

N.C. GRID NAD 27  
P.S. 2019-222

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

DATE

**DRAINAGE EASEMENT "B"**

LINE	BEARING	DISTANCE
58 - E	S 89°42'09" E	27.06'(tie)
E - F	N 04°36'38" E	31.81'
F - G	S 85°23'22" E	20.00'
G - H	S 04°36'38" W	30.59'

**DRAINAGE EASEMENT "A"**

LINE	BEARING	DISTANCE
60 - A	N 87°48'09" E	72.86'(tie)
A - B	N 11°57'11" W	41.33'
B - C	N 78°02'49" E	20.00'
C - D	S 11°57'11" E	41.41'

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
H - E	20.04'	1676.28'	N 88°53'51" W	20.04'

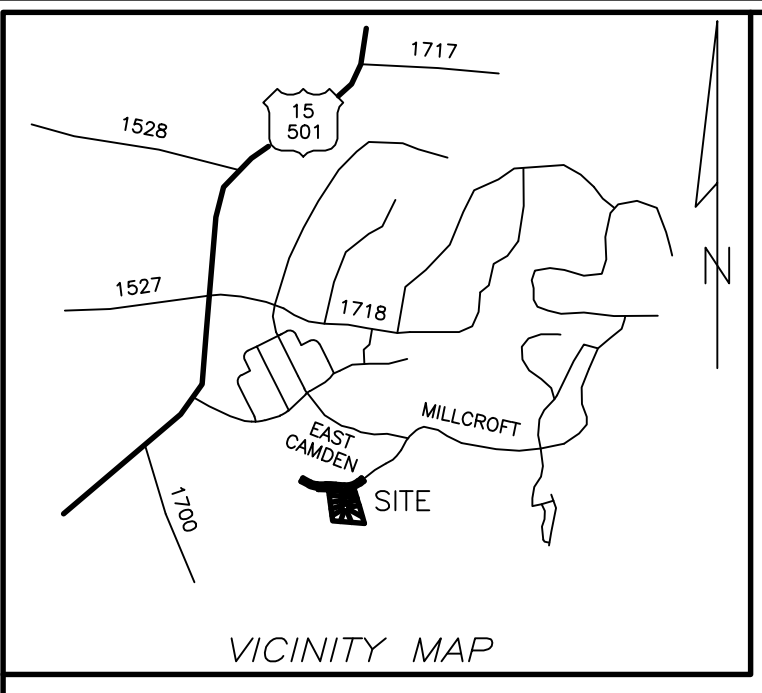
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
D - A	20.00'	280.00'	S 78°16'50" W	20.00'

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.  
DATE: \_\_\_\_\_  
OWNER(S) \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF UTILITIES**  
I hereby certify that the water and sewer improvements have been installed in an acceptable manner and according to the specifications of the Chatham County Sub-division Regulations, except as noted hereon, or proper provisions have been made for their installation.  
DATE: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ ENGINEER NO. \_\_\_\_\_  
TITLE \_\_\_\_\_

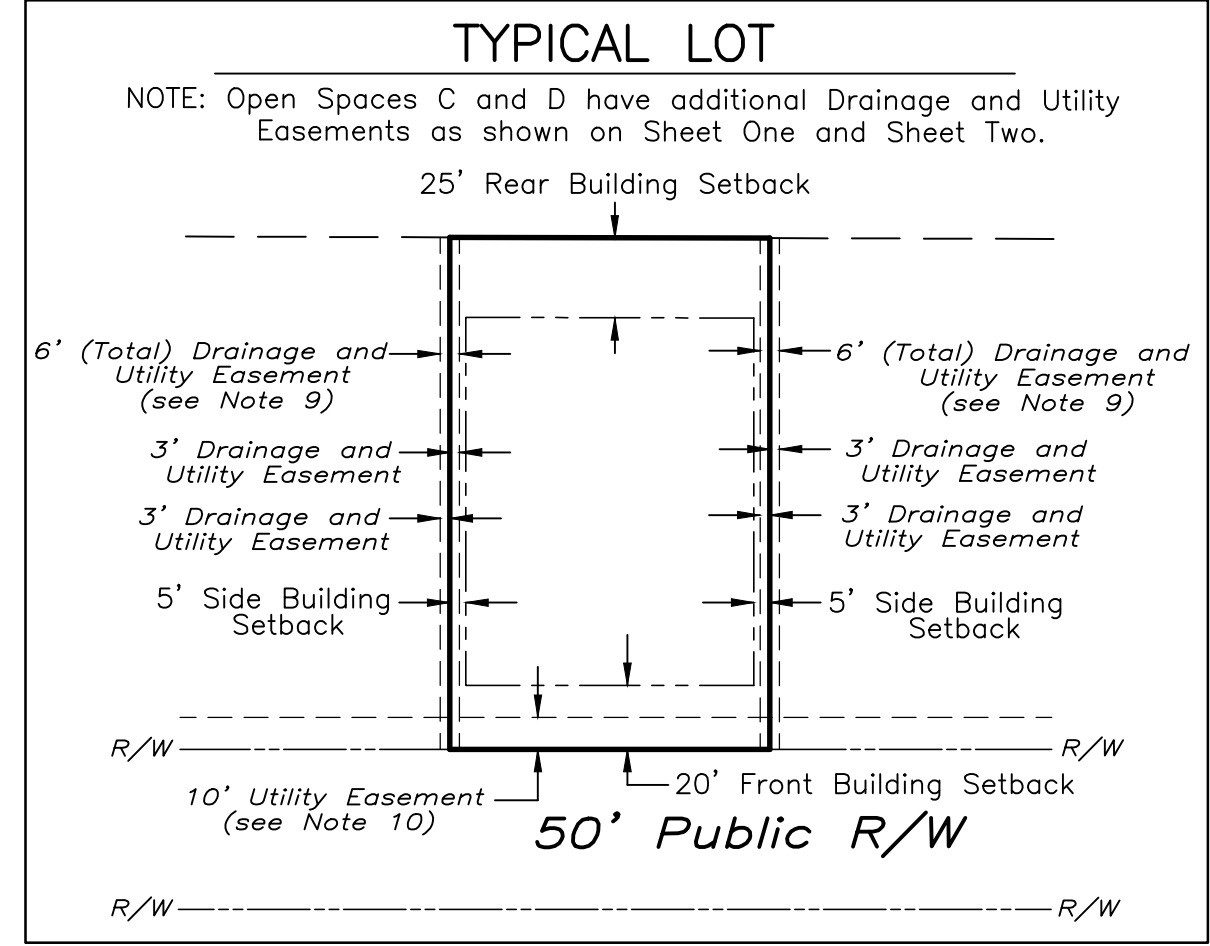
FITCH CREATIONS, INC.  
D.B. 386 PG. 112  
P.B. 16 PG. 97

Terminus of the existing recorded R/W of Millcroft as shown on Plat Slide 2019-222, Chatham County Registry.



LINE	BEARING	DISTANCE
1 - 2	S 50°17'50" W	71.16'
5 - 6	N 05°16'40" E	20.36'
4 - 8	S 16°29'03" E	22.30'
11 - 5	N 05°16'40" E	73.77'
9 - 12	S 16°29'03" E	13.12'
12 - 13	S 16°29'03" E	46.88'
15 - 16	N 18°47'23" W	6.34'
17 - 20	S 16°29'03" E	34.76'
20 - 21	S 16°29'03" E	7.24'
29 - 30	N 07°35'52" W	31.98'
30 - 31	N 07°35'52" W	47.30'
33 - 36	N 07°35'52" W	67.71'
36 - 37	N 07°35'52" W	31.88'
39 - 40	S 18°47'23" E	6.34'
37 - 41	N 07°35'52" W	60.04'
41 - 42	N 07°35'52" W	51.41'
43 - 44	S 05°16'40" W	2.24'
42 - 45	N 07°35'52" W	11.23'
45 - 46	N 07°35'52" W	65.73'
47 - 43	S 05°16'40" W	75.09'
46 - 48	N 07°35'52" W	3.95'
49 - 50	N 02°17'08" E	1.61'
51 - 52	N 89°50'06" E	88.72'
53 - 54	S 84°43'20" E	75.38'
55 - 47	S 05°16'40" W	14.06'
51 - 56	S 89°50'06" W	37.42'
56 - 57	N 28°31'54" E	60.00'
61 - 62	N 50°17'50" E	71.16'
62 - 1	S 39°42'10" E	60.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.15'	340.00'	19°24'16"	S 59°59'57" W	114.60'
C2	36.20'	25.00'	82°57'33"	N 46°45'26" E	33.12'
C3	109.99'	340.00'	18°32'08"	N 78°58'09" E	109.51'
C4	1.26'	215.00'	0°20'09"	N 05°06'35" E	1.26'
C5	5.89'	35.00'	9°38'36"	N 23°36'41" W	5.88'
C6	89.05'	215.00'	23°43'54"	N 06°55'26" W	88.42'
C7	55.07'	55.00'	57°22'01"	N 38°17'45" W	52.80'
C8	23.55'	35.00'	38°32'47"	N 47°42'22" W	23.11'
C9	36.76'	55.00'	38°17'42"	N 09°32'06" E	36.08'
C10	36.76'	55.00'	38°17'53"	N 47°49'53" E	36.08'
C11	41.36'	55.00'	43°05'02"	N 88°31'21" E	40.39'
C12	36.79'	55.00'	38°19'27"	S 50°46'24" E	36.11'
C13	14.28'	35.00'	23°22'58"	S 17°42'31" W	14.18'
C14	58.57'	55.00'	61°00'41"	S 01°06'20" E	55.84'
C15	46.50'	265.00'	10°03'14"	S 13°45'46" E	46.44'
C16	15.15'	35.00'	24°48'25"	S 06°23'10" E	15.04'
C17	64.81'	265.00'	14°00'49"	S 01°43'44" E	64.65'
C18	38.20'	25.00'	87°32'58"	N 46°03'37" E	34.59'
C19	153.54'	1616.28'	5°26'34"	S 87°26'37" E	153.48'
C20	39.27'	25.00'	90°00'00"	S 39°43'20" E	35.36'
C21	159.24'	1676.28'	5°26'34"	S 87°26'37" E	159.18'
C22	219.82'	280.00'	44°58'50"	N 72°47'15" E	214.22'



State of North Carolina  
County of Chatham  
I, \_\_\_\_\_, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Review Officer \_\_\_\_\_  
Date \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

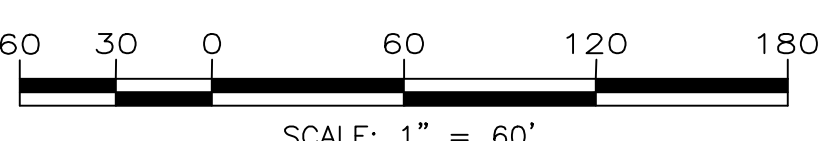
NOTE: This document originally issued and sealed by Van R. Finch, P.L.S. L-2507, on 3/2/2021. This media shall not be considered a certified document.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in D.B. 386, PG. 112; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 98, Sheet \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number, and seal this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021.

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus, ✓  
 (a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
 (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
 (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

SURVEY FOR  
**FEARRINGTON SECTION X AREA D PHASE TWO "FORSYTH"**

WILLIAMS TOWNSHIP CHATHAM COUNTY, N.C.  
OWNER: FITCH CREATIONS, INC. FEARRINGTON VILLAGE CENTER PITTSBORO, N. C. 27312  
DATE: FEBRUARY 26, 2021  
REVISED: MARCH 2, 2021 (ADD LOT DIMENSIONS)



VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

NOTE: SEE SHEET TWO FOR ADDITIONAL DETAILS ON SANITARY SEWER EASEMENTS ASSOCIATED WITH INDIVIDUAL LOTS AND OPEN SPACES.

**NOTES**

- No Title Search was made by this Surveyor during the course of this Survey.
- This Surveyor does not certify to the existence or location of any underground features (tanks, septic systems, utilities, etc.).
- This property is subject to all easements of record affecting subject property.
- There were no NCGS monuments found within 2000 feet of this parcel of land. This Survey is oriented to N.C. Grid North as per Plat Slide 2019-222, Chatham County Registry.
- Maintenance of public roads "Forsyth" and "Millcroft" will be the responsibility of Fitch Creations, Inc. until acceptance by the N.C. Department of Transportation.
- Unless otherwise noted, 1/2" iron pipes were set at all lot corners. Iron pipes were also set on each lot line 15 feet from the front corner, unless otherwise noted.
- Areas shown were computed by the coordinate method.
- Inset maps for sewer and permanent drainage easements are shown on sheet two.
- There is a 3' Private Drainage and Utility Easement along each side lot line - 3' on each side of the property line (6 feet total). (see typical lot inset on sheet one)
- There is a 10' Utility Easement along the road frontage of each lot and open space. (see typical lot inset on sheet one)
- The Flood Map Number for this property is 3710977400J, dated 2/2/2007.

REFERENCE: Deed Book 386 Page 112  
Plat Book 16 Page 97  
Parcel #18998  
Building Setbacks  
Front 20 ft.  
Side 5 ft.  
Rear 25 ft.

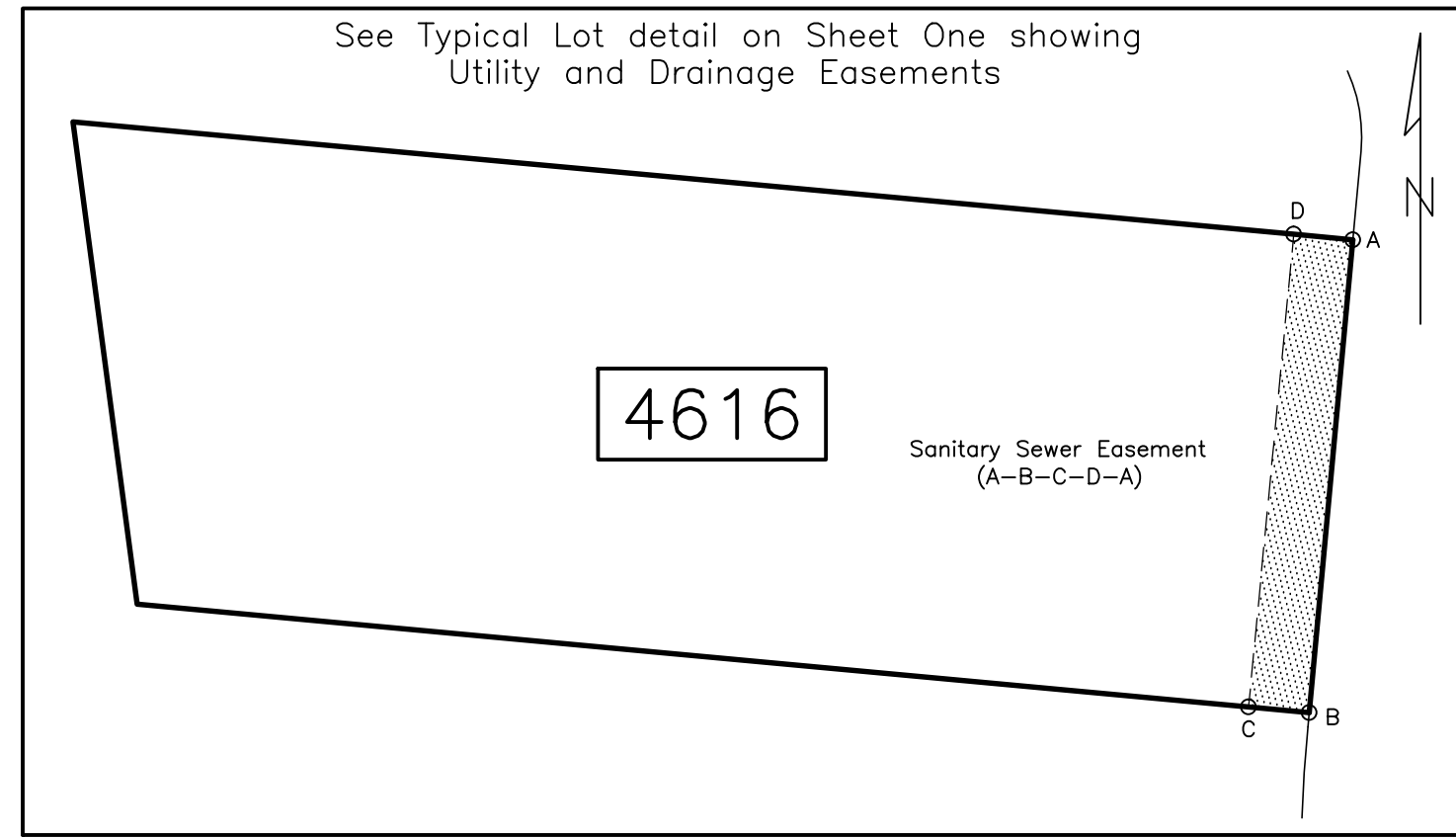
**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ISS IRON STAKE SET
- ECM EXISTING CONCRETE MONUMENT
- ▲ RRS RAILROAD SPIKE
- △ NS NAIL SET
- CMP COMPUTED POINT
- SSMH SANITARY SEWER MANHOLE
- ▨ VWSSE VARIABLE WIDTH SANITARY SEWER EASEMENT
- ▨ PDE PERMANENT DRAINAGE EASEMENT



**SANITARY SEWER EASEMENT LOT 4616**

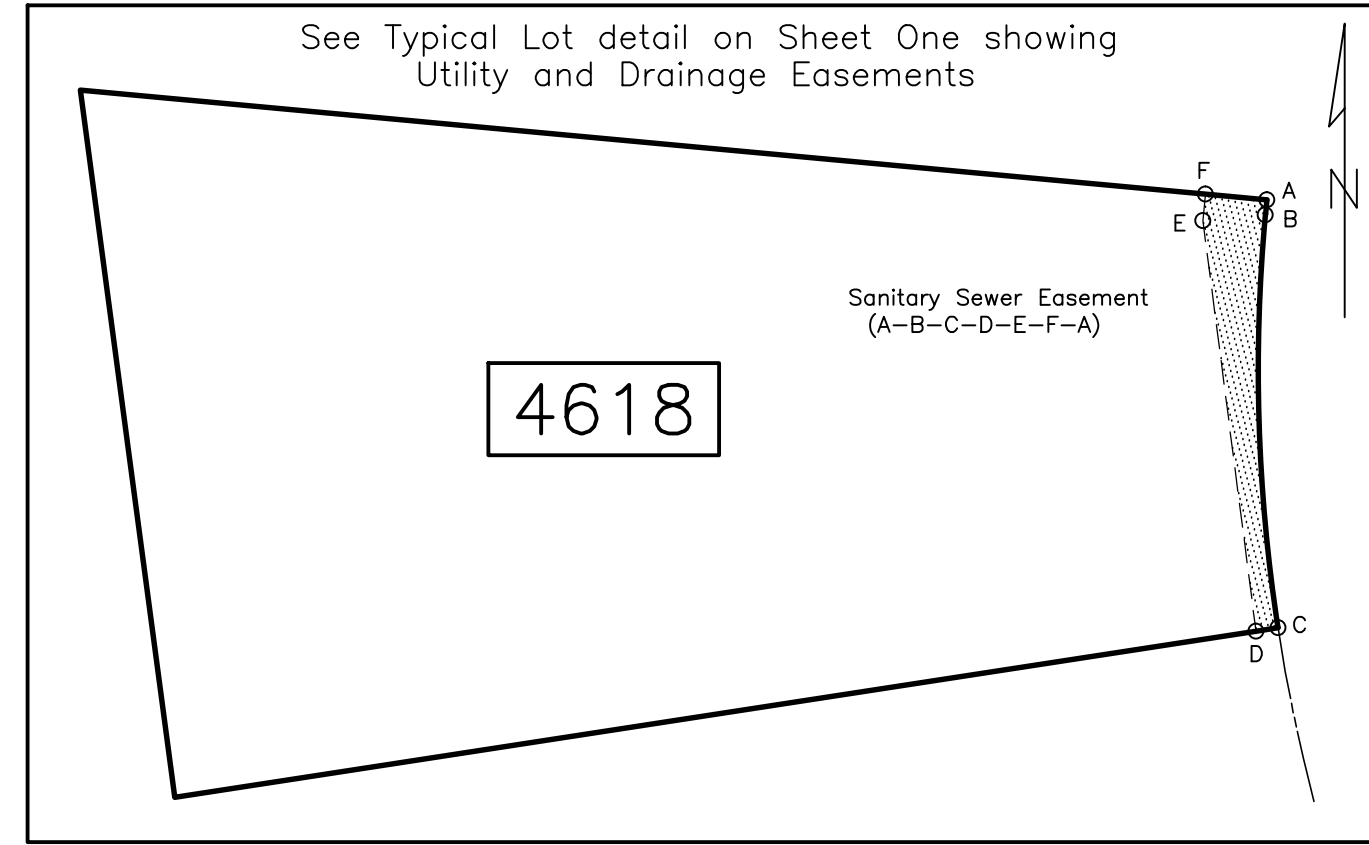
See Typical Lot detail on Sheet One showing Utility and Drainage Easements



LINE	BEARING	DISTANCE
A - B	S 05°16'40" W	75.09'
B - C	N 84°43'20" W	9.62'
C - D	N 05°27'26" E	75.08'
D - A	S 84°44'19" E	9.39'

**SANITARY SEWER EASEMENT LOT 4618**

See Typical Lot detail on Sheet One showing Utility and Drainage Easements

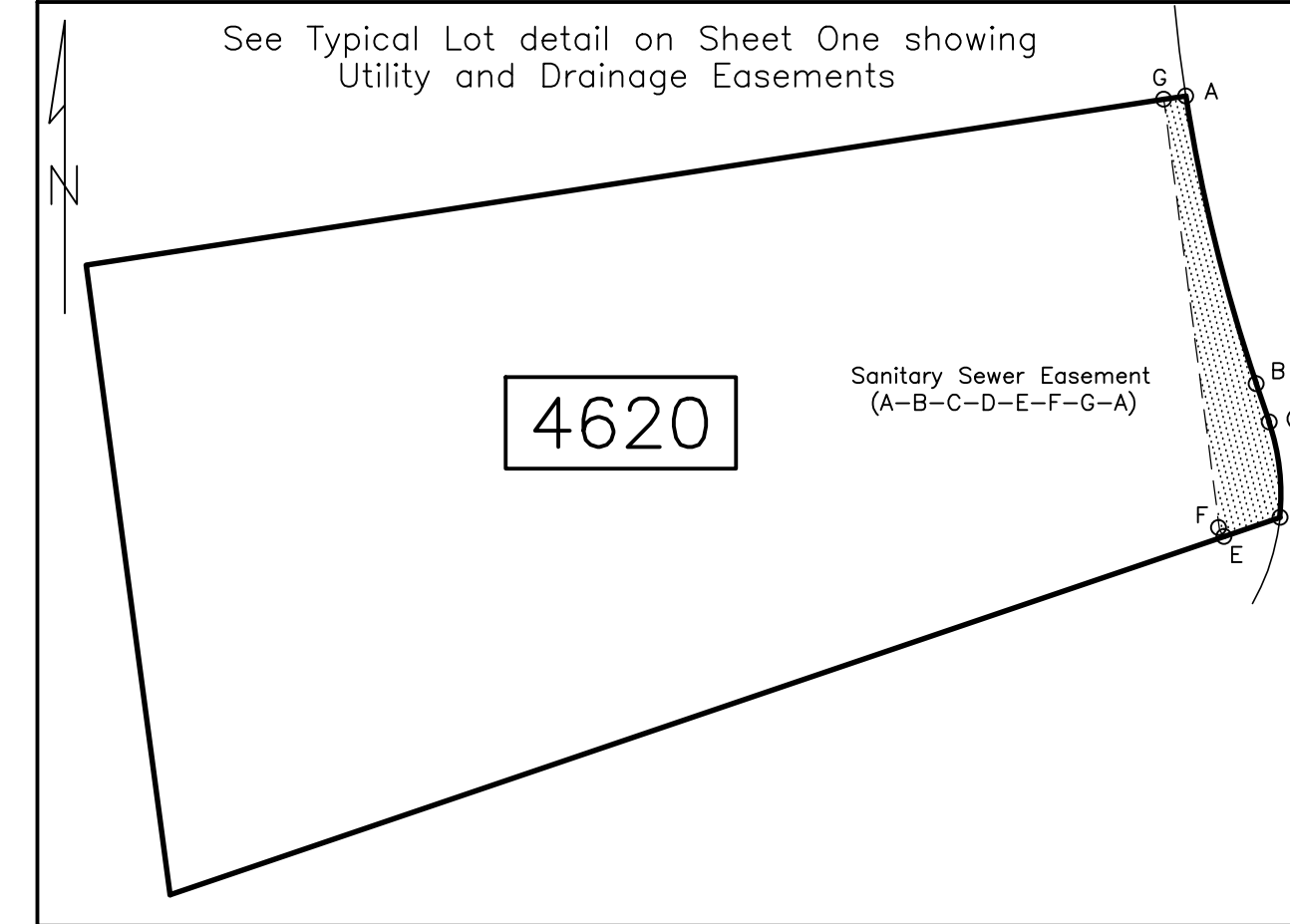


CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
B - C	64.81'	265.00'	S 01°43'44" E	64.65'

LINE	BEARING	DISTANCE
A - B	S 05°16'40" W	2.24'
C - D	S 81°15'51" W	3.48'
D - E	N 07°21'54" W	64.64'
F - F	N 05°27'26" E	4.18'
F - A	S 84°43'20" E	9.62'

**SANITARY SEWER EASEMENT LOT 4620**

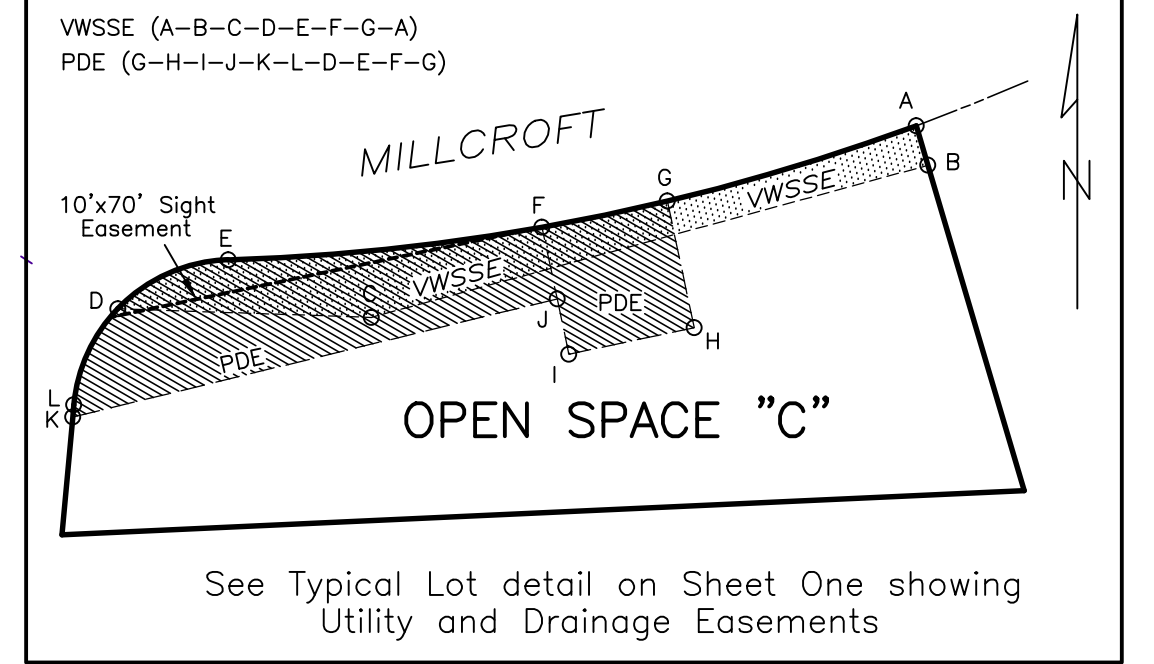
See Typical Lot detail on Sheet One showing Utility and Drainage Easements



CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
A - B	46.50'	265.00'	S 13°45'46" E	46.44'
C - D	15.15'	35.00'	S 06°23'10" E	15.04'

LINE	BEARING	DISTANCE
B - C	S 18°47'23" E	6.34'
D - E	S 71°13'23" W	9.26'
E - F	N 35°24'06" W	1.22'
F - G	N 07°21'54" W	68.07'
G - A	N 81°15'51" E	3.48'

**SANITARY SEWER AND PERMANENT DRAINAGE EASEMENTS OPEN SPACE "C"**

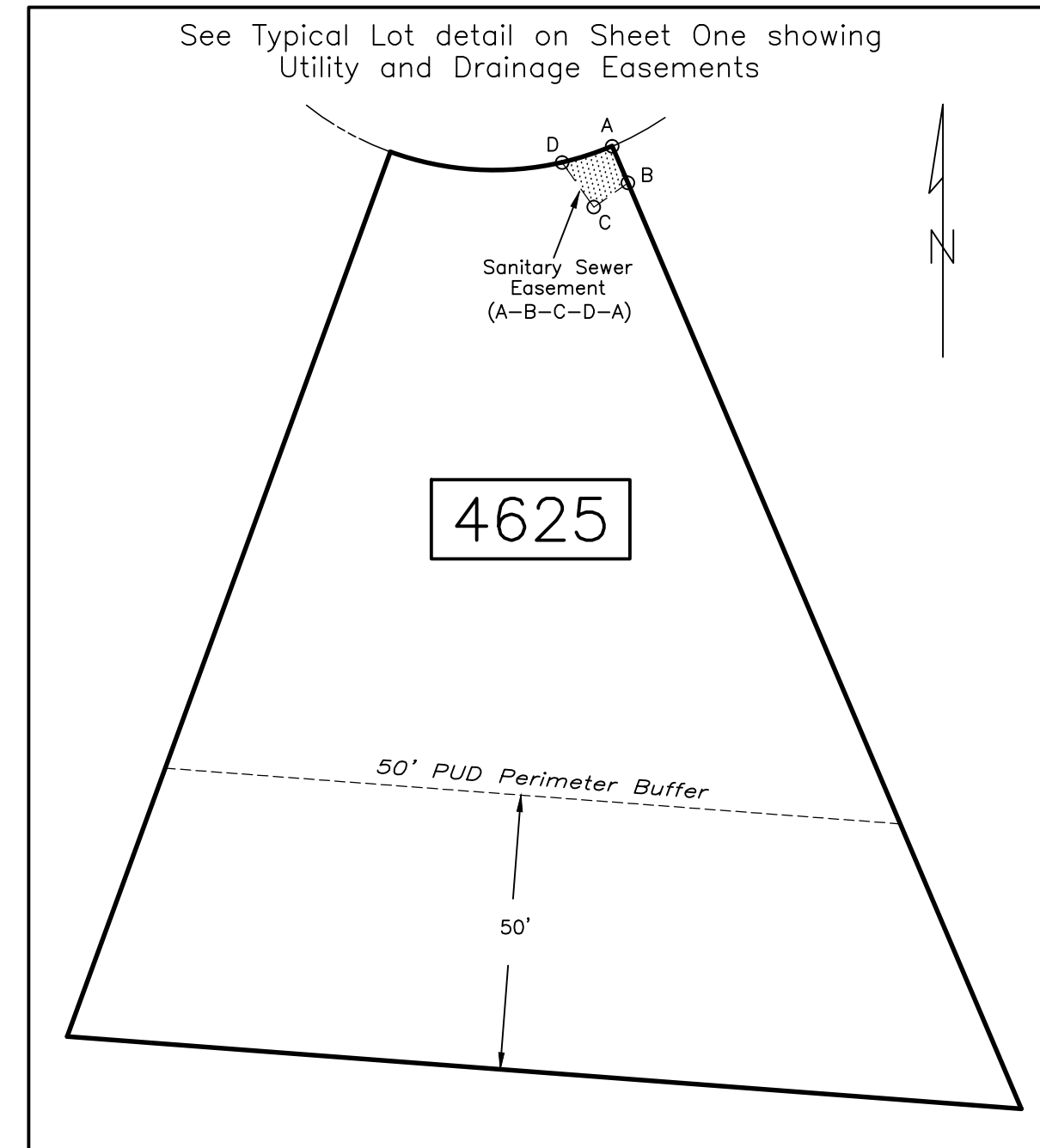


CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
L - D	16.85'	25.00'	N 24°35'31" E	16.54'
D - E	19.34'	25.00'	N 66°04'18" E	18.86'
E - F	49.33'	340.00'	N 84°04'51" E	49.28'
F - G	20.00'	340.00'	N 78°14'21" E	20.00'
G - A	40.66'	340.00'	N 73°07'40" E	40.64'

LINE	BEARING	DISTANCE
A - B	S 16°29'03" E	6.46'
B - C	S 74°43'16" W	90.16'
C - D	N 88°03'05" W	39.61'
G - H	S 11°57'11" E	20.20'
H - I	S 78°02'49" W	20.00'
I - J	N 11°57'11" W	8.84'
J - K	S 76°16'45" W	77.91'
K - L	N 05°16'40" E	1.90'
J - F	N 11°57'11" W	11.43'

**SANITARY SEWER EASEMENT LOT 4625**

See Typical Lot detail on Sheet One showing Utility and Drainage Easements

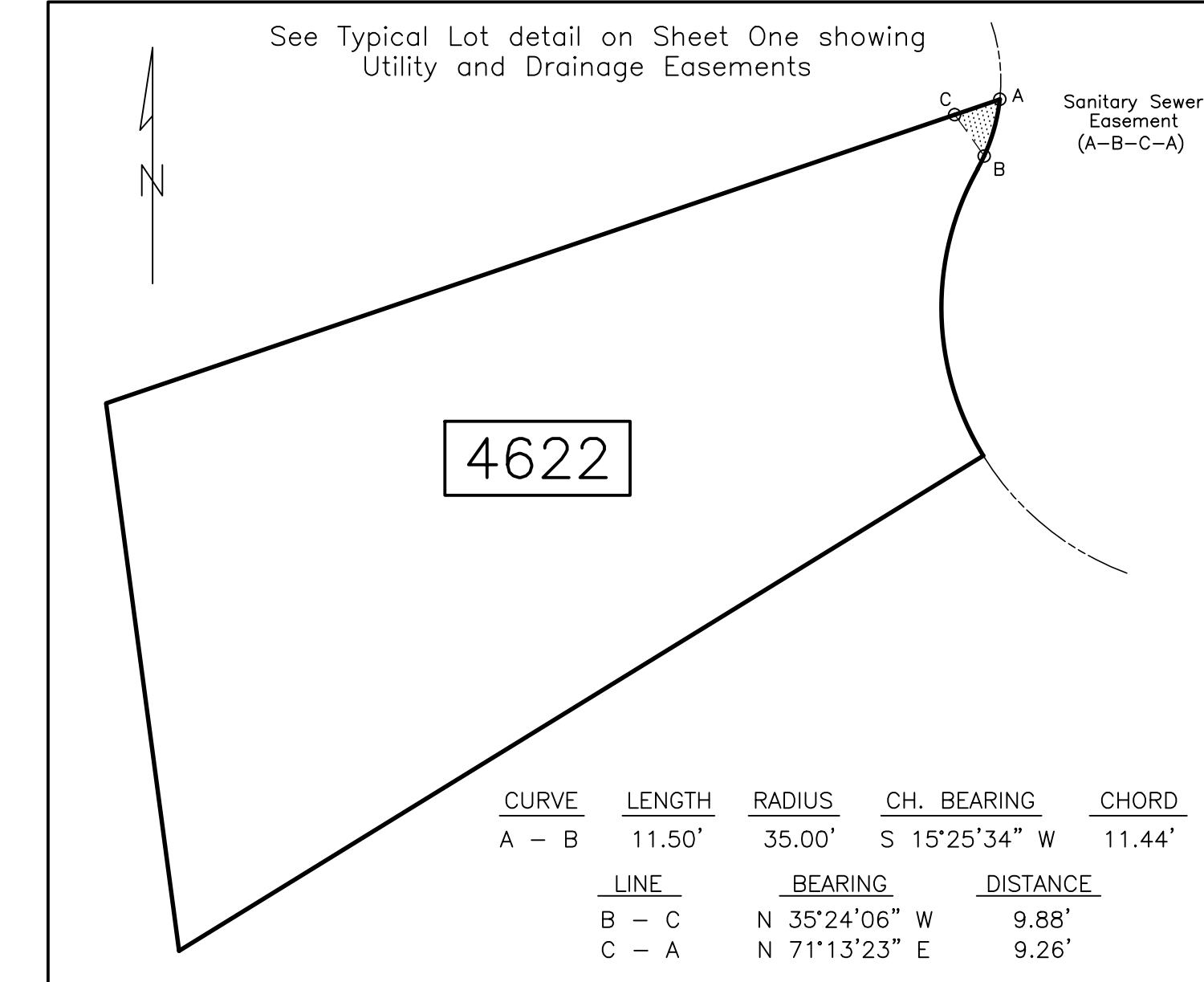


CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
D - A	9.60'	55.00'	N 71°58'51" E	9.59'

LINE	BEARING	DISTANCE
A - B	S 23°01'10" E	7.26'
B - C	S 54°35'54" W	7.59'
C - D	N 35°24'06" W	9.95'

**SANITARY SEWER EASEMENT LOT 4622**

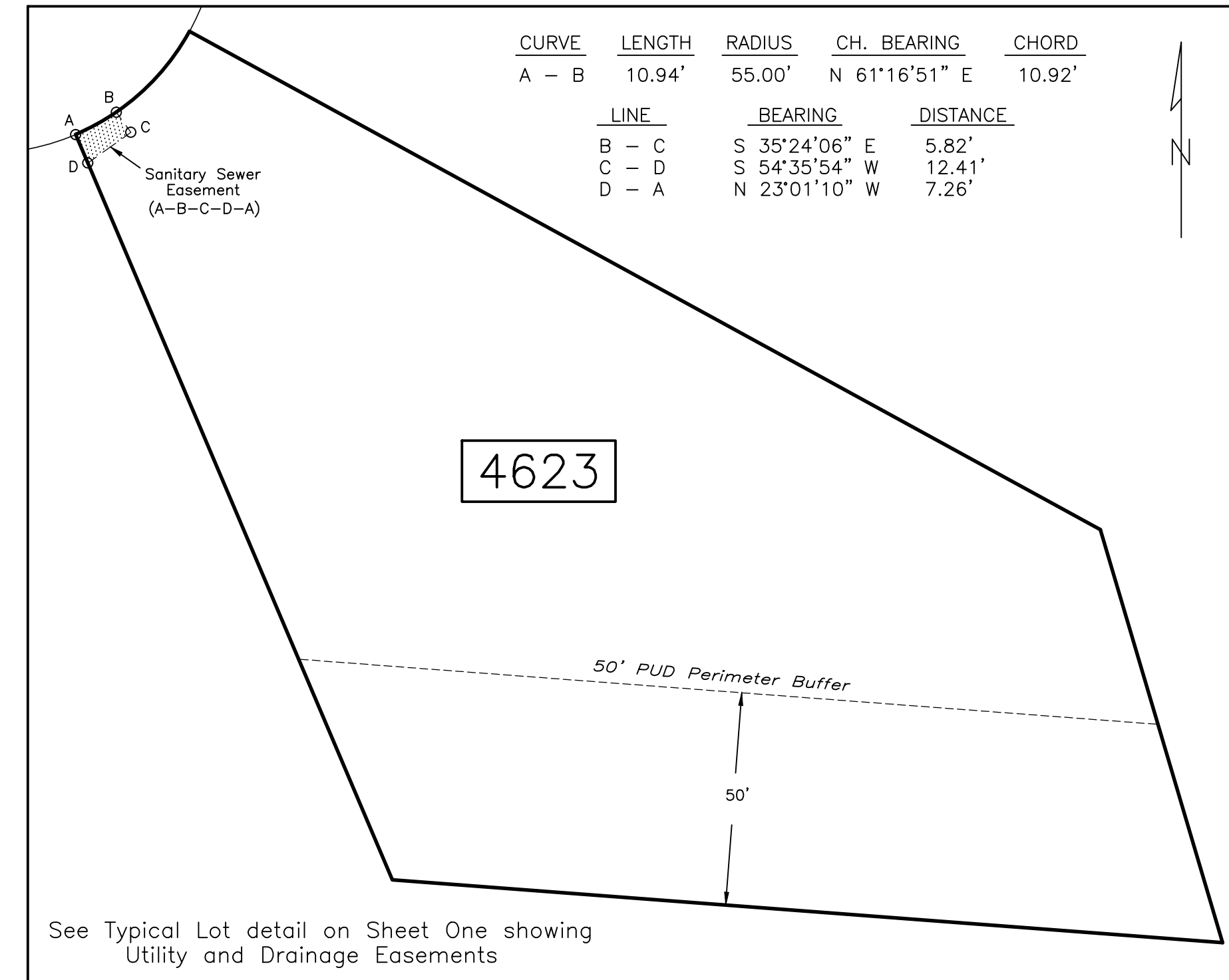
See Typical Lot detail on Sheet One showing Utility and Drainage Easements



CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
A - B	11.50'	35.00'	S 15°25'34" W	11.44'

LINE	BEARING	DISTANCE
B - C	N 35°24'06" W	9.88'
C - A	N 71°13'23" E	9.26'

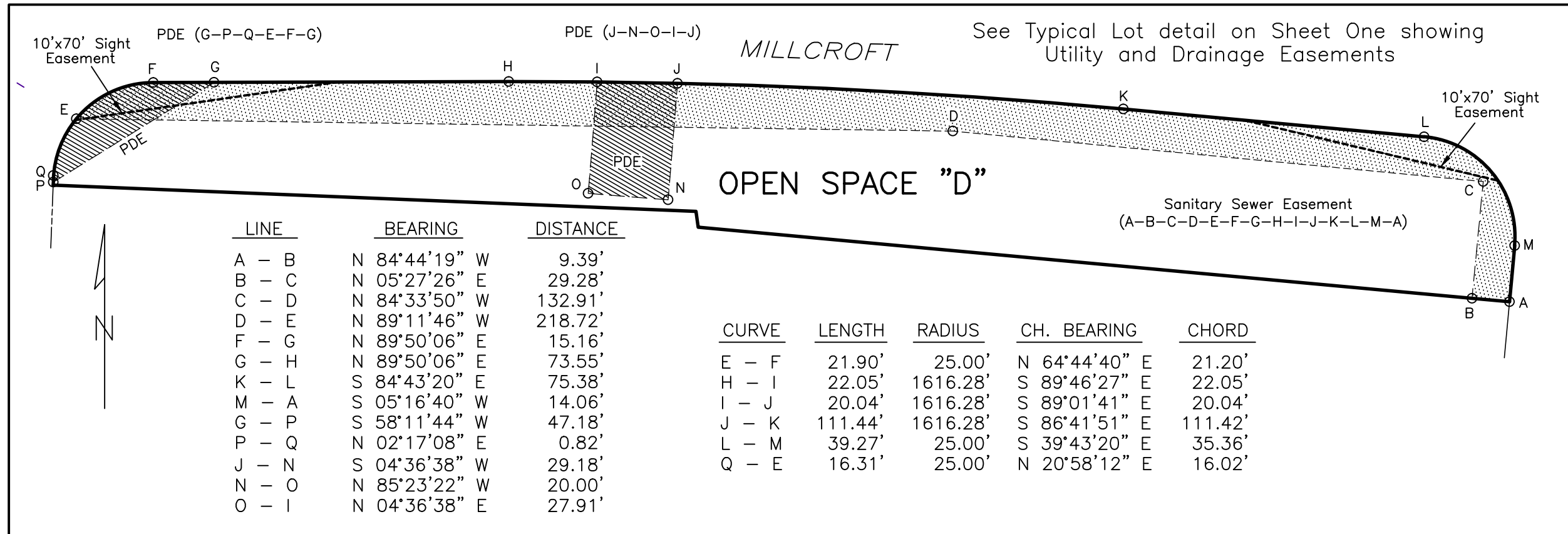
**SANITARY SEWER EASEMENT LOT 4623**



CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
A - B	10.94'	55.00'	N 61°16'51" E	10.92'

LINE	BEARING	DISTANCE
B - C	S 35°24'06" E	5.82'
C - D	S 54°35'54" W	12.41'
D - A	N 23°01'10" W	7.26'

**SANITARY SEWER AND PERMANENT DRAINAGE EASEMENTS OPEN SPACE "D"**



LINE	BEARING	DISTANCE
A - B	N 84°44'19" W	9.39'
B - C	N 05°27'26" E	29.28'
C - D	N 84°33'50" W	132.91'
D - E	N 89°11'46" W	218.72'
F - G	N 89°50'06" E	15.16'
G - H	N 89°50'06" E	73.55'
K - L	S 84°43'20" E	75.38'
M - A	S 05°16'40" W	14.06'
G - P	S 58°11'44" W	47.18'
P - Q	N 02°17'08" E	0.82'
J - N	S 04°36'38" W	29.18'
N - O	N 85°23'22" W	20.00'
O - I	N 04°36'38" E	27.91'

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
E - F	21.90'	25.00'	N 64°44'40" E	21.20'
H - I	22.05'	1616.28'	S 89°46'27" E	22.05'
I - J	20.04'	1616.28'	S 89°01'41" E	20.04'
J - K	111.44'	1616.28'	S 86°41'51" E	111.42'
L - M	39.27'	25.00'	S 39°43'20" E	35.36'
Q - E	16.31'	25.00'	N 20°58'12" E	16.02'

State of North Carolina  
County of Chatham

I, \_\_\_\_\_, Review Officer of Chatham County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_  
Date \_\_\_\_\_

**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
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- CMP COMPUTED POINT
- SSMH SANITARY SEWER MANHOLE
- ▨ VWSSE VARIABLE WIDTH SANITARY SEWER EASEMENT
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SURVEYOR  
LICENSE NUMBER L-2507

SURVEY FOR  
**FEARRINGTON SECTION X AREA D PHASE TWO "FORSYTH"**

WILLIAMS TOWNSHIP CHATHAM COUNTY, N.C.  
OWNER: FITCH CREATIONS, INC. DATE: FEBRUARY 26, 2021  
FEARRINGTON VILLAGE CENTER REVISOR: MARCH 2, 2021  
PITTSBORO, N. C. 27312 (ADD LOT DIMENSIONS)



SCALE: 1" = 60'  
VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312

FIRM LICENSE #C-513

SHEET TWO OF TWO