





R/W DEDICATION  
AREA 1  
0.553 ACRES  
2,430 S.F.

MANNS CHAPEL ROAD SR 1532  
60' PUBLIC R/W  
0.8 626.8 SQ. FEET 1,397

LOT 1  
1,194 ACRES  
52,022 S.F.

LOT 2  
1,148 ACRES  
50,439 S.F.

LOT 3  
1,148 ACRES  
49,909 S.F.

LOT 4  
2,225 ACRES  
97,279 S.F.

LOT 5  
1,775 ACRES  
77,380 S.F.

LOT 6

LOT 7

LOT 18  
0.524 ACRES  
40,054 S.F.

LOT 19  
1,775 ACRES  
77,380 S.F.

LOT 20  
2,225 ACRES  
100,140 S.F.

LOT 21  
1,803 ACRES  
78,350 S.F.

LOT 22  
1,951 ACRES  
84,998 S.F.

REVIEW OFFICER CERTIFICATION:  
NAME OF NORTH CAROLINA REVIEW OFFICER FOR CHATHAM COUNTY, GEORRY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEW OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEW OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE:  
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
2. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTÉ, P.C.  
3. THE SURVEYOR HAS REVIEWED THE RECORDING INFORMATION PROVIDED BY THE APPLICANT.  
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OWNER: CHAPEL DEVELOPMENT, LLC  
MANNS CHAPEL RIDGE CT  
RALEIGH, NC 27615

REVISIONS: \_\_\_\_\_

SUBDIVISION AND RECOMBINATION MAP FOR  
**BONTERRA SUBDIVISION**

TOWNSHIP: BALDWIN COUNTY: CHATHAM

ZONE: R-1 P.I.N.: 9786-02-0223  
9786-01-0228

ROBINSON & PLANTÉ, P.C.  
LAND SURVEYING  
970 CARRIAGE ROAD  
RALEIGH, NC 27607  
PHONE: (919)899-6030 FAX: (919)899-6031

SWERBY DATE: 3-29-2020 SWERBYED BY: KG

SCALE: 1"=50'

CHECKED & CLOSURE BY: SEP

DRAWN BY: NW/H/S

FILE: BONTERRA22

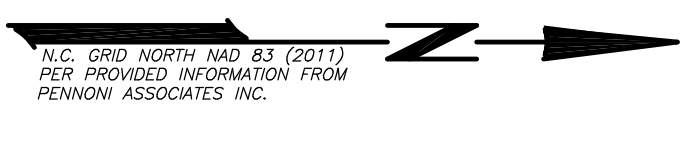
SHEET: 2 OF 3

LEGEND:  
(CMT)-CONCRETE MOUNTAIN FOUND  
(PE)-POWER POLE  
(OP)-OPENED POWER LINE  
(OP)-OPENED POWER LINE  
(TOP)-TOP OF BANK  
(RW)-RIGHT OF WAY  
(R)-ROAD  
(L)-LEASING  
(P)-PERMANENT LINE  
(M)-MAINTENANCE AND ACCESS EASEMENT

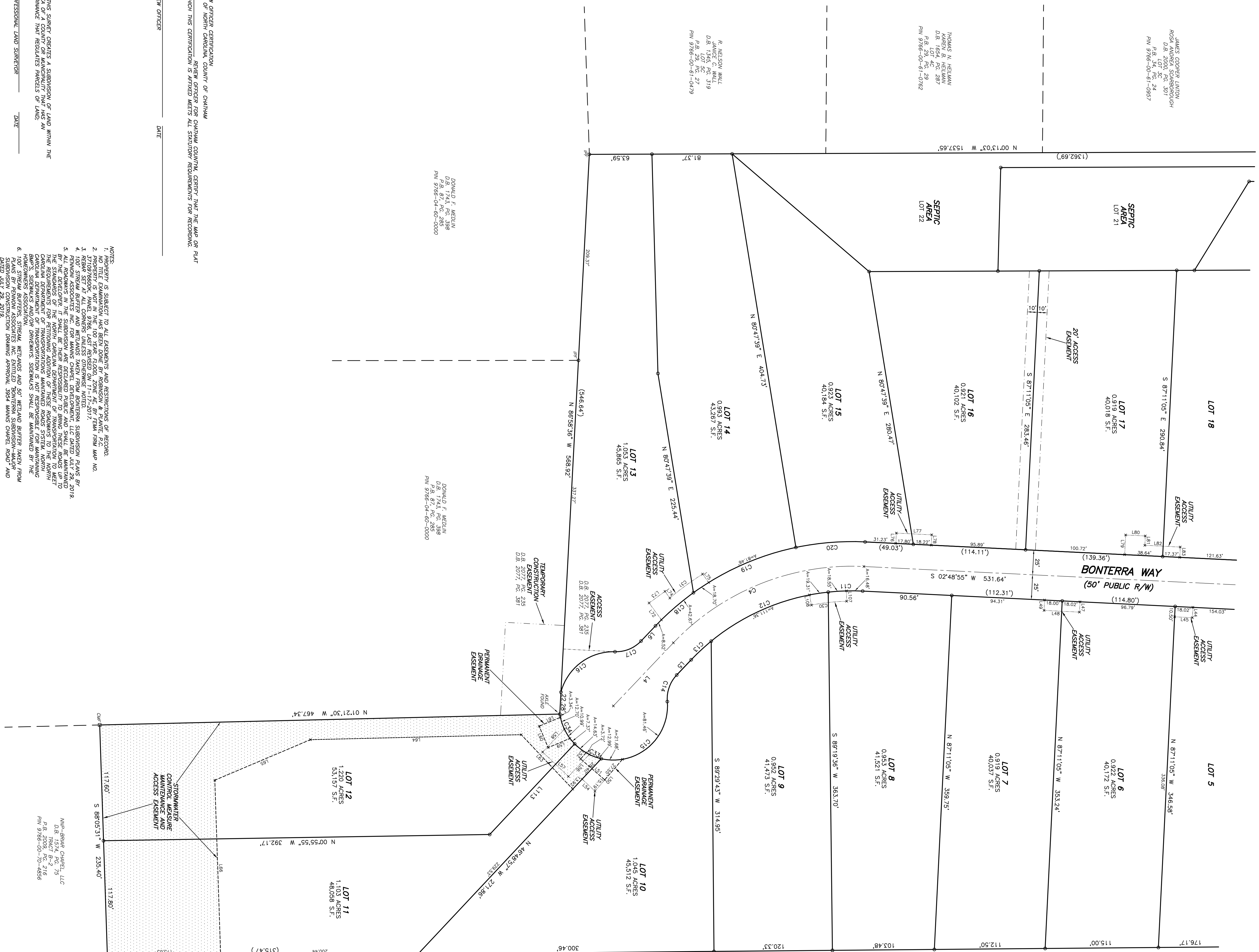
BUILDING SETBACKS:  
W/3'-5'-0" (R/W)  
W/3'-5'-0" (R/W)  
W/3'-5'-0" (R/W)

SCALE IN FEET





N.T.C. GRID NORTH 483 (2011)  
 PER PROVIDED INFORMATION FROM  
 PENNACI ASSOCIATES INC.



REVIEW OFFICER CERTIFICATION  
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
 TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
 1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
 2. PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE 2010 FIRM MAP NO. 19050C0001.  
 3. REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 4. 100' STRIPAL BUFFER AND METLANS TAKEN FROM BONTERRA SUBDIVISION PLANS BY 9/19/19.  
 5. ALL ROWS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE TOWN OF CHATHAM. THE TOWN OF CHATHAM SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROWS.  
 6. 100' STRIPAL BUFFER, STRIPAL METLANS AND 50' METLAND BUFFER TAKEN FROM SUBDIVISION CONSTRUCTION PLANS, APPROVAL 2019-0011, CHATHAM COUNTY, NC, DATED JULY 28, 2019.  
 7. NO NC GND MONUMENT FOUND WITHIN 2000 FEET OF SUBJECT PROPERTIES.

OWNER:  
 MAINS CHAPEL DEVELOPMENT, LLC  
 2100 COOK RIDGE CT.  
 RALPH, NC 27615

OWNER'S REPRESENTATIVE:  
 SEE SHEET 1 FOR LINE AND CURVE DATA, TABLES, CERTIFICATES, AND AVERAGE TABLES.

ROBINSON & PLANTE, P.C.  
 LAND SURVEYING  
 970 HARRIS ROAD  
 RALPH, NC 27607  
 PHONE: (919) 859-6030 FAX: (919) 859-6031

DATE: 3-29-2020  
 SURVEYED BY: KG

SCALE: 1"=50'

CHECKED & APPROVED BY: SEP

FILED: BONTERRAS3

SHEET: 3 OF 3

LEGEND  
 (TYP) - CONCRETE MONUMENT FOUND  
 (PP) - POWER POLE STRAP LINE  
 (G) - 50' DISTANCE BOUNDARY  
 (T) - TOP OF BANK  
 (C/L) - CENTER LINE  
 (A) - ARC LENGTH  
 (R) - RADIUS  
 (S) - SLOPE MAINTENANCE AND ACCESS EASEMENT  
 (W) - WETLANDS

BUILDING SETBACKS  
 (TAKEN FROM PLANS)  
 MAINS CHAPEL-40'  
 INTERIOR FRONT-40'  
 SIDE-25'

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_

PRELIMINARY PLAN-NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES

SCALE IN FEET  
 0 50 100 150

SUBDIVISION AND RECOMBINATION MAP FOR		ROBINSON & PLANTE, P.C.	
BONTERRA SUBDIVISION		LAND SURVEYING	
TOWNSHIP: BALDWIN	COUNTY: CHATHAM	970 HARRIS ROAD	970 HARRIS ROAD
STATE: NORTH CAROLINA		RALPH, NC 27607	RALPH, NC 27607
ZONE: R-1		PHONE: (919) 859-6030	FAX: (919) 859-6031
		P.L.N.: 9766-00-62-8929	
		9766-04-61-8758	
		CHECKED & APPROVED BY: SEP	
		SCALE: 1"=50'	
		SURVEYED BY: KG	
		DATE: 3-29-2020	
		FILED: BONTERRAS3	
		SHEET: 3 OF 3	