

SURVEY NOTES:

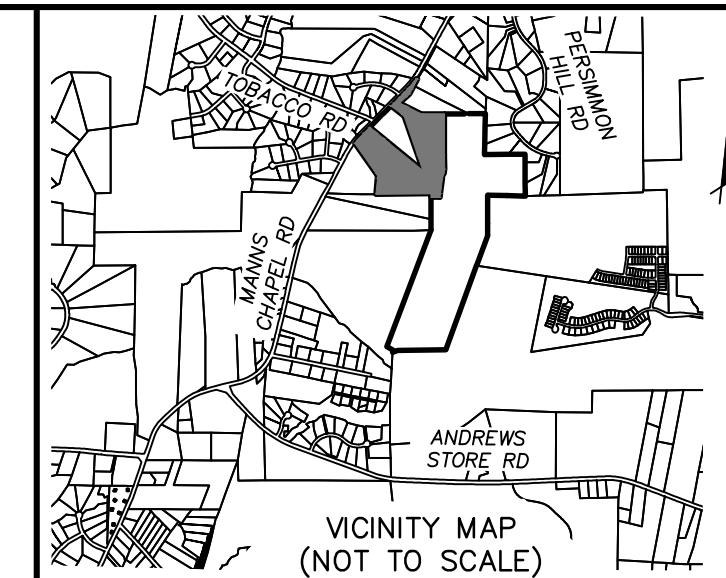
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
2. NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
4. THIS SURVEY PERFORMED AND MAP PREPARED 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. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE X, AS SHOWN ON FEMA FIRM MAP PANEL #3710975500K WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
6. TIE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.

ADDITIONAL NOTES:

1. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RYAN'S CROSSING SUBDIVISION, RECORDED AT BOOK _____ PAGE _____ CHATHAM COUNTY REGISTRY (THE "DECLARATION").
2. THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN THE DECLARATION.
3. MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE ESTABLISHED BY THE DECLARATION, THE DECLARANT (OR ITS DESIGNEE) UNDER THE DECLARATION, OR ANY ARCHITECTURAL, DESIGN AND LANDSCAPE GUIDELINES ADOPTED PURSUANT TO THE DECLARATION. MINIMUM SETBACKS AND MINIMUM BUILDING ENVELOPE REQUIREMENTS SHALL ALSO BE SUBJECT TO REVISION AS ALLOWED UNDER THE DECLARATION AND CONSISTENT WITH APPLICABLE COUNTY SETBACK REQUIREMENTS.
4. EXTERIOR LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE AND WITH THE DECLARATION, WHICHEVER IS MOST STRICT.
5. IN ADDITION TO ANY AND ALL EASEMENTS RESERVED OR GRANTED IN THE DECLARATION, DECLARANT RESERVES FOR ITSELF AND GRANTS TO THE ASSOCIATION (AS DEFINED IN THE DECLARATION) AND ALL UTILITY PROVIDERS (AS DEFINED IN THE DECLARATION), PERPETUAL, NON-EXCLUSIVE 5' AND 20' EASEMENTS (AS APPLICABLE) FOR ALL UTILITIES PURPOSES INCLUDED IN THE DECLARATION, INCLUDING, WITHOUT RESERVATION, THE PURPOSES OF ACCESS AND INSTALLING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING UTILITIES ALONG ALL LOT FRONTAGE ON PUBLIC PRIVATE RIGHTS-OF-WAY AND IN ORDER TO ACCESS STORMWATER BMP'S.
6. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.

STORMWATER NOTE:

THIS PLAT CONTAINS STORMWATER MANAGEMENT MEASURES THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT. MAINTENANCE OF THE PRIVATE STORMWATER BMP'S TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION.



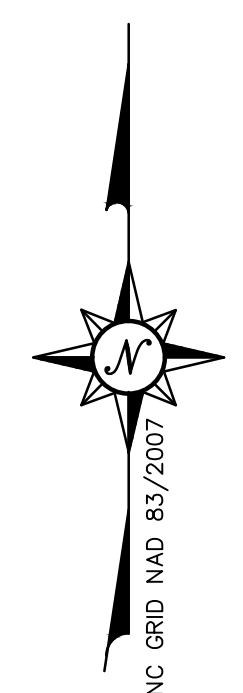
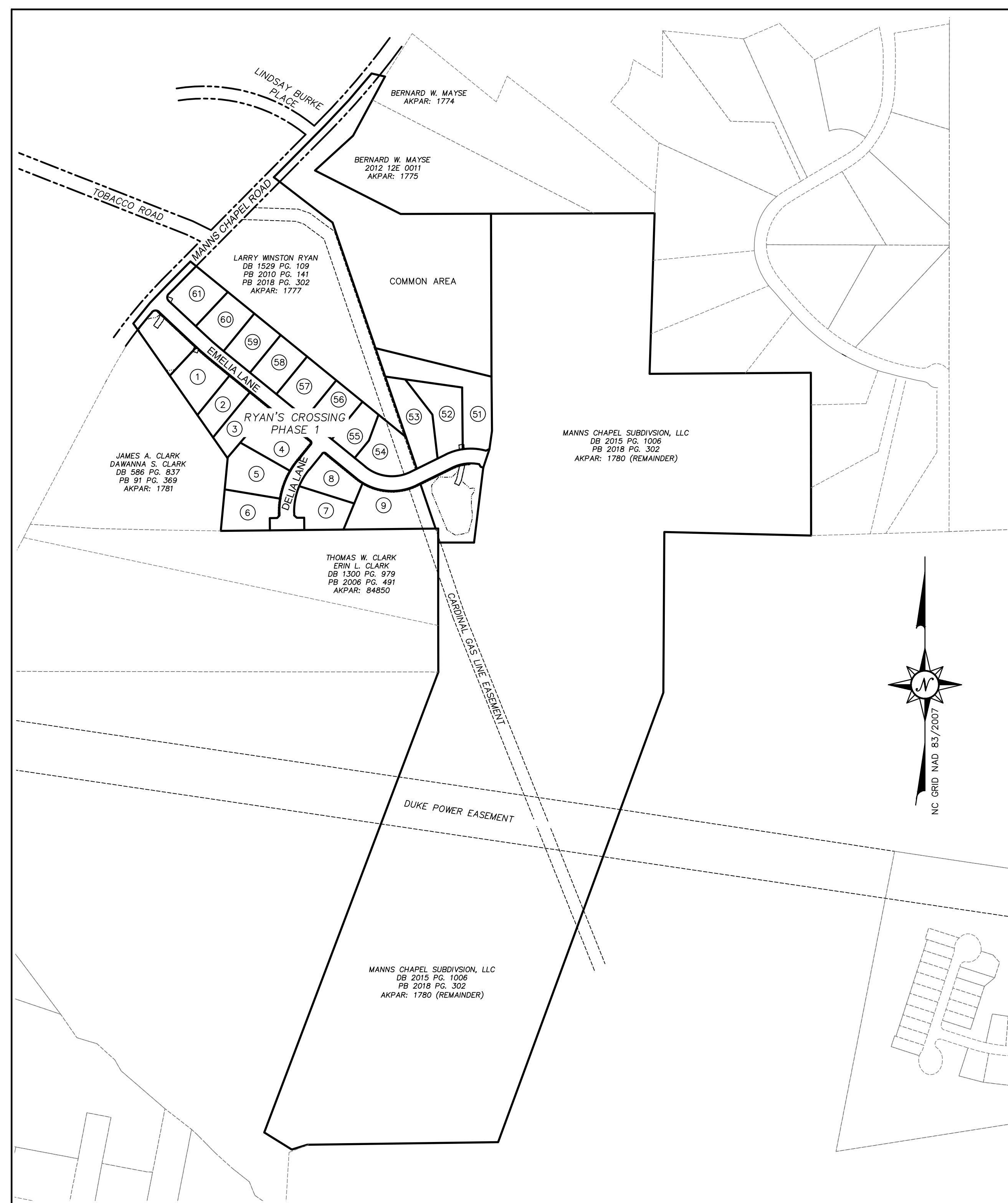
I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM 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., 2020.

DAVID S. CLARK L-4729
PROFESSIONAL LAND SURVEYOR

I, DAVID S. CLARK, PLS L-4729, 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 _____

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



LEGEND

- IRON ROD SET (UNLESS OTHERWISE STATED)
- EXISTING IRON ROD
- △ EASEMENT POINT
- (xxx) LOT NUMBER
- EX. EXISTING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- LSSE LANDSCAPE AND SIGN EASEMENT
- ST SIGHT TRIANGLE
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DBC DESCRIBED BY CENTERLINE
- TYP TYPICAL
- CMF CONCRETE MONUMENT FOUND
- CONSERVATION AREA
- BUFFER AREA
- WETLAND AREA
- 10' x 70' SIGHT TRIANGLE

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 _____

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE _____ IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE _____

SIGNATURE _____ TITLE _____
OWNER/AGENT

REVIEW OFFICER CERTIFICATION

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 _____

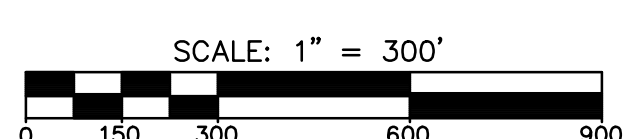
BY _____ TITLE _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____ DISTRICT ENGINEER

DATE _____



DATE	REVISION	INITIAL

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

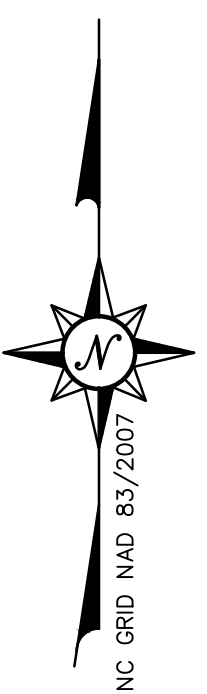
DATE: _____

SITE DATA	OWNER INFORMATION:
ZONING: R-1 CONSERVATION SUBDIVISION	MANN'S CHAPEL SUBDIVISION, LLC
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1,990 LF	514 DANIELS STREET, SUITE 165
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A	RALEIGH, NC 27605
TOTAL NUMBER OF LOTS: 20 (#1-9, 52-61)	AKPAR 1780
TOTAL AREA OF LOTS: 15,585 ACRES	DB: 2015, PG: 1006
678,897 SQUARE FEET	PB: 2018, PG: 302
TOTAL PUBLIC RIGHT-OF-WAY: 3,492 ACRES	SITE ADDRESS
152,100 SQUARE FEET	2064 MANN'S CHAPEL ROAD
TOTAL COMMON AREAS: 11,523 ACRES (#1-3)	CHAPEL HILL, NC
501,948 SQUARE FEET (CONTAINED WITHIN COMMON AREAS)	
TOTAL CONSERVATION AREAS: 10,821 ACRES (#1-2)	
471,358 SQUARE FEET	
TOTAL PROJECT AREA: 30,600 ACRES	
1,332,945 SQUARE FEET	

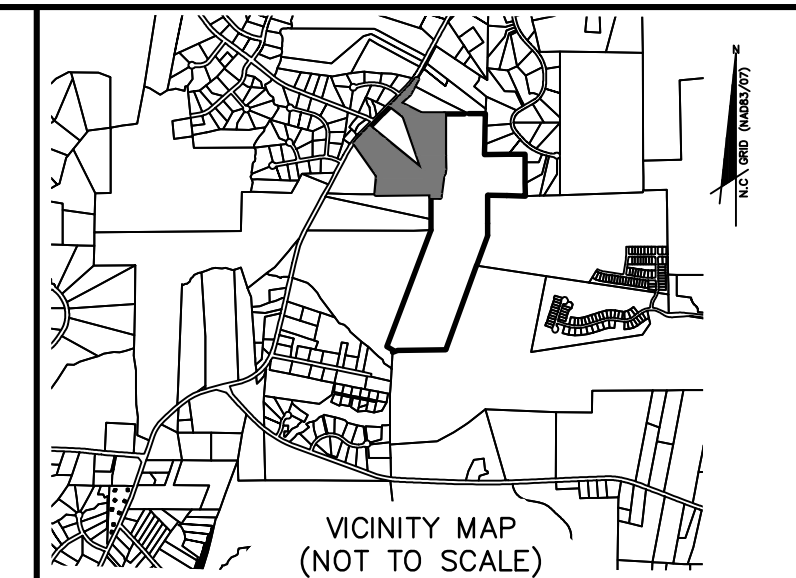
SEE SHEET 3 FOR LINE AND CURVE TABLES

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT
OF
RYAN'S CROSSING PHASE 1
FOR
MANN'S CHAPEL SUBDIVISION, LLC
DATE: March 20, 2020 SCALE: 1" = 300'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 7291-0002
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB103-72910002.dwg
SHEET # : 1 OF 3
DWG. # :



MATCHLINE SHEET 1
MATCHLINE SHEET 2



- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
 - EXISTING IRON ROD
 - △ EASEMENT POINT
 - (XXX) LOT NUMBER
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 - TYP TYPICAL
 - OMF CONCRETE MONUMENT FOUND
 - CONSERVATION AREA
 - BUFFER AREA
 - WETLAND AREA
 - 10' x 70' SIGHT TRIANGLE

SCALE: 1" = 60'
0 30 60 120 180
SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
SEE SHEET 3 FOR LINE AND CURVE TABLES



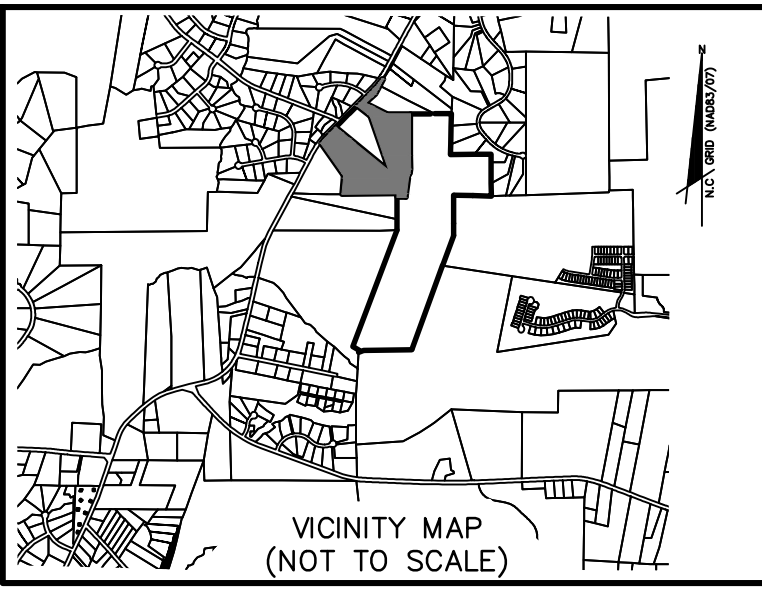
PRELIMINARY PLAT
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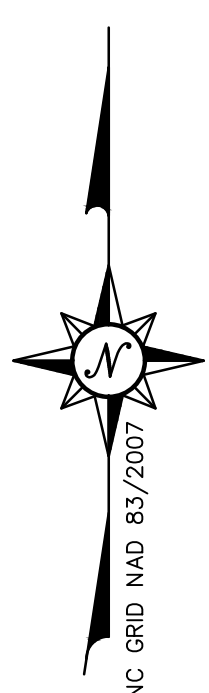
MCKIM & CREED
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DATE: March 20, 2020 SCALE: 1" = 60'
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DRAWN BY: DSC
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SHEET #: 2 OF 3
DWG. #:



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 - CMF. CONCRETE MONUMENT FOUND
 - [Pattern] CONSERVATION AREA
 - [Pattern] BUFFER AREA
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 - 10' x 70' SIGHT TRIANGLE



Curve Table

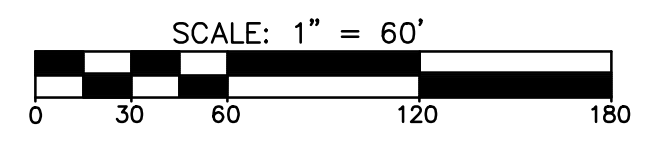
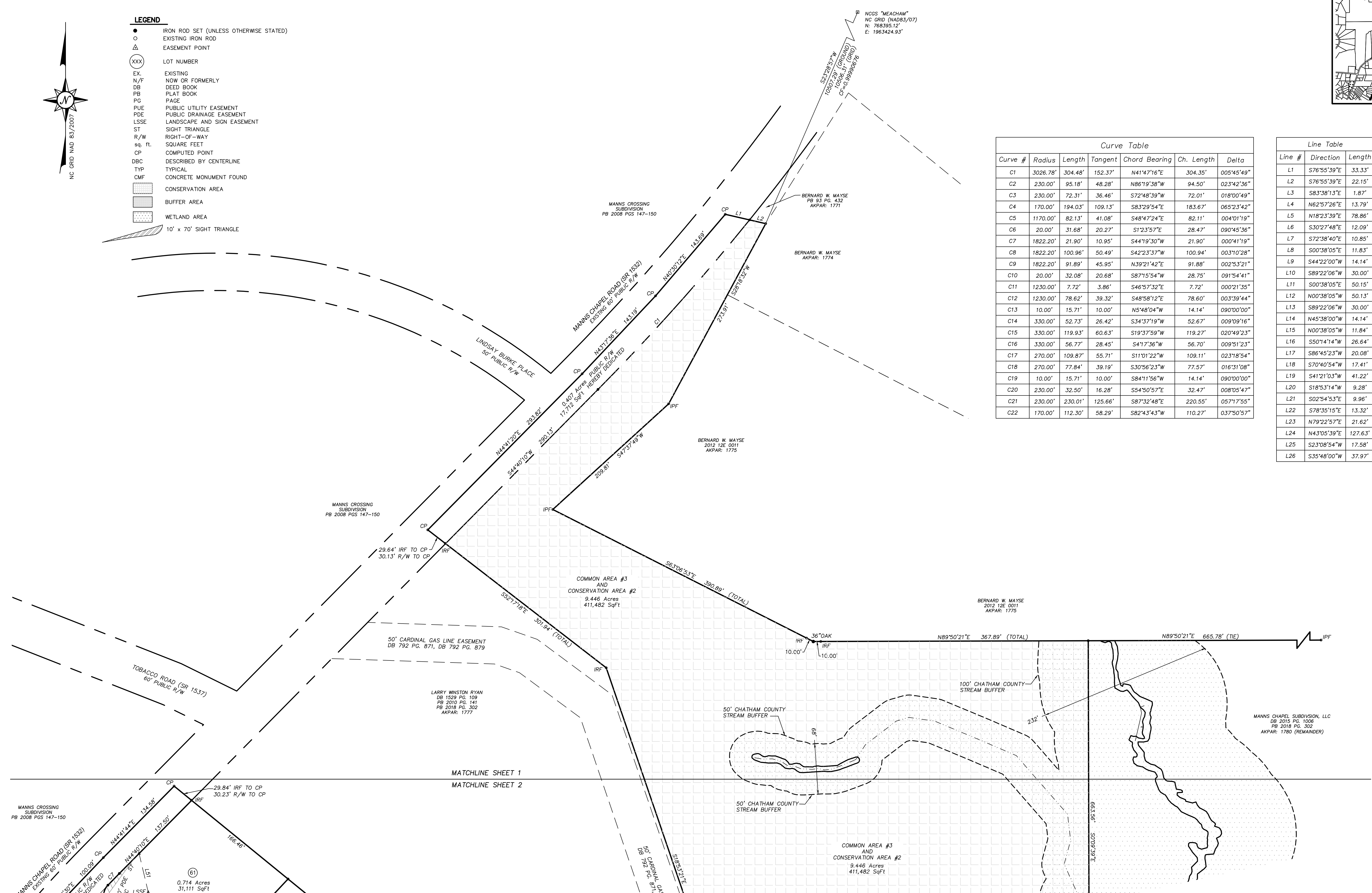
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	3026.78'	304.48'	152.37'	N41°47'16"E	304.35'	005°45'49"
C2	230.00'	95.18'	48.28'	N86°19'38"W	94.50'	023°42'36"
C3	230.00'	72.31'	36.46'	S72°48'39"W	72.01'	018°00'49"
C4	170.00'	194.03'	109.13'	S83°29'54"E	183.67'	065°23'42"
C5	1170.00'	82.13'	41.08'	S48°47'24"E	82.11'	004°01'19"
C6	20.00'	31.68'	20.27'	S1°23'57"E	28.47'	090°45'36"
C7	1822.20'	21.90'	10.95'	S44°19'30"W	21.90'	000°41'19"
C8	1822.20'	100.96'	50.49'	S42°23'37"W	100.94'	003°10'28"
C9	1822.20'	91.89'	45.95'	N39°21'42"E	91.88'	002°53'21"
C10	20.00'	32.08'	20.68'	S87°15'54"W	28.75'	091°54'41"
C11	1230.00'	7.72'	3.86'	S46°57'32"E	7.72'	000°21'35"
C12	1230.00'	78.62'	39.32'	S48°58'12"E	78.60'	003°39'44"
C13	10.00'	15.71'	10.00'	N5°48'04"W	14.14'	090°00'00"
C14	330.00'	52.73'	26.42'	S34°37'19"W	52.67'	009°09'16"
C15	330.00'	119.93'	60.63'	S19°37'59"W	119.27'	020°49'23"
C16	330.00'	56.77'	28.45'	S41°7'36"W	56.70'	009°51'23"
C17	270.00'	109.87'	55.71'	S11°01'22"W	109.11'	023°18'54"
C18	270.00'	77.84'	39.19'	S30°56'23"W	77.57'	016°31'08"
C19	10.00'	15.71'	10.00'	S84°11'56"W	14.14'	090°00'00"
C20	230.00'	32.50'	16.28'	S54°50'57"E	32.47'	008°05'47"
C21	230.00'	230.01'	125.66'	S87°32'48"E	220.55'	057°17'55"
C22	170.00'	112.30'	58.29'	S82°43'43"W	110.27'	037°50'57"

Line Table

Line #	Direction	Length
L1	S76°55'39"E	33.33'
L2	S76°55'39"E	22.15'
L3	S83°38'13"E	1.87'
L4	N62°57'26"E	13.79'
L5	N18°23'39"E	78.86'
L6	S30°27'48"E	12.09'
L7	S72°38'40"E	10.85'
L8	S00°38'05"E	11.83'
L9	S44°22'00"W	14.14'
L10	S89°22'06"W	30.00'
L11	S00°38'05"E	50.15'
L12	N00°38'05"W	50.13'
L13	S89°22'06"W	30.00'
L14	N45°38'00"W	14.14'
L15	N00°38'05"W	11.84'
L16	S50°14'14"W	26.64'
L17	S86°45'23"W	20.08'
L18	S70°40'54"W	17.41'
L19	S41°21'03"W	41.22'
L20	S18°31'4"W	9.28'
L21	S02°54'53"E	9.96'
L22	S78°35'15"E	13.32'
L23	N79°22'57"E	21.62'
L24	N43°05'39"E	127.63'
L25	S23°08'54"W	17.58'
L26	S35°48'00"W	37.97'

Line Table

Line #	Direction	Length
L27	N22°45'00"E	14.70'
L28	S21°02'17"W	20.56'
L29	N04°42'27"W	19.18'
L30	S21°25'27"W	23.62'
L31	S44°34'59"W	38.27'
L32	N89°27'50"W	54.51'
L33	S39°57'07"W	43.64'
L34	S01°22'37"E	29.25'
L35	S22°10'59"E	165.04'
L36	S58°33'14"E	41.16'
L37	N78°02'13"E	52.85'
L38	N15°17'15"E	56.44'
L39	N03°50'47"E	20.30'
L40	N08°00'30"W	31.25'
L41	N00°19'21"E	45.64'
L42	N35°52'40"E	19.89'
L43	N00°16'54"W	14.79'
L44	S81°43'12"W	17.58'
L45	N47°23'38"W	47.89'
L46	N12°25'27"E	69.81'
L47	S12°25'27"W	64.57'
L48	S25°44'51"W	21.17'
L49	S85°58'00"W	76.53'
L50	N44°29'47"E	50.24'
L51	N13°22'06"W	53.41'



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