



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.

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
P/B: PLAT BOOK
P.C.: PLAT CABINET
PAGE: PAGE
P.S.: PLAT SLIDE
R/W: RIGHT-OF-WAY
SF: SQUARE FEET
TYP: TYPICAL

LEGEND

- EXISTING IRON PIPE
IRON PIPE SET (UNLESS OTHERWISE NOTED)
CONCRETE MONUMENT FOUND
COMPUTED POINT
PROPERTY LINE (PL)
PL NOT SURVEYED
SEPTIC EASEMENT LINE
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 25-96
PLAT SLIDE 95-495
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 PLAT WAS DRAWN 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 REFERENCE(S); 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 GISS 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 15TH, 2020
(5) DATUM/EPOCH - NAD 83/2011
(6) PUBLISHED/FIXED-CONTROL USE - JORDAN LAKE CORP ARS (PID-DL3891)
(7) GEOD MODEL - 128
(8) COMBINED GRID FACTOR(S) - 0.99990797
(9) UNITS - US SURVEY FEET

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-5268

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CHESTNUT CREEK LOT AREA TABLE
Table with 5 columns: LOT #, TOTAL, INSIDE RIPARIAN BUFFER, WATERCOURSE, WETLANDS, NET USEABLE AREA. Rows 1-14.

LINE TABLE
Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1-L16.

LINE TABLE
Table with 3 columns: LINE, BEARING, DISTANCE. Rows L17-L23.

CURVE TABLE
Table with 5 columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH, DELTA ANGLE. Rows C1-C18.

NORTH CAROLINA
COUNTY
A NOTARY PUBLIC FOR SAID COUNTY AND

I, 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 (WEARE) 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.

N/F
GEORGE W. BARRETT, JR. & KATHLEEN KUSBEL ANDREWS
DB 1691 PAGE 251
AKPAR: 1397
PIN: 9756-00-29-8423

N/F
ROBERT BRUCE PAGE & DOUGLAS PAGE
DB 1822 PAGE 156
AKPAR: 59883
PIN: 9756-00-37-7676

N/F
CAROL B. DIXON & WILLIAM B. DIXON
DB 418 PAGE 359
AKPAR: 1373
PIN: 9756-00-18-9300

DRAKE KINSAUL Land Surveying
FIRST PLAT
CHESTNUT CREEK SUBDIVISION
PROPERTY OF 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 # 19-050
SURVEY BY: DK DRAWN BY: DK