

GENERAL NOTES

- 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.
- THERE ARE NO NG GRID MONUMENTS WITHIN 2000' OF THIS SITE.
- ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
- UNDERGROUND UTILITIES WERE NOT LOCATED ON THIS SURVEY.
- 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.
- 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.
- OFF-SITE SEPTIC LOTS 1A, 8A, 10A & 11A ARE NON-CONTIGUOUS PART OF THE MAIN LOT (LOT 1A IS A PART OF LOT 1).
- LOTS 1-11 ARE TO BE ACCESSED VIA CHESTNUT CREEK WAY AND MEANDERING WAY COURT. LOTS 12, 13 & 14 ARE TO BE ACCESSED VIA WALNUT BRANCH ROAD.
- PORTIONS OF WALNUT BRANCH ROAD HAVE BEEN REALIGNED TO ACCOMMODATE A 60' WIDE EASEMENT AND COUNTY STANDARD ROAD WHILE STAYING OUTSIDE OF THE RIPARIAN BUFFERS.

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 / 50,844 AC

ABBREVIATIONS

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

LEGEND

● EIP EXISTING IRON PIPE
 ● IPS IRON PIPE SET (5" UNLESS OTHERWISE NOTED)
 ■ CMF CONCRETE MONUMENT FOUND
 ▲ CP COMPUTED POINT
 --- PL SURVEYED
 --- PL NOT SURVEYED
 --- SEPTIC EASEMENT LINE
 --- RIGHT-OF-WAY LINE

LINEAR FOOTAGE OF ROADS

CHESTNUT CREEK WAY - 881.00'
 MEANDERING WAY COURT - 200.00'
 WALNUT BRANCH (EXISTING) - 1855.00'

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

SURVEY REFERENCES

DEED BOOK 2115 PAGE 694 (CURRENT)
 DEED BOOK 389 PAGE 220
 DEED BOOK 658 PAGE 338
 PLAT CABINET A PAGE 22 (CURRENT)
 PLAT CABINET A PAGE 23
 DEED BOOK 18-3914 PAGE 1
 PLAT SLIDE 18-88
 PLAT SLIDE 25-86
 PLAT SLIDE 95-455
 PLAT SLIDE 95-447
 PLAT SLIDE 97-430
 PLAT SLIDE 2001-352
 PLAT SLIDE 2016-62
 PLAT SLIDE 2016-305

LOT #	TOTAL	INSIDE RIPARIAN BUFFER	WATERCOURSE	WETLANDS	NET USEABLE AREA
1	47,390 SF / 1.088 AC	-	-	-	47,390 SF / 1.088 AC
2	66,148 SF / 1.519 AC	-	-	-	66,148 SF / 1.519 AC
3	152,438 SF / 3.469 AC	56,270 SF / 1.29 AC	1,516 SF / 0.034 AC	10,351 SF / 0.237 AC	140,571 SF / 3.227 AC
4	108,285 SF / 2.485 AC	12,460 SF / 0.286 AC	2,455 SF / 0.056 AC	147,597 SF / 3.417 AC	107,893 SF / 2.474 AC
5	133,402 SF / 3.062 AC	54,830 SF / 1.258 AC	1,624 SF / 0.037 AC	3,546 SF / 0.081 AC	128,232 SF / 2.943 AC
6	128,615 SF / 2.952 AC	48,821 SF / 1.074 AC	1,492 SF / 0.034 AC	10,059 SF / 0.230 AC	117,064 SF / 2.687 AC
7	275,785 SF / 6.331 AC	163,792 SF / 3.760 AC	8,160 SF / 0.187 AC	19,432 SF / 0.448 AC	248,173 SF / 5.697 AC
8	67,248 SF / 1.544 AC	24,499 SF / 0.562 AC	1,151 SF / 0.026 AC	-	66,098 SF / 1.517 AC
8A	18,443 SF / 0.423 AC	-	-	-	18,443 SF / 0.423 AC
9	54,121 SF / 1.241 AC	19,720 SF / 0.452 AC	967 SF / 0.022 AC	-	83,132 SF / 1.908 AC
10	57,690 SF / 1.324 AC	13,692 SF / 0.314 AC	713 SF / 0.016 AC	-	56,977 SF / 1.308 AC
10A	15,854 SF / 0.363 AC	-	-	-	15,854 SF / 0.363 AC
11	61,848 SF / 1.420 AC	935 SF / 0.021 AC	-	-	61,848 SF / 1.420 AC
11A	20,877 SF / 0.474 AC	-	-	-	20,877 SF / 0.474 AC
12	227,461 SF / 5.221 AC	-	-	-	227,461 SF / 5.221 AC
13	215,361 SF / 4.944 AC	1,946 SF / 0.044 AC	-	-	215,361 SF / 4.944 AC
14	335,588 SF / 7.704 AC	210,912 SF / 4.841 AC	14,367 SF / 0.329 AC	68,439 SF / 1.571 AC	252,782 SF / 5.803 AC

LINE	BEARING	DISTANCE	CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
L1	S 04°15'28" W	49.46'	C1	S 69°51'19" E	29.33'	25.00'	71°50'10"
L2	S 18°56'28" W	34.52'	C2	S 24°47'41" W	48.99'	39.00'	109°32'49"
L3	S 18°56'28" W	50.97'	C3	S 77°15'56" W	41.67'	55.00'	42°74'31"12"
L4	S 18°56'28" W	62.89'	C4	S 19°08'56" W	30.06'	55.00'	30°44'31"42"54"
L5	S 31°07'28" W	22.87'	C5	S 39°08'03" E	74.16'	55.00'	81°39'47"03"
L6	S 31°07'28" W	25.95'	C6	N 57°12'38" E	72.59'	55.00'	79°28'42"35"34"
L7	S 24°01'24" E	53.48'	C7	N 47°43'13" E	36.89'	39.00'	63°38'44"
L8	S 14°55'59" W	45.28'	C8	S 67°16'49" E	32.85'	30.00'	66°23'11"
L9	S 14°55'59" W	28.02'	C9	S 38°53'41" E	113.88'	66.00'	9°35'51"
L10	S 06°06'26" W	98.22'	C10	S 44°38'11" E	21.38'	69.00'	21°38'1"48"04"
L11	S 46°49'03" W	71.52'	C11	N 54°40'48" E	106.63'	35.00'	38°58'44"
L12	N 35°03'40" E	81.76'	C12	S 18°12'54" E	65.19'	55.00'	69°74'72"38"50"
L13	N 35°03'40" E	20.91'	C13	S 74°41'02" E	37.88'	55.00'	38°68'40"17"25"
L14	N 01°50'48" E	69.59'	C14	N 48°41'06" E	65.41'	55.00'	70°05'27"58"18"
L15	N 29°34'28" E	21.16'	C15	N 16°39'08" W	53.08'	55.00'	55°39'57"42"09"
L16	N 69°12'28" E	143.80'	C16	N 44°39'05" W	16.45'	60.00'	18°45'11"42"17"
			C17	N 36°52'05" W	149.63'	620.00'	150°00'13"51"42"
			C18	N 23°49'58" E	40.33'	25.00'	46°92'10"7"32"22"

I, DRAKE KINSAUL, CERTIFY THAT THIS PLAN 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 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 GROUND SURVEY.

- CLASS OF SURVEY - A
- POSITIONAL ACCURACY - H: 0.06'
- TYPE OF GPS FIELD PROCEDURE - REAL-TIME KINEMATIC
- DATE OF SURVEY - APRIL 15TH, 2020
- DATUM/EPOCH - NAD 83/2011
- PUBLISHED FIXED-CONTROL USE - JORDAN LAKE CORP ARP (PID-DL3891)
- GEOD MODEL - 12B
- COMBINED GRID FACTOR(S) - 0.99996797
- UNITS - US SURVEY FEET

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 THAT THIS PLAN MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C-1.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF _____ 20____.

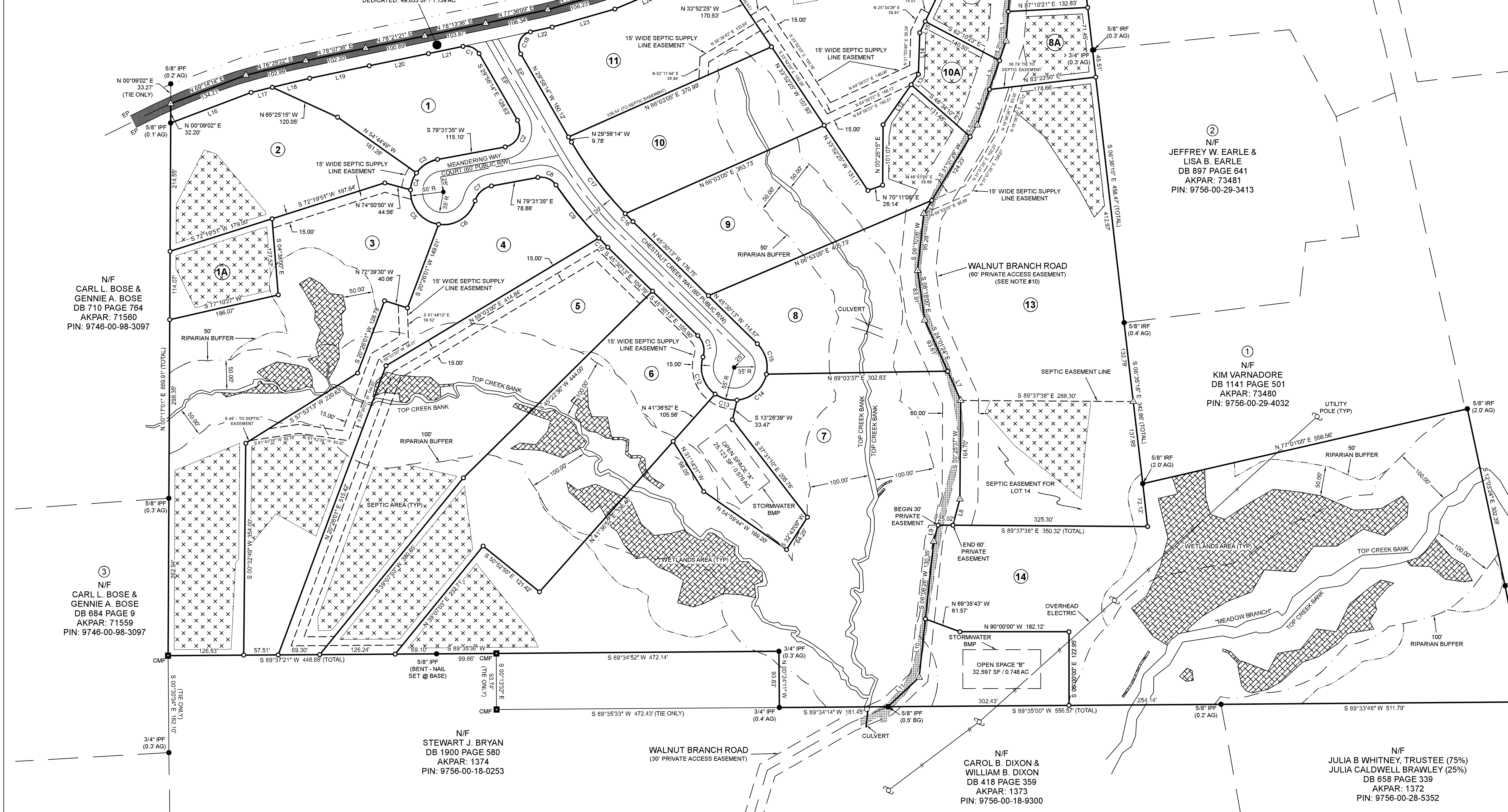
PRELIMINARY USE ONLY
 (NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-5268

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

PRELIMINARY USE ONLY
 (NOT FOR RECORDATION OR SALES)

DEEDSAL LAND SURVEYOR
 ENSE NUMBER L-5268



NORTH CAROLINA
 COUNTY _____

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

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

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

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.

SIGNATURE _____ TITLE _____

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOTS _____ SHOWN ON THIS PLAN 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 PLAN 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.

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

DATE _____ NG LICENSED SOIL SCIENTIST (SEAL)

N/F CARLL BOSE & GENNIE A. BOSE
 DB 710 PAGE 764
 AKPAR: 71560
 PIN: 9746-00-98-3097

N/F CARLL BOSE & GENNIE A. BOSE
 DB 684 PAGE 9
 AKPAR: 71559
 PIN: 9746-00-98-3097

N/F STEWART J. BRYAN
 DB 1900 PAGE 580
 AKPAR: 1374
 PIN: 9756-00-18-0253

N/F CAROL B. DIXON & WILLIAM B. DIXON
 DB 418 PAGE 358
 AKPAR: 1373
 PIN: 9756-00-18-9300

N/F JULIA B. WHITNEY TRUSTEE (75%) & JULIA CALDWELL BRAWLEY (25%)
 DB 658 PAGE 339
 AKPAR: 1372
 PIN: 9756-00-28-5352

N/F JEFFREY W. EARLE & LISA B. EARLE
 DB 897 PAGE 641
 AKPAR: 73480
 PIN: 9756-00-29-3413

N/F KIM VARNADORE
 DB 1141 PAGE 501
 AKPAR: 73480
 PIN: 9756-00-29-4032

N/F GEORGE W. BARRETT, JR. & KATHLEEN KUSBEL ANDREWS
 DB 1691 PAGE 251
 AKPAR: 59883
 PIN: 9756-00-29-8423

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

DRAKE KINSAUL Land Surveying

500 NICKS BEND EAST
 PITTSBORO, NC 27312
 LICENSE # 5268
 OFFICE (919) 533-6151
 MOBILE (770) 597-1619

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
 SCALE: 1" = 100'