

**SURVEY NOTES:**

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
2. NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
4. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE X, AS SHOWN ON FEMA FIRM MAP PANEL #3710975500K WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
6. THE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.

**ADDITIONAL NOTES:**

1. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RYAN'S CROSSING SUBDIVISION, RECORDED AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ CHATHAM COUNTY REGISTRY (THE "DECLARATION").
2. THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN THE DECLARATION.
3. MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE ESTABLISHED BY THE DECLARATION, THE DECLARANT (OR ITS DESIGNEE) UNDER THE DECLARATION, OR ANY ARCHITECTURAL, DESIGN AND LANDSCAPE GUIDELINES ADOPTED PURSUANT TO THE DECLARATION. MINIMUM SETBACKS AND MINIMUM BUILDING ENVELOPE REQUIREMENTS SHALL ALSO BE SUBJECT TO REVISION AS ALLOWED UNDER THE DECLARATION AND CONSISTENT WITH APPLICABLE COUNTY SETBACK REQUIREMENTS.
4. EXTERIOR LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE AND WITH THE DECLARATION, WHICHEVER IS MOST STRICT.
5. IN ADDITION TO ANY AND ALL EASEMENTS RESERVED OR GRANTED IN THE DECLARATION, DECLARANT RESERVES FOR ITSELF AND GRANTS TO THE ASSOCIATION (AS DEFINED IN THE DECLARATION) AND ALL UTILITY PROVIDERS (AS DEFINED IN THE DECLARATION), PERPETUAL, NON-EXCLUSIVE 5' AND 20' EASEMENTS (AS APPLICABLE) FOR ALL UTILITIES PURPOSES INCLUDED IN THE DECLARATION, INCLUDING, WITHOUT RESERVATION, THE PURPOSES OF ACCESS AND INSTALLING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING UTILITIES ALONG ALL LOT FRONTAGE ON PUBLIC PRIVATE RIGHTS-OF-WAY AND IN ORDER TO ACCESS STORMWATER BMP'S.
6. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.
7. MAINTENANCE OF PUBLIC RIGHT OF WAYS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOA UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.
8. JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS. PA REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. LOT NUMBERS 10, 11, 12, 13, 14, AND 50 ARE SUBJECT TO CHATHAM COUNTY REQUIREMENTS.

**ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST**

I HEREBY CERTIFY THAT LOT(S) \_\_\_\_\_ SHOWN ON THIS PLAT FOR \_\_\_\_\_ 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 MEETS 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)

**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.

DATE \_\_\_\_\_

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED 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 OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**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.

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
OWNER/AGENT

**REVIEW OFFICER CERTIFICATION**

I, \_\_\_\_\_ REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ TITLE \_\_\_\_\_

\_\_\_\_\_  
COUNTY,  
NORTH CAROLINA  
I, A NOTARY PUBLIC OF THE COUNTY  
AND STATE AFORESAID, CERTIFY THAT  
\_\_\_\_\_  
(OWNER),  
PERSONALLY APPEARED BEFORE ME THIS DAY  
AND ACKNOWLEDGED THE EXECUTION OF THE  
FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

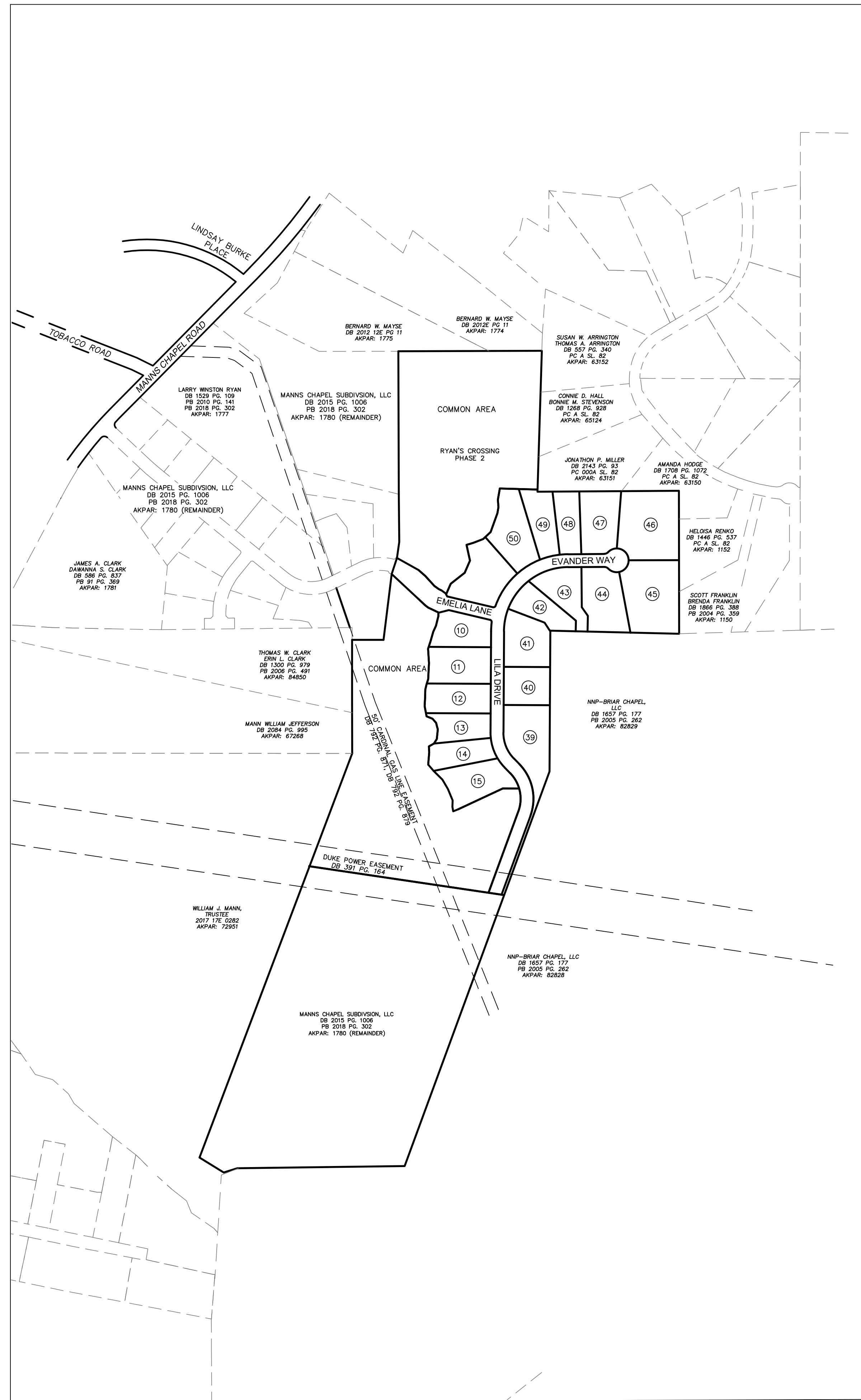
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

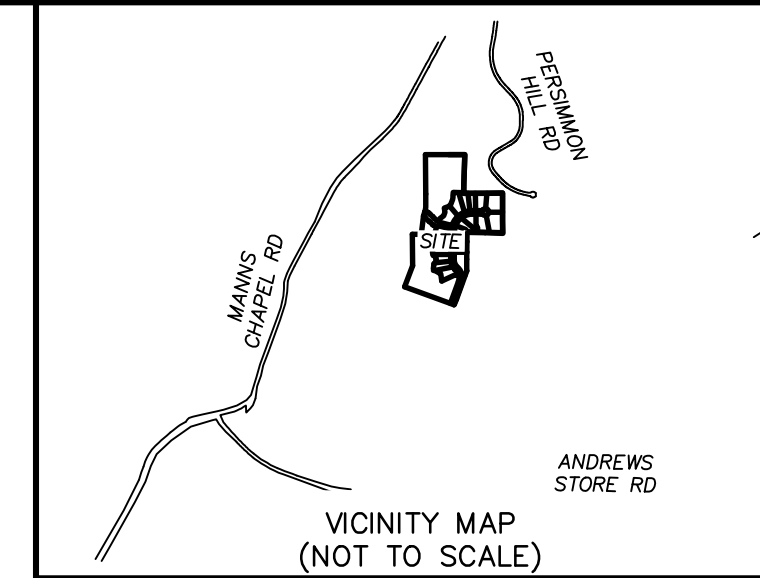
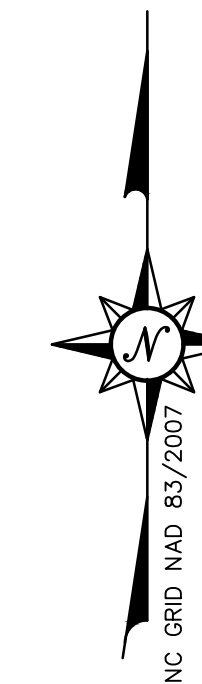
APPROVED \_\_\_\_\_  
DISTRICT ENGINEER

DATE \_\_\_\_\_



**STORMWATER NOTE:**

THIS PLAT CONTAINS STORMWATER MANAGEMENT MEASURES THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT. MAINTENANCE OF THE PRIVATE STORMWATER BMP'S TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION.



I, JEFFREY D. AKER, PLS L-4234, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 10TH DAY OF APRIL, 2022.

JEFFREY D. AKER L-4234  
PROFESSIONAL LAND SURVEYOR

I, JEFFREY D. AKER, PLS L-4234, CERTIFY 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.

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

**LEGEND**

- IRON ROD SET (UNLESS OTHERWISE STATED)
- IPF IRON PIPE FOUND
- △ EASEMENT POINT
- (XXX) LOT NUMBER
- EX. EXISTING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- LSSE LANDSCAPE AND SIGN EASEMENT
- ST SIGHT TRIANGLE
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- BMP MEA BMP MAINTENANCE AND EASEMENT ACCESS
- DBC DESCRIBED BY CENTERLINE
- TYP TYPICAL
- CMF CONCRETE MONUMENT FOUND
- COMMON AREA
- BUFFER AREA
- WETLAND AREA
- 10' x 70' SIGHT TRIANGLE

**SITE DATA**

ZONING: R-1 CONSERVATION SUBDIVISION  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 2,627 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A  
TOTAL NUMBER OF LOTS: 18 (#10-15, 39-50)  
TOTAL AREA OF LOTS: 20.171 ACRES  
878,659 SQUARE FEET  
TOTAL PUBLIC RIGHT-OF-WAY: 3.911 ACRES  
170,385 SQUARE FEET  
TOTAL BMP A/M EASE: 2.028 ACRES  
88,361 SQUARE FEET  
TOTAL COMMON AREAS: 30.124 ACRES (#4-6)  
1,312,201 SQUARE FEET  
TOTAL PROJECT AREA: 54,206 ACRES  
2,361,226 SQUARE FEET

**OWNER INFORMATION:**

MANN'S CHAPEL SUBDIVISION, LLC  
514 DANIELS STREET, SUITE 165  
RALEIGH, NC 27605  
AKPAR-1780  
DB-2015, PG-1006  
FB-2018, PG-302  
SITE ADDRESS:  
2064 MANN'S CHAPEL ROAD  
CHAPEL HILL, NC

TOTAL CONSERVATION AREAS: 30.124 ACRES (#3-4)  
(CONTAINED WITHIN COMMON AREAS) 1,312,201 SQUARE FEET

DATE	REVISION	INITIAL

**MCKIM & CREED**  
1730 Varsity Drive, Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
NC FIRM # F-1222  
Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

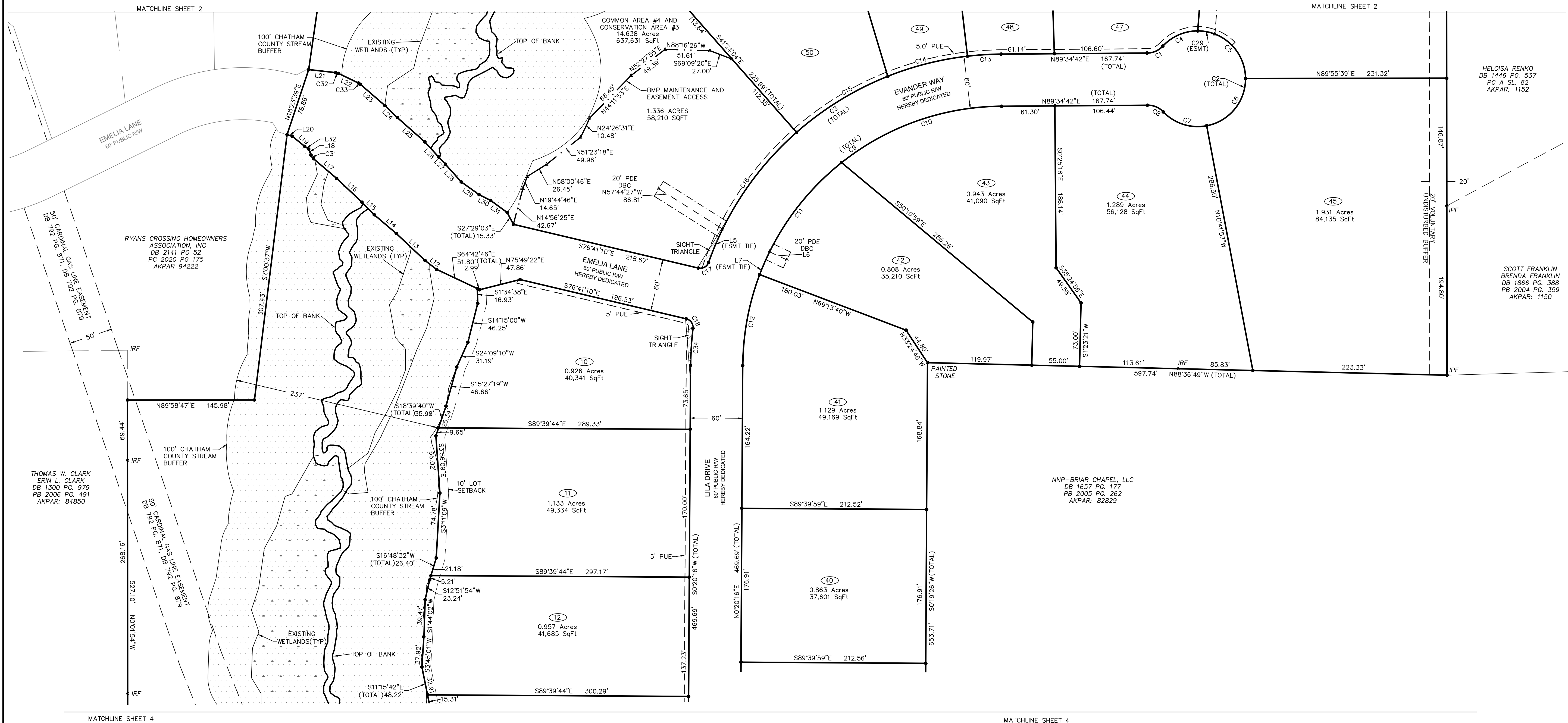
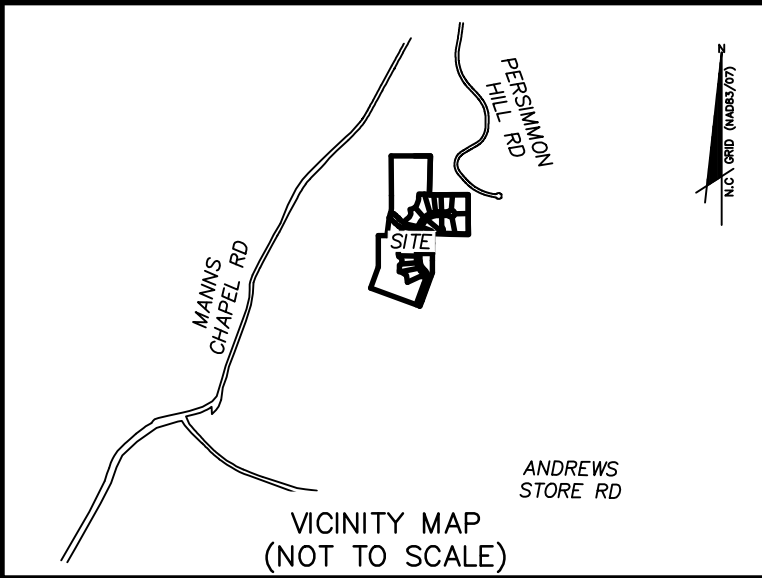
FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT  
OF  
**RYAN'S CROSSING PHASE 2**  
FOR  
**MANN'S CHAPEL SUBDIVISION, LLC**  
DATE: APRIL 10, 2022 SCALE: NOT TO SCALE  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 07291-0004  
PROJ. SVYR: JDA  
DRAWN BY: WW  
FIELD BK.:  
COMP. FILE: V8101\_072910004-PHASE 2.dwg  
SHEET #: 1 OF 4  
DWG. #:

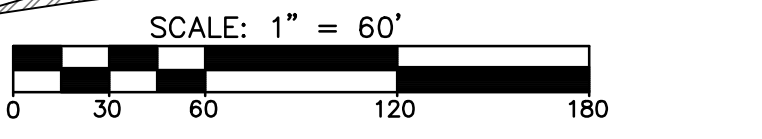




**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES



- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
  - IFF IRON PIPE FOUND
  - △ EASEMENT POINT
  - XXX LOT NUMBER
  - EX. EXISTING
  - N/F. NOW OR FORMERLY
  - DB DEED BOOK
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  - ▨ BUFFER AREA
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  - △ 10' x 70' SIGHT TRIANGLE



**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS  
SEE SHEET 4 FOR LINE AND CURVE TABLES

DATE	REVISION	INITIAL

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NC FIRM # F-1222  
Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT  
OF  
**RYAN'S CROSSING PHASE 2**  
FOR  
**MANN'S CHAPEL SUBDIVISION, LLC**  
DATE: APRIL 10, 2022 SCALE: 1" = 60'  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 07291-0004  
PROJ. SVYR: JDA  
DRAWN BY: WW  
FIELD BK.:  
COMP. FILE: VB101\_072910004 PHASE 2.dwg  
SHEET #: 3 OF 4  
DWG. #:

