



GENERAL NOTES

- 1) THE PURPOSE OF THIS SURVEY IS TO PERFORM A SUBDIVISION OF LAND ON THE PROPERTY OF THE TUSCAN GROUP, INC. BEARING NC PIN: 9756-00-18-3914 WITH A DEED REFERENCE OF BOOK 2115 PAGE 694 IN THE CHATHAM COUNTY REGISTER OF DEEDS AND CREATE 14 RESIDENTIAL LOTS, 4 OFF-SITE SEPTIC LOTS, AND 2 OPEN SPACE LOTS TO BE USED FOR STORMWATER MANAGEMENT.
2) THERE ARE NO KNOWN MONUMENTS WITHIN 2000' OF THIS SITE
3) ALL MEASUREMENTS SHOWN ARE HORIZONTAL, GROUND DISTANCES.
4) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
5) UNDERGROUND UTILITIES WERE NOT LOCATED ON THIS SURVEY
6) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
7) THIS PROPERTY LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK), WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA ACCORDING TO MAP NUMBER 3710976400K, PANEL 9746, EFFECTIVE DATE 11/17/2017 AND CID NUMBER 370299.
8) OFF-SITE SEPTIC LOTS 1A, 8A, 10A & 11A ARE NON-CONTIGUOUS PART OF THE MAIN LOT (LOT 1A IS A PART OF LOT 1).
9) LOTS 12, 13 & 14 ARE TO BE ACCESSED VIA WALNUT BRANCH ONLY.

PROPERTY INFORMATION

CURRENT OWNER: THE TUSCAN GROUP, INC.
SITE ADDRESS: NEAR JONES FERRY ROAD
CARRBORO, NC 27516
REFERENCE: DEED BOOK 2115 PAGE 694 / P.C. A-22
AKPAR: 1439
PIN: 9756-00-18-3914
CURRENT ZONING: R-1
TOTAL AREA: 2,206,011 SF / 50.84 AC

LINEAR FOOTAGE OF ROADS

CHESTNUT CREEK WAY - 681.00'
MEANDERING WAY COURT - 200.00'
WALNUT BRANCH (EXISTING) - 1655.00'

BUILDING SETBACKS

FRONT - 40'
BACK - 25'
SIDE - 25'

*NOTE: THE AVERAGE LOT SIZE FOR LOTS 12, 13 & 14 ALONG WALNUT BRANCH ROAD IS 260,484 SF / 5.980 AC

ABBREVIATIONS

- AC: ACRE(S)
AG: ABOVE GROUND
BG: BELOW GROUND
DB: DEED BOOK
EP: EDGE OF PAVEMENT
EIP: EXISTING IRON PIPE
EIS: EXISTING IRON STAKE
IP: IRON PIPE SET
IRF: IRON ROD FOUND
N/F: NOW OR FORMERLY
PB: PLAT BOOK
P.C.: PLAT CABINET
PAGE: PAGE
P.S.: PLAT SLIDE
R/W: RIGHT-OF-WAY
SF: SQUARE FEET
TYP: TYPICAL

LEGEND

- EIP: EXISTING IRON PIPE
○ IPS: IRON PIPE SET (8" UNLESS OTHERWISE NOTED)
■ CMF: CONCRETE MONUMENT FOUND
△ CP: COMPUTED POINT
--- PL: PROPERTY LINE (PL)
--- PL: NOT SURVEYED
--- SE: SEPTIC EASEMENT LINE
--- RW: RIGHT OF WAY LINE

SURVEY REFERENCES

- DEED BOOK 2115 PAGE 694 (CURRENT)
DEED BOOK 389 PAGE 220
DEED BOOK 658 PAGE 339
PLAT CABINET A PAGE 22 (CURRENT)
PLAT CABINET A PAGE 23
PLAT SLIDE 6-30
PLAT SLIDE 18-88
PLAT SLIDE 25-86
PLAT SLIDE 95-465
PLAT SLIDE 95-447
PLAT SLIDE 97-430
PLAT SLIDE 2001-352
PLAT SLIDE 2016-62
PLAT SLIDE 2016-305

N/F
UNC TV
DB LO PAGE 213
AKPAR: 92226
PIN: 9757-00-00-8436

I, DRAKE KINSAUL, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 2115, PAGE 694, ETC. (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK(S) SEE PAGE REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNS SURVEY:

- (1) CLASS OF SURVEY - A
(2) POSITIONAL ACCURACY - H: 0.06"
(3) TYPE OF GPS FIELD PROCEDURE - REAL-TIME KINEMATIC
(4) DATES OF SURVEY - APRIL 19TH, 2020
(5) DATUM/EPOCH - NAD 83/2011
(6) PUBLISHED/FIXED-CONTROL USE - JORDAN LAKE CORP ARP (PID-DL3891)
(7) SECOND ORDER - 128
(8) COMBINED GRID FACTOR(S) - 0.99990797
(9) UNITS - US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C-1.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS

THE _____ DAY OF _____

PRELIMINARY USE ONLY
(NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5288

I, DRAKE KINSAUL, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY USE ONLY
(NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5288

CHESTNUT CREEK LOT AREA TABLE with columns: LOT #, TOTAL, INSIDE RIPARIAN BUFFER, WATERCOURSE, WETLANDS, NET USEABLE AREA. Rows 1-14.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1-L16.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L17-L23.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH, DELTA ANGLE. Rows C1-C18.

NORTH CAROLINA COUNTY STATE OF NORTH CAROLINA Review Office of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, 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 _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN 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 SIGNATURE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DISTRICT ENGINEER, N.C. DIVISION OF HIGHWAYS SIGNATURE TITLE

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.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

DATE _____ NG LICENSED SOIL SCIENTIST (SEAL)

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOTS _____ SHOWN ON THIS PLAT FOR CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOT NUMBERS ABOVE ON THIS PLAT MEETS THESE REGULATIONS.

CERTIFICATE DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

DATE _____

Drake Kinsaul Land Surveying logo and contact information: 500 NICKS BEND EAST PITTSBORO, NC 27312. License # 5288, Office (919) 533-6151, Mobile (770) 597-1619. Project details: FIRST PLAT CHESTNUT CREEK SUBDIVISION, THE TUSCAN GROUP, INC., DB 2115 PG 694 - P.C. 'A' PG 22 - BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA. Scale: 1" = 100'. Date: 04/07/2019. Project # 19-490. Survey by: DK, Drawn by: DK.