



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	0.90'	0.90'	N 47°34'27" E	0°11'54"
C2	260.00'	100.38'	99.76'	N 58°44'03" E	22°07'18"
C3	260.00'	77.07'	76.78'	N 78°17'11" E	16°58'58"
C4	260.00'	65.34'	65.17'	S 86°01'21" E	14°25'57"
C5	55.00'	54.35'	52.17'	N 82°55'08" E	56°37'06"
C6	25.00'	20.32'	19.76'	N 77°53'36" E	46°34'03"
C7	55.00'	31.43'	31.00'	S 52°24'11" E	32°44'15"
C8	55.00'	41.70'	40.71'	S 14°18'56" E	43°26'14"
C9	55.00'	36.35'	35.69'	S 26°20'12" W	37°52'03"
C10	55.00'	48.29'	46.76'	S 70°25'28" W	50°18'27"
C11	25.00'	20.32'	19.76'	N 55°32'21" W	46°34'03"
C12	55.00'	50.08'	48.36'	N 58°20'19" W	52°10'00"
C13	200.00'	187.46'	180.67'	S 74°19'34" W	53°42'08"

SEAN T. LARNEY
ALICIA J. LARNEY
D.B. 2094 PG. 25

NOTE: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations.

SCM ACCESS AND MAINTENANCE EASEMENT

V - P	N 03°48'38" W	49.15'
P - Q	N 03°48'38" W	119.54'
Q - R	N 77°42'41" E	139.17'
R - I	S 60°57'01" E	20.63'
I - 1	S 42°31'30" E	65.54'
1 - 27	S 47°28'30" W	138.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
27 - V	200.00'	98.08'	97.10'

10' PRIVATE SEPTIC EASEMENT (for Lot 2)

O - P	N 27°43'05" W	48.59'
P - 23	N 03°48'38" W	125.95'
23 - S	N 70°32'20" E	10.39'
S - T	S 03°48'38" E	126.64'
T - U	S 27°43'05" E	47.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
U - O	200.00'	10.06'	10.06'

I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for grid coordinates/feet:

(1) Class of survey	Class A
(2) Positional accuracy	< 0.10'
(3) Type of GPS field procedure	RTK (VRS)
(4) Dates of survey	7/12/20
(5) Datum/EPOCH	NAD 83 (2011)
(6) Published/Fixed-control use	NCSS Network (VRS)
(7) Geoid model	12B
(8) Combined grid factor	0.99998704
(9) Units	U.S. Survey Feet

20' Permanent and Public Drainage Easement

1 - Z	S 47°28'30" W	59.37'(tie)
Z - W	S 47°28'30" W	22.02'
W - W1	N 67°17'11" W	23.27'
W1 - X	N 67°17'11" W	15.00'
X - Y	N 22°42'49" E	20.00'
Y - Y1	S 67°17'11" E	20.00'
Y1 - Z	S 67°17'11" E	27.49'

SIGN EASEMENT

1 - AA	S 47°28'30" W	31.01'(tie)
AA - BB	S 47°28'30" W	15.11'
BB - CC	N 11°17'55" W	39.96'
CC - DD	N 78°42'05" E	12.92'
DD - AA	S 11°17'55" E	32.13'

POWERLINE EASEMENT LOT 1

2 - A	S 42°31'30" E	85.35'(tie)
A - B	S 42°31'30" E	48.48'
B - C	S 04°17'38" E	156.30'
C - D	S 13°09'43" W	100.01'
D - A	N 04°17'38" W	289.79'

POWERLINE EASEMENT LOT 10

16 - E	S 00°53'40" E	14.80'
E - F	S 87°34'42" W	68.02'
F - 16	N 75°22'40" E	69.99'

POWERLINE EASEMENT LOT 2A

16 - 25	N 75°22'40" E	6.55'
25 - G	S 72°46'28" E	30.07'
G - H	S 75°58'57" W	30.18'
H - E	S 87°34'42" W	5.55'
E - 16	N 00°53'40" W	14.80'

POWERLINE EASEMENT LOT 11

24 - I	S 42°31'30" E	42.39'
I - J	N 60°57'01" W	52.07'
J - 24	N 70°32'20" E	17.89'

POWERLINE EASEMENT LOT 2A

24 - J	S 70°32'20" W	17.89'
J - K	N 60°57'01" W	8.24'
K - L	N 01°12'59" E	26.99'
L - 24	S 43°11'35" E	34.33'

ADDITIONAL PUBLIC DRAINAGE AND UTILITY EASEMENT FOR LOTS 1 AND 2

30 - 31	S 46°36'54" E	22.06'
31 - 32	N 47°28'30" E	8.43'
32 - 33	N 46°36'54" W	7.02'
33 - 34	S 48°26'12" W	10.77'
34 - 35	N 46°36'54" W	7.04'

ADDITIONAL PUBLIC DRAINAGE AND UTILITY EASEMENT FOR LOTS 3 AND 4

36 - 37	S 00°40'51" E	22.02'
37 - 38	N 86°12'03" E	7.63'
38 - 39	N 00°40'51" W	7.02'
39 - 40	S 87°40'03" W	6.80'
40 - 41	N 00°40'51" W	7.00'

ADDITIONAL PUBLIC DRAINAGE AND UTILITY EASEMENT FOR LOT 11

42 - 43	N 00°52'45" W	7.16'
43 - 44	S 78°49'22" E	9.87'
44 - 17	S 11°10'38" W	7.00'
17 - 44	N 78°49'22" W	8.37'

THOMAS WILLIAM HATLEY
SARA ANN HATLEY OAKLEY
RENA HATLEY PERRY
CLARENCE WAYNE HATLEY
D.B. 586 PG. 464
P.C. A-391

NOTE: Points O - V are 1/2" Iron Pipes, set 1" above ground.
Points AA - DD, W, W1, Y1, and Z are 1/2" Iron Pipes, set flush.
Points A - L, N, X, and Y are computed points only.
Points 31 - 35 and 37 - 44 are computed points only.

MAP LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ISS IRON STAKE SET
- ECM EXISTING CONCRETE R/W MONUMENT
- ▲ RRS RAILROAD SPIKE
- △ EXN EXISTING NAIL
- PP POWER POLE
- CMP COMPUTED POINT
- WV WATER VALVE
- HYD FIRE HYDRANT
- ◇ TP TELEPHONE PEDESTAL
- OHPL OVERHEAD POWER LINE
- GW GUY WIRE
- SCM STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

AREAS COMPUTED BY COORDINATE METHOD

CERTIFICATE OF THE APPROVAL OF UTILITIES

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Chatham County Sub-division Regulations, except as noted herein, or proper provisions have been made for their installation.

DATE: _____
SIGNATURE: _____ ENGINEER NO. _____
TITLE: _____

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 APPROVAL FOR RECORDING

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

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE: _____
DATE: _____

FORM 2 ADEQUATE SOILS CERTIFICATION OF REVIEW BY A LICENSED SOIL SCIENTIST

I hereby certify that Lots 1 through 11 shown on this plat for Hobby Farm have been reviewed in accordance with the 1900 North Carolina laws and rules for sewage treatment and disposal systems. As of this date, and based on this review of existing site conditions the lots numbered above on this plat meet these regulations. Certification 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: _____
NC LICENSED SOIL SCIENTIST (SEAL): _____

LINE	BEARING	DISTANCE
10 - 46	N 08°19'34" W	33.24'
46 - 47	N 56°09'50" E	65.54'
47 - 48	N 61°36'29" E	101.59'
48 - 49	N 67°37'26" E	98.55'
49 - 50	S 78°10'10" E	566.99'
50 - 51	N 75°31'33" E	254.56'
51 - 52	S 42°31'30" E	587.08'
52 - 3	S 13°09'43" W	36.32'
1 - 2	S 42°31'30" E	60.00'

NOTE: Jurisdiction and permanence of the features shown has been determined by Chatham County. Required buffers were measured landward from the outer limit of jurisdiction. Chatham County's Watershed Protection Ordinance provides descriptions of allowable uses within protected buffer areas. Lot 5 and Lot 6 are subject to Chatham County's buffer requirements.

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: _____

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2080, Page 225-1 (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2080, Page 225-1 (Other); 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 July, 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.
 (d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

SURVEYOR: _____
LICENSE NUMBER L-2507

- 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, utilities, septic systems, etc).
 - This property is subject to all easements of record affecting subject property. See also Deed Book 373, Page 527 and Deed Book 450, Page 528.
 - There were no NCGS monuments found within 2000 feet of this parcel of land.
 - See Deed Book 401, Page 30 for the description of the conveyance between the State of North Carolina, acting at the request of the University of North Carolina at Chapel Hill, and Duke Power Company. Said document is described as "Electric Utility Sales Agreement" with subtitle "Deed of Easements". For prior reference see Deed of Easement recorded in Deed Book 259, Page 200, Chatham County Registry.
 - Overhead utility lines have a 30' easement centered on the existing lines.
 - Unless otherwise noted, 1/2" iron pipes were set at all lot corners.
 - Maintenance of Hobby Farm Road will be the responsibility of Lovin' Spoonful, LLC, until acceptance by the N.C. Department of Transportation.
 - The area extending from the centerlines of S.R. 1532 and S.R. 1526 to the R/W lines (0.907 ac.) is owned by Lovin' Spoonful, LLC. This area is not included in any lot, and is to be dedicated to NCDOT.
 - This property is zoned R-1.
 - The Flood Map Number for this property is 3710975500K, dated 11/17/2017.
 - Lot 2A is not approved as a separate lot for building development but is to serve as a septic area for Lot 2.
 - Plat revised 4/29/2021 to show additional public drainage and utility easements on Lots 1 - 4, and Lot 11, and to add sign easement and notes.
 - Plat revised 7/7/2021 to add table and notes.
 - Plat revised 7/21/2021 to add Form 2.

Building Setbacks

Front	40'
Side	25'
Rear	25'

REFERENCE: DEED BOOK 2080 PAGE 725
PLAT SLIDE 2019-253
PARCEL #68308

OWNER: LOVIN' SPOONFUL, LLC
2475 REDJUD PITTSPORO, N.C. 27312

DATE: JULY 22, 2020
REVISED: APRIL 29, 2021
REVISED: JULY 7, 2021
REVISED: JULY 21, 2021

SCALE: 1" = 60'

SURVEY FOR

HOBBY FARM

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