

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 / 50,844 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 STAKE 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

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 290,111 SF / 9,971 AC

SURVEY REFERENCES

- DEED BOOK 2115 PAGE 694 (CURRENT) DEED BOOK 369 PAGE 220 DEED BOOK 658 PAGE 338 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 95-455 PLAT SLIDE 95-447 PLAT SLIDE 97-430 PLAT SLIDE 2001-352 PLAT SLIDE 2016-62 PLAT SLIDE 2016-305

- LEGEND: EIP EXISTING IRON PIPE, IPS IRON PIPE SET (5/8" UNLESS OTHERWISE NOTED), CMF CONCRETE MONUMENT FOUND, CP COMPUTED POINT, PL SURVEYED, SEPTIC EASEMENT LINE, RIGHT-OF-WAY LINE

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 GROSS 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 ARP (PID-DL3891) (7) GEOID MODEL - 12B (8) COMBINED GRID FACTOR(S) - 0.99996797 (9) 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-1-C-1.

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

PRELIMINARY USE ONLY (NOT FOR RECORDATION OR SALES)

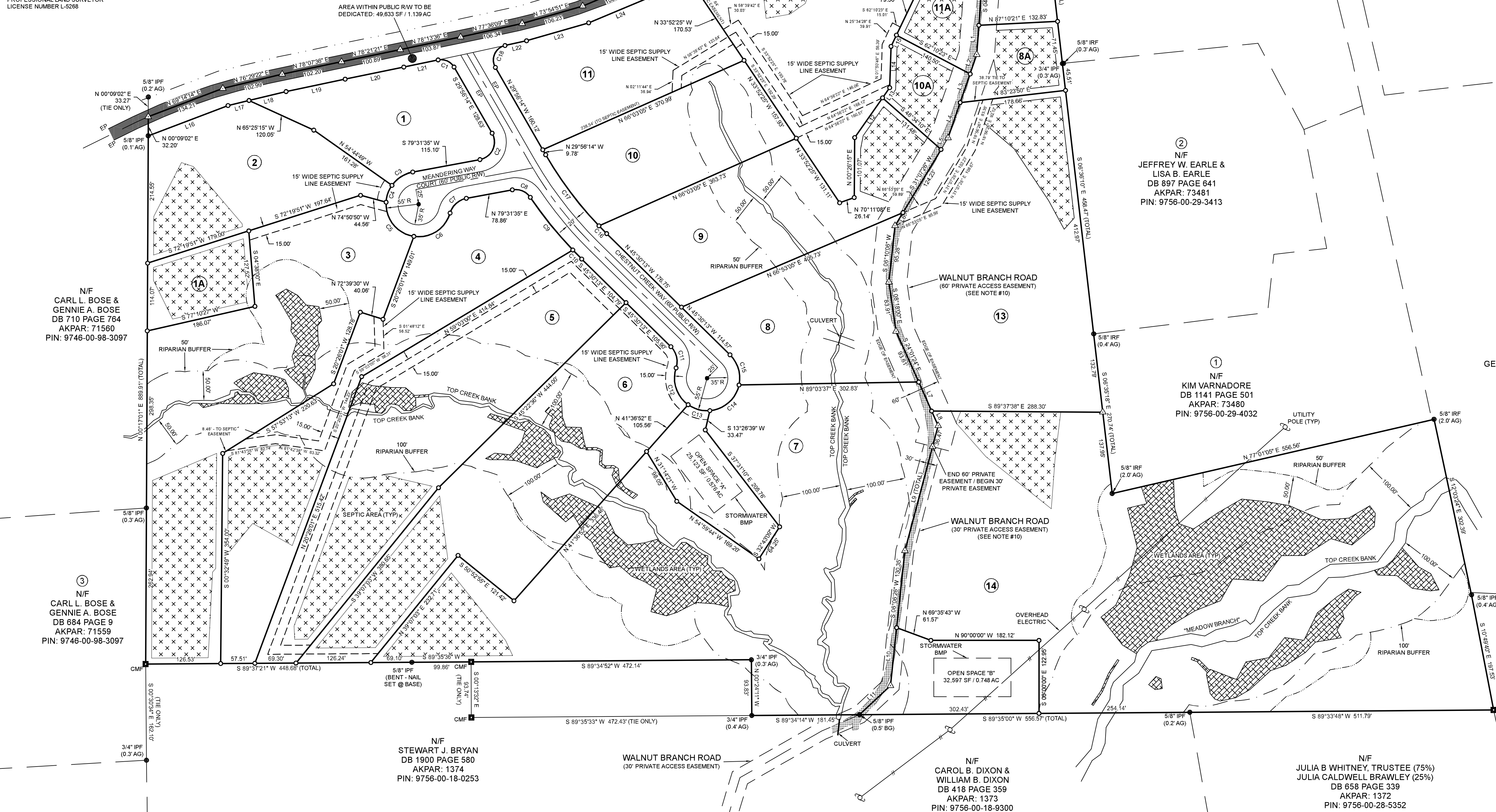
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-5268

PRELIMINARY USE ONLY (NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR ENSE 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.

AREA WITHIN PUBLIC R/W TO BE DEDICATED: 49,633 SF / 1.139 AC



CHESTNUT CREEK LOT AREA TABLE with columns: LOT #, TOTAL, INSIDE RIPARIAN BUFFER, WATERCOURSE, WETLANDS, NET USEABLE AREA. Lists 14 lots with their respective areas.

LINE TABLE and CURVE TABLE. LINE TABLE lists line bearings and distances (e.g., L1 S 04°15'28" W 49.46'). CURVE TABLE lists curve data including chord bearing, chord length, radius, arc length, and delta angle.

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.

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.

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.

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.

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.

DATE _____ NG LICENSED SOIL SCIENTIST (SEAL)

DRAKE KINSAUL Land Surveying logo and contact information. 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'