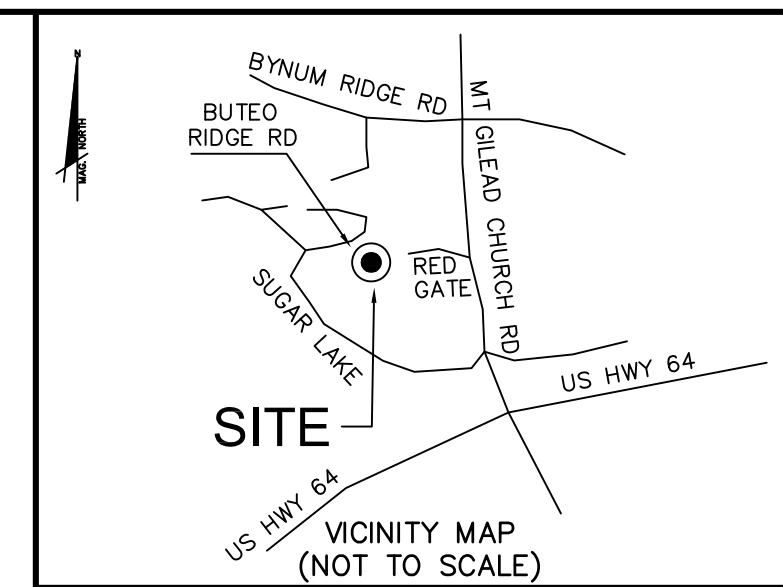


PLAT BOOK 2006, PG 241

N/F
LYNN M. SCHOENBORN and
DAVID J. SCHOENBORN
DB 1915, PG. 403
LOT 4
PB 2006, PG. 241
PARCEL # 80856

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
DAY OF _____ A.D. 2019.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALES
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.

REVIEW OFFICER _____ DATE _____
BY _____ TITLE _____

LOT 8
AREA = 5.500 ACRES (INCLUDING BUFFERS)
239,389 SQ. FT.
TOTAL AREA IN BUFFERS = 2.4 +/- ACRES
TOTAL AREA IN PERENNIAL STREAMS = 0.08 +/- ACRES
TOTAL AREA = 3.10 +/- ACRES (EXCLUDING BUFFERS)

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.

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
PARENT TRACT PARCEL # 80855

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 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

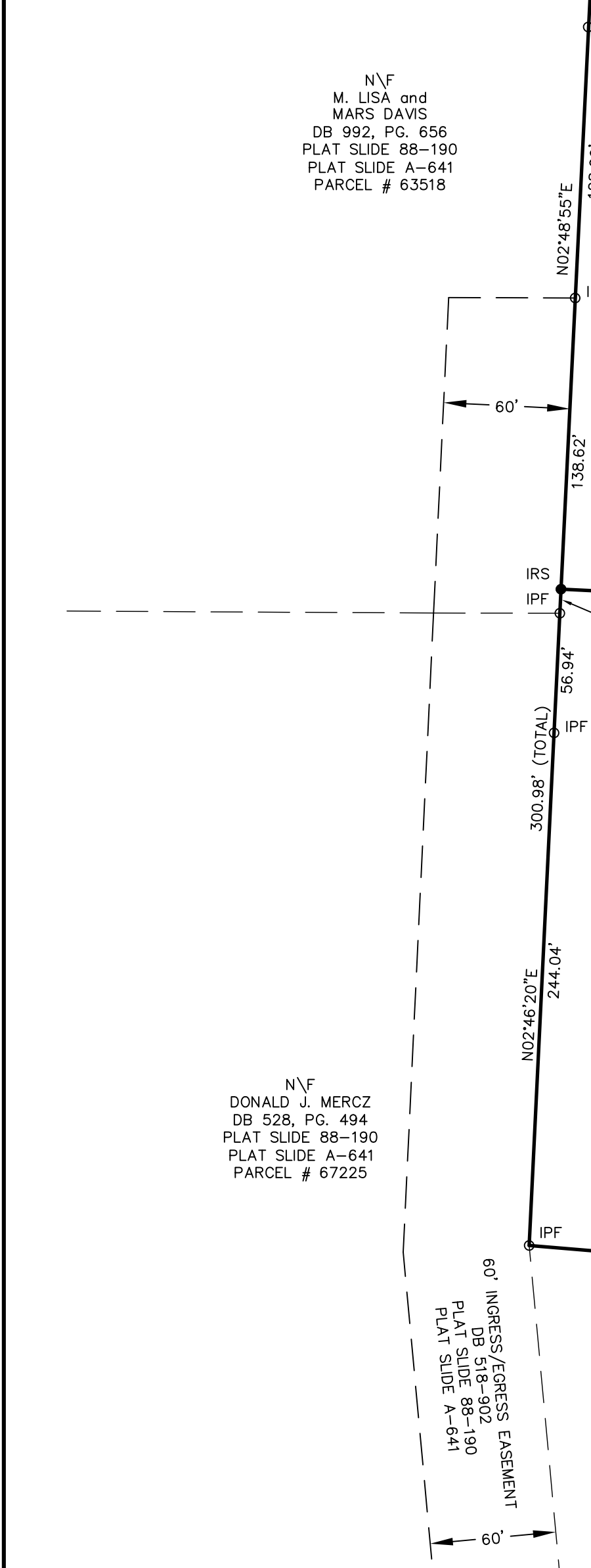
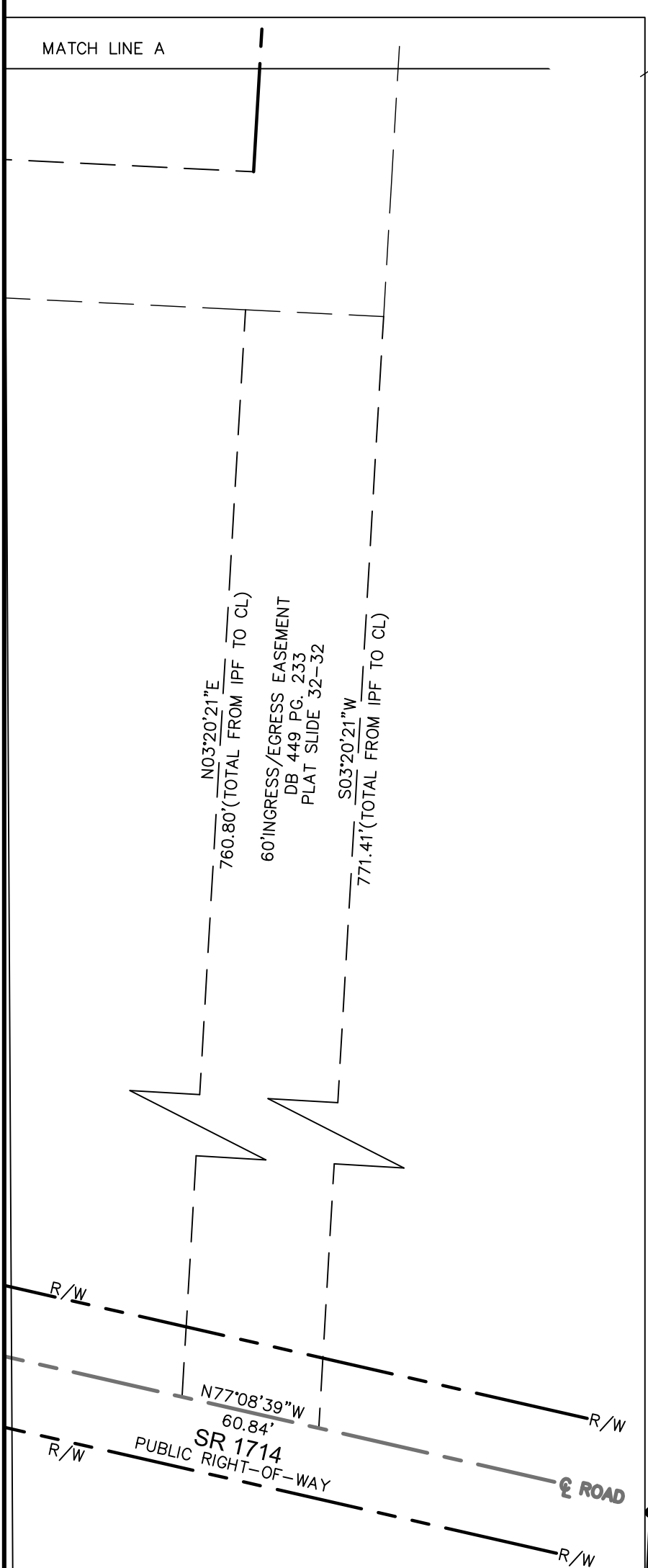
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY
ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT,
AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS,
EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR
PRIVATE USE AS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

OWNERS OR AUTHORIZED AGENT _____ DATE _____

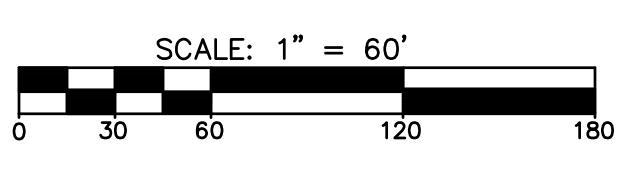
Jurisdiction and permanence of the
features shown has been determined by
Agri-Waste Technology, Inc. Required
buffers were measured landward from
the outer limit of jurisdiction. Chatham
County Watershed Protection Ordinance
provides descriptions of allowable uses
within protected areas. Lot number 8
is subject to Chatham County buffer
requirements.

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. THIS PARCEL IS LOCATED FLOOD ZONED X ACCORDING TO
FIRM MAP # 3710976200K DATED NOVEMBER 17, 2017.



- LEGEND**
- IPF IRON PIPE FOUND
 - IRS IRON ROD SET
 - CMF CONCRETE MONUMENT FOUND
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - IRF IRON ROD 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