VICINITY MAP (NOT TO SCALE)

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.
2) THERE ARE NO NC GRID MONUMENTS WITHIN 2000' OF THIS SITE
3) ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
4) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
5) UNDERGROUND UTILITIES WERE NOT LOCATED ON THIS SURVEY
6) 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.
7) 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.
8) OFF-SITE SEPTIC LOTS 1A, 8A, 10A & 11A ARE A NON-CONTIGUOUS PART OF THE MAIN LOT (LOT 1A IS A PART OF LOT 1).
9) 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.
10) PORTIONS OF WALNUT BRANCH ROAD HAVE BEEN RE-ALIGNED TO ACCOMODATE A 60' WIDE EASEMENT AND COUNTY STANDARD ROAD WHILE STAYING OUTSIDE OF THE RIPARIAN BUFFERS.
11) THE DRIVEWAY FOR LOT 14 IS TO COME OFF THE 60' WIDE PORTION OF THE ACCESS EASEMENT (WALNUT BRANCH ROAD).
12) ROAD MAINTENANCE WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL PUBLIC RIGHT-OF-WAY IS TURNED OVER TO THE NCDOT.

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 / 50.64 AC

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 260,111 SF / 5.971 AC

ABBREVIATIONS

AC ACRE(S)
AG ABOVE GROUND
BG BELOW GROUND
DB DEED BOOK
EP EDGE OF PAVEMENT
EIP EXISTING IRON PIPE
EIS EXISTING IRON STAKE
IPS IRON PIPE SET
IRF IRON ROD FOUND
N/F NOW OR FORMERLY
PB PLAT BOOK
P.C. 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 (5/8" UNLESS OTHERWISE NOTED)
CMF CONCRETE MONUMENT FOUND
CP COMPUTED POINT
PROPERTY LINE (PL)
PL NOT SURVEYED
SEPTIC EASEMENT LINE
RIGHT OF WAY LINE

SURVEY REFERENCES

DEED BOOK 2115 PAGE 694 (CURRENT)
DEED BOOK 369 PAGE 220
DEED BOOK 658 PAGE 339
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

CHESTNUT CREEK LOT AREA TABLE					
LOT #	TOTAL	INSIDE RIPARIAN BUFFER	WATERCOURSE	WETLANDS	NET USEABLE AREA
1	47,390 SF / 1.088 AC	-	-	-	47,390 SF / 1.088 AC
1A	21,455 SF / 0.492 AC	527 SF / 0.012 AC	-	-	21,455 SF / 0.492 AC
2	66,148 SF / 1.519 AC	-	-	-	66,148 SF / 1.519 AC
3	152,438 SF / 3.499 AC	58,270 SF / 1.129 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	12,460 SF / 0.286 AC	245 SF / 0.005 AC	147 SF / 0.003 AC	107,893 SF / 2.477 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	46,821 SF / 1.074 AC	1,492 SF / 0.034 AC	10,059 SF / 0.230 AC	117,064 SF / 2.687 AC
7	273,840 SF / 6.287 AC	163,793 SF / 3.760 AC	8,160 SF / 0.187 AC	19,432 SF / 0.446 AC	246,248 SF / 5.653 AC
8	67,248 SF / 1.544 AC	24,499 SF / 0.562 AC	1,151 SF / 0.026 AC	-	66,095 SF / 1.517 AC
8A	18,443 SF / 0.423 AC	-	-	-	18,443 SF / 0.423 AC
9	84,121 SF / 1.931 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 / 0.364 AC	-	-	-	15,854 SF / 0.364 AC
11	61,846 SF / 1.420 AC	935 SF / 0.021 AC	-	-	61,846 SF / 1.420 AC
11A	20,677 SF / 0.474 AC	-	-	-	20,677 SF / 0.474 AC
12	227,461 SF / 5.221 AC	-	-	-	227,461 SF / 5.221 AC
13	152,320 SF / 3.497 AC	1,946 SF / 0.044 AC	-	-	152,320 SF / 3.497 AC
14	388,982 SF / 8.929 AC	210,912 SF / 4.841 AC	14,367 SF / 0.329 AC	68,439 SF / 1.571 AC	306,176 SF / 7.028 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°15'26" W	49.46'
L2	S 18°56'26" W	34.52'
L3	S 18°56'26" W	50.97'
L4	S 18°56'26" W	62.89'
L5	S 31°07'26" W	22.87'
L6	S 31°07'26" W	25.95'
L7	S 24°01'24" E	53.48'
L8	S 24°01'24" E	27.09'
L9	S 14°55'56" W	217.97'
L10	S 06°06'26" W	51.36'
L11	S 46°49'03" W	71.52'
L12	N 35°03'40" E	81.76'
L13	N 35°03'40" E	20.91'
L14	N 01°50'46" E	69.59'
L15	N 25°34'28" E	21.16'
L16	N 69°12'28" E	143.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 76°29'22" E	36.37'
L18	N 76°29'22" E	64.29'
L19	N 78°07'36" E	101.71'
L20	N 78°21'21" E	100.86'
L21	N 78°13'36" E	59.12'
L22	N 77°36'09" E	37.17'
L23	N 73°54'51" E	108.91'
L24	N 67°23'08" E	110.26'
L25	N 60°59'51" E	74.20'
L26	N 60°59'51" E	36.79'
L27	N 54°40'48" E	106.63'
L28	N 48°37'19" E	103.73'
L29	N 44°25'24" E	102.10'
L30	N 43°14'54" E	103.34'
L31	N 42°48'11" E	104.67'
L32	N 42°16'01" E	150.67'

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 65°51'19" E	29.33'	25.00'	31.34'	71°50'10"
C2	S 24°47'41" W	48.99'	30.00'	57.32'	109°27'49"
C3	S 57°15'59" W	41.67'	55.00'	42.74'	44°31'12"
C4	S 19°08'56" W	30.06'	55.00'	30.44'	31°42'54"
C5	S 39°06'03" E	74.16'	55.00'	81.39'	84°47'03"
C6	N 57°12'38" E	72.59'	55.00'	79.28'	82°35'34"
C7	N 47°43'13" E	36.89'	35.00'	38.86'	63°36'44"
C8	S 67°16'49" E	32.85'	30.00'	34.76'	66°23'11"
C9	S 38°53'41" E	113.98'	680.00'	114.12'	9°36'55"
C10	S 44°36'11" E	21.38'	680.00'	21.38'	1°48'04"
C11	S 13°41'51" E	36.89'	35.00'	38.86'	63°36'44"
C12	S 18°12'54" E	65.16'	55.00'	69.74'	72°38'50"
C13	S 74°41'02" E	37.88'	55.00'	38.68'	40°17'25"
C14	N 48°41'09" E	65.41'	55.00'	70.05'	72°58'18"
C15	N 16°39'08" W	53.08'	55.00'	55.39'	57°42'09"
C16	N 44°39'05" W	18.45'	620.00'	18.45'	1°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'	107°32'23"

I, DRAKE KINSAUL, CERTIFY THAT THIS PLAT 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 GNSS 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 CORS ARP (PID-DL3891)
(7) GEOID MODEL - 12B
(8) COMBINED GRID FACTOR(S) - 0.99990797
(9) UNITS - US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C-1.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS

THE _____ DAY OF _____, _____.

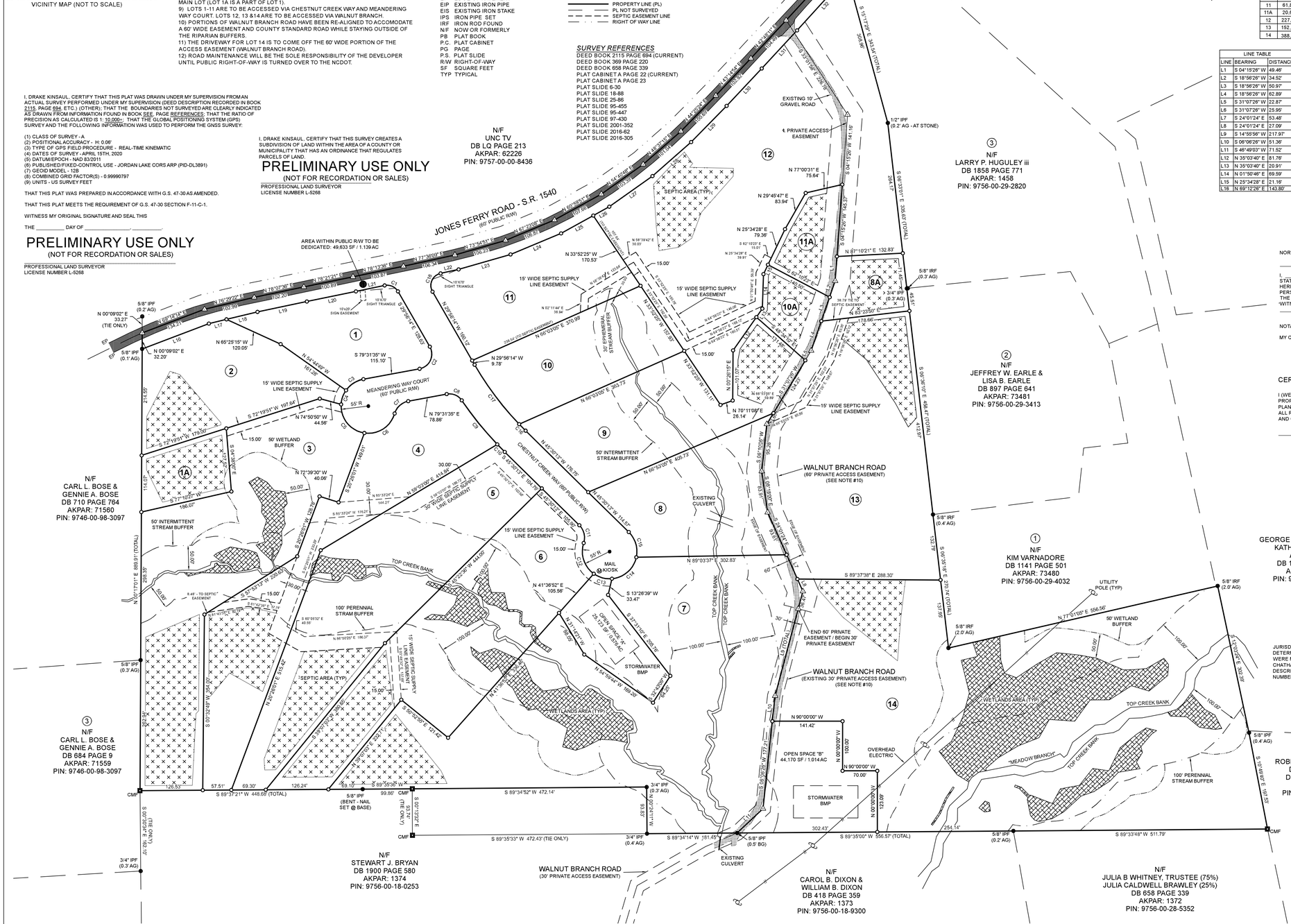
PRELIMINARY USE ONLY
(NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5268

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

PRELIMINARY USE ONLY
(NOT FOR RECORDATION OR SALES)

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5268


JONES FERRY ROAD - S.R. 1540 (60' PUBLIC R/W)
N/F
UNC TV
DB LQ PAGE 213
AKPAR: 62226
PIN: 9757-00-00-8436
N/F
CARL L. BOSE &
GENNIE A. BOSE
DB 710 PAGE 764
AKPAR: 71560
PIN: 9746-00-98-3097
N/F
CARL L. 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 359
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
ROBERT BRUCE PAGE &
DOUGLAS PAGE
DB 1822 PAGE 156
AKPAR: 69883
PIN: 9756-00-37-7676
N/F
GEORGE W. BARRETT, JR. &
KATHLEEN KUSBEL
ANDREWS
DB 1691 PAGE 251
AKPAR: 1397
PIN: 9756-00-29-8423
N/F
KIM VARNADORE
DB 1141 PAGE 501
AKPAR: 73480
PIN: 9756-00-29-4032
N/F
LARRY P. HUGULEY iii
DB 1858 PAGE 771
AKPAR: 1458
PIN: 9756-00-29-2820
N/F
JEFFREY W. EARLE &
LISA B. EARLE
DB 897 PAGE 841
AKPAR: 73481
PIN: 9756-00-29-3413
WALNUT BRANCH ROAD
(60' PRIVATE ACCESS EASEMENT)
(SEE NOTE #10)
WALNUT BRANCH ROAD
(EXISTING 30' PRIVATE ACCESS EASEMENT)
(SEE NOTE #10)
WALNUT BRANCH ROAD
(30' PRIVATE ACCESS EASEMENT)
MEANDERING WAY COURT
(60' PUBLIC R/W)
CHESTNUT CREEK WAY (100' PUBLIC R/W)
AREA WITHIN PUBLIC R/W TO BE DEDICATED: 49.633 SF / 1.139 AC
15' WIDE SEPTIC SUPPLY LINE EASEMENT
50' WETLAND BUFFER
50' INTERMITTENT STREAM BUFFER
100' PERENNIAL STREAM BUFFER
TOP CREEK BANK
"MEADOW BRANCH"
EXISTING 10' GRAVEL ROAD
& PRIVATE ACCESS EASEMENT
END 60' PRIVATE EASEMENT / BEGIN 30' PRIVATE EASEMENT
OPEN SPACE "A"
28,123 SF / 0.646 AC
OPEN SPACE "B"
44,170 SF / 1.014 AC
STORMWATER BMP
EXISTING CULVERT
MAIL KIOSK
OVERHEAD ELECTRIC
UTILITY POLE (TYP)
WETLANDS AREA (TYP)
SEPTIC AREA (TYP)
30' EPHEMERAL STREAM BUFFER
50' INTERMITTENT STREAM BUFFER
S 89°35'00" W 556.57' (TOTAL)
S 89°37'21" W 448.68' (TOTAL)
S 89°35'33" W 472.43' (TIE ONLY)
S 89°34'52" W 472.14'
S 89°33'48" W 511.79'
S 89°34'14" W 181.45'
N 00°17'01" E 689.91' (TOTAL)
S 00°10'24" W 1,007.05'
N 00°09'02" E 33.27' (TIE ONLY)
N 00°09'02" E 32.20'
S 00°10'24" W 93.71' (TIE ONLY)
S 00°13'22" E 93.71' (TIE ONLY)
S 00°10'24" W 1,007.05' (TIE ONLY)
S 89°37'21" W 448.68' (TIE ONLY)
S 89°35'00" W 556.57' (TIE ONLY)
S 89°37'38" E 288.30'
S 89°37'21" E 448.68' (TOTAL)
S 89°35'00" E 556.57' (TOTAL)
S 89°33'48" E 511.79'
S 89°34'52" E 472.14'
S 89°35'33" E 472.43'
S 89°34'14" E 181.45'
S 89°33'48" E 511.79'
S 89°35'00" E 556.57' (TOTAL)
S 89°37'21" E 448.68' (TOTAL)
S 89°37'38" E 288.30'
N 77°01'00" E 556.56'
N 77°00'31" E 75.64'
N 29°45'47" E 83.94'
N 25°34'28" E 79.36'
N 67°10'21" E 132.83'
N 33°52'25" W 170.53'
N 29°56'14" W 9.78'
N 79°31'35" E 78.86'
N 41°36'52" E 105.56'
N 13°26'39" W 33.47'
N 90°00'00" W 141.42'
N 90°00'00" W 70.00'
N 00°00'00" W 120.00'
N 00°00'00" W 172.21'
N 00°00'00" W 172.21'
N 00°00'00" W 120.00'
N 00°00'00" W 70.00'
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S 00°17'01" W 689.91'
S 00°10'24" W 1,007.05'
S 00°13'22" E 93.71'
S 00°10'24" W 93.71