

VICINITY MAP NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019

SURVEYOR

LICENSE NUMBER

ALSO, I CERTIFY:  
A. 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

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM  
\_\_\_\_\_, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

CERTIFICATE OF OWNERSHIP  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHTS OF WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO CHATHAM COUNTY.

DATE

OWNER

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

- NOTES:
- ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
  - AREAS COMPUTED BY COORDINATE METHOD.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
  - THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
  - ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
  - COMMON AREAS WILL BE DEEDED OVER TO HOA.
  - DEVELOPER ACCEPTS ROAD MAINTENANCE RESPONSIBILITY UNTIL ACCEPTANCE BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - THIS PLAT CONTAINS STORMWATER MANAGEMENT MEASURES THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENTS.
  - A 5' PUBLIC UTILITY EASEMENT EXISTS AROUND ALL WATER METERS.
  - PRIVATE DRAINAGE EASEMENTS AND MAINTENANCE EASEMENTS TO BE MAINTAINED BY HOA.
  - THE DEVELOPER WILL NOT INSTALL STREET LIGHTING. IF THE HOA WANTS STREET LIGHTING IN THE FUTURE, THEY WILL WORK WITH CHATHAM COUNTY TO MEET LIGHTING REQUIREMENTS BEFORE INSTALLATION.

CONTROL CORNER  
REF: PB 2019 Pg 123-124  
NC GRID COORDINATES  
N 731187.22050 E 1975268.37520

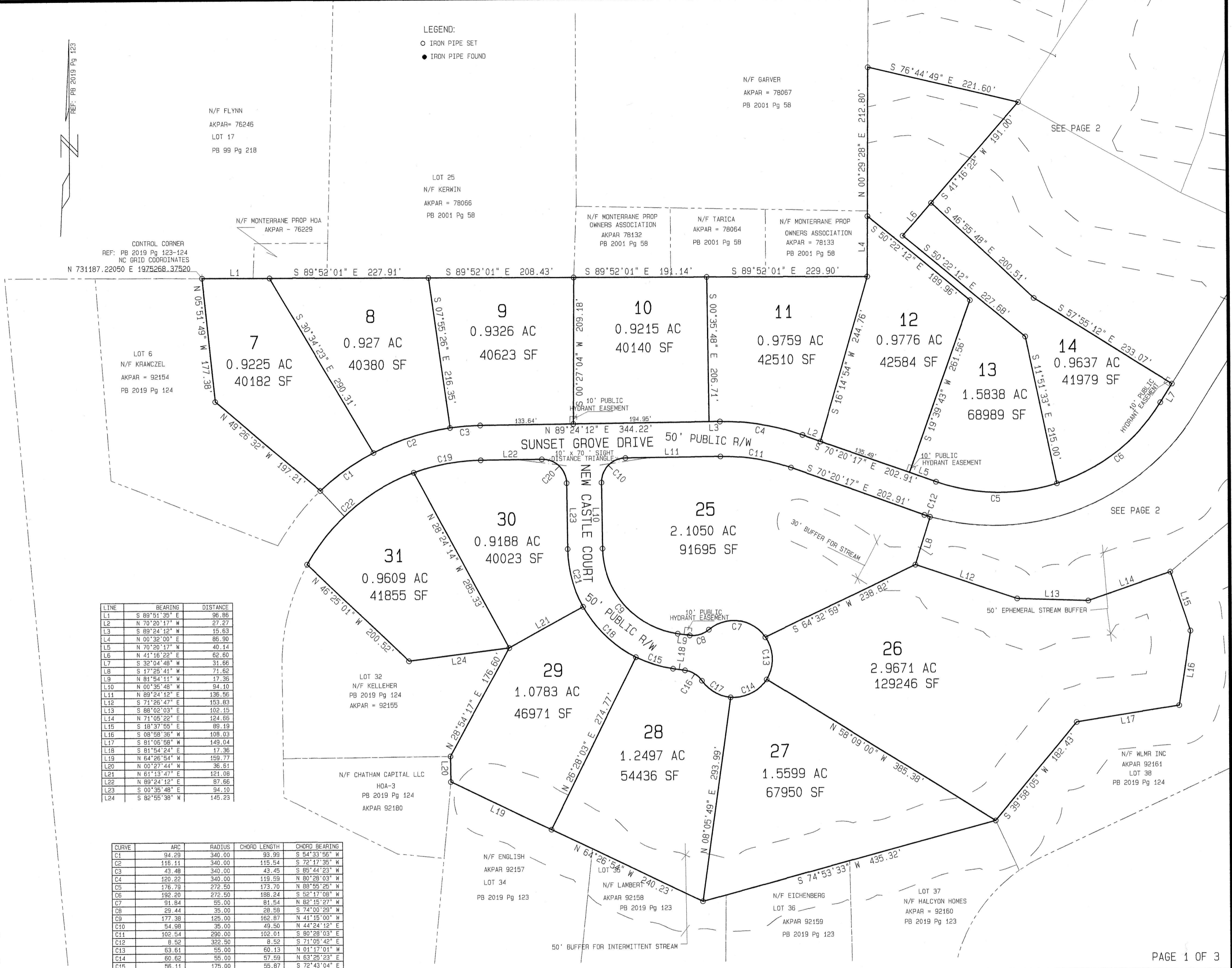
LINE	BEARING	DISTANCE
L1	S 89°51'35" E	96.86
L2	N 70°20'17" W	27.27
L3	S 89°24'12" W	15.63
L4	N 00°32'00" E	86.90
L5	N 70°20'17" W	40.14
L6	N 41°16'22" E	62.60
L7	S 32°04'48" W	31.66
L8	S 17°25'41" W	71.62
L9	N 81°54'11" W	17.36
L10	N 00°35'48" W	94.10
L11	N 89°24'12" E	136.56
L12	S 71°26'47" E	153.63
L13	S 88°02'03" E	102.15
L14	N 71°05'22" E	124.66
L15	S 18°37'55" E	89.19
L16	S 08°58'36" W	108.03
L17	S 01°05'58" E	149.04
L18	S 81°54'24" E	17.36
L19	N 64°26'54" W	159.77
L20	N 00°27'44" W	36.61
L21	N 81°13'47" E	121.08
L22	N 89°24'12" E	87.66
L23	S 00°35'48" E	94.10
L24	S 82°55'38" W	145.23

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	94.29	340.00	99.99	S 54°33'56" W
C2	116.11	340.00	116.54	S 72°17'35" W
C3	43.48	340.00	43.45	S 85°44'23" W
C4	120.22	340.00	119.59	N 80°28'03" W
C5	176.78	272.50	173.70	N 88°55'26" W
C6	192.20	272.50	188.24	S 52°17'08" W
C7	91.84	55.00	81.54	N 82°15'27" W
C8	29.44	35.00	28.58	S 74°00'28" W
C9	177.38	125.00	162.87	N 41°15'00" W
C10	54.98	35.00	49.50	N 44°24'12" E
C11	102.54	290.00	102.01	S 80°28'03" E
C12	8.52	322.50	8.52	S 48°09'05" E
C13	63.61	55.00	60.13	N 01°17'01" W
C14	60.62	55.00	57.09	N 63°26'23" E
C15	56.11	175.00	55.87	S 72°43'04" E
C16	29.44	35.00	28.58	S 57°48'30" E
C17	49.24	55.00	47.61	S 59°21'31" E
C18	106.17	175.00	104.55	S 48°09'05" E
C19	98.32	290.00	97.89	N 79°41'25" E
C20	54.98	35.00	49.50	S 45°35'48" E
C21	86.05	175.00	85.19	S 14°41'01" E
C22	205.87	290.00	201.67	N 49°37'49" E

13. THERE IS NO FEMA DESIGNATED ON THIS PROPERTY REF: FIRM MAP # 3710977300J PANEL # 9773 WITH AN EFFECTIVE DATE OF 2/2/2007.

14. SUNSET GROVE DRIVE MAY BE EXTENDED IN THE FUTURE TO SERVE ADJACENT PROPERTY.

LEGEND:  
○ IRON PIPE SET  
● IRON PIPE FOUND



**SULLIVAN SURVEYING**  
1143-D EXECUTIVE CIRCLE CARY, NC 27511  
(919) 469-4738 FAX: (919) 469-8447  
F-0507

SUBDIVISION MAP:  
**SUNSET GROVE PHASE 2**

REVISION DATE	OWNER(S):
13 NOVEMBER 2019	CHATHAM CAPITAL, L.L.C. 400 MARKET STREET CHAPEL HILL, N.C. 27516 DB 1676 PG 506 & 765 PG 244

NEW HOPE TOWNSHIP	
CHATHAM COUNTY	NORTH CAROLINA
SCALE: 1" = 100'	PIN: 9773-60-6892 (MAIN)
DRAWN BY: LYNNIE	SURVEYED BY: TREY
DATE: 29 AUGUST 2019	S: PACSOFT/2016/SSGROV/SG2A

