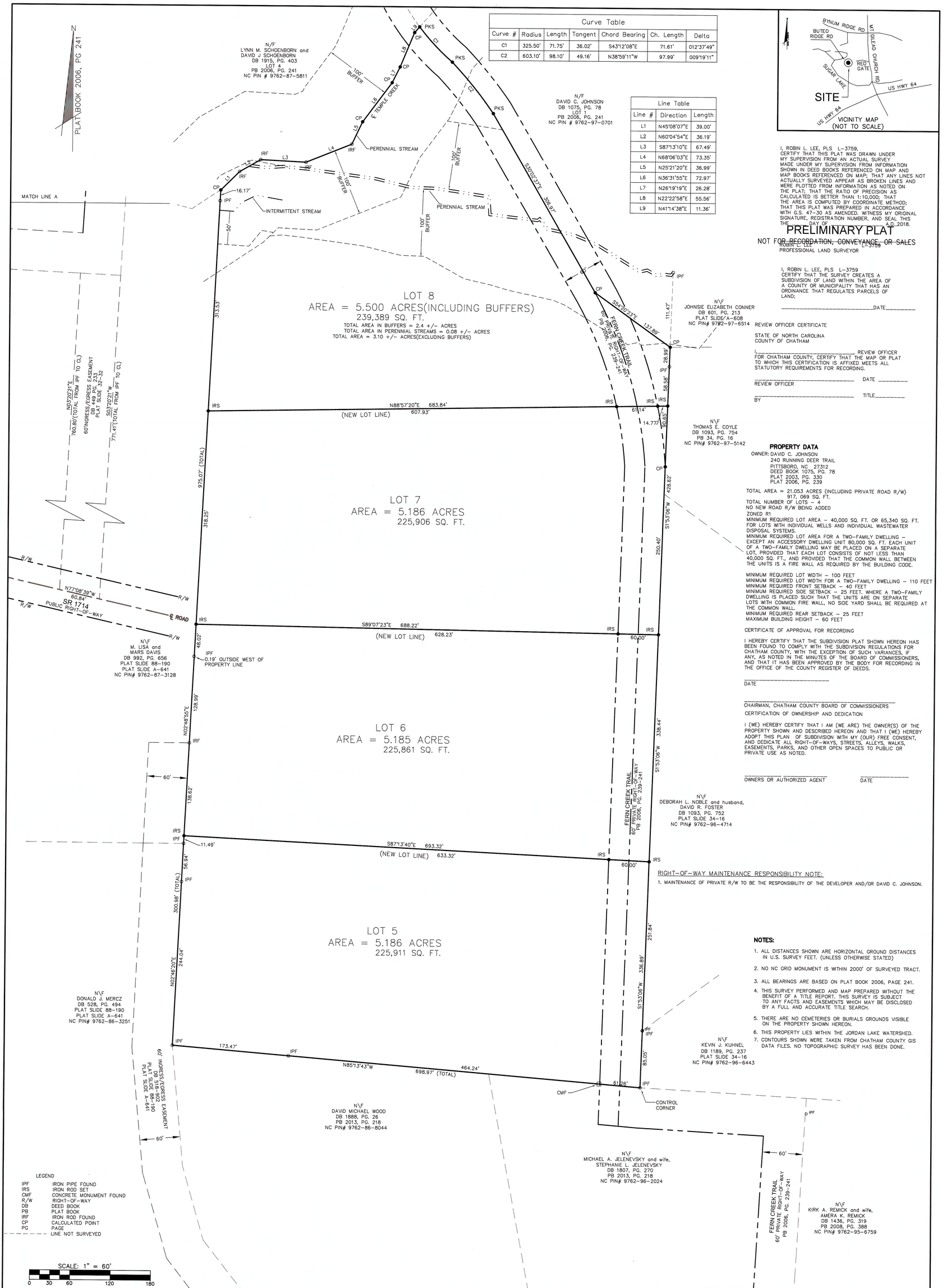

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	325.50'	71.75'	36.02'	S43°12'08"E	71.61'	012°37'49"
C2	603.10'	98.10'	49.16'	N38°59'11"W	97.99'	009°19'11"

Line Table		
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 THE ____ DAY OF _____ A.D.,2018.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

ROBIN L. LEE L-3759
PROFESSIONAL LAND SURVEYOR

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:

_____DATE_____

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.

_____ DATE _____
REVIEW OFFICER

BY _____ TITLE_____

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 R1
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.

_____
DATE

_____
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, STREETS, ALLEYS, 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:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. NO NC GRID MONUMENT IS WITHIN 2000' OF SURVEYED TRACT.
3. ALL BEARINGS ARE BASED ON PLAT BOOK 2006, PAGE 241.
4. 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.
5. THERE ARE NO CEMETERIES OR BURIALS GROUNDS VISIBLE ON THE PROPERTY SHOWN HEREON.
6. THIS PROPERTY LIES WITHIN THE JORDAN LAKE WATERSHED.
7. CONTOURS SHOWN WERE TAKEN FROM CHATHAM COUNTY GIS DATA FILES. NO TOPOGRAPHIC SURVEY HAS BEEN DONE.

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

DATE:

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.1.4.1.482