

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO PERFORM SUBDIVISION IN BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA, AKPAR: 1780 (REMAINDER).
2. THE DEPICTED SURVEY WAS DERIVED FROM AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND PERFORMED MARCH 16, 2024.
3. OWNER INFORMATION PER DEEDS AND PLATS OF THE CHATHAM COUNTY REGISTER OF DEEDS.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83/2011).
5. ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
6. THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT NCGS MEACHAM HAVING THE FOLLOWING LOCALIZED NAD 83-2011 COORDINATES:
COORDINATES N: 768395.12, E: 1963424.93
7. PROJECT COMBINED GRID FACTOR USED IS 0.99990676 (GROUND TO GRID)
8. THIS PROPERTY IS LOCATED IN TWO FLOOD ZONE AREAS, "ZONE X, AREAS OF MINIMAL FLOOD HAZARD" AND "ZONE AE, SPECIAL FLOOD HAZARD AREAS, WITH A DFE OF 419.1, AS SHOWN ON FEMA MAP NUMBER 3710975500K WITH AN EFFECTIVE DATE OF 11/17/2017.
9. UNLESS OTHERWISE NOTED ALL NEW IRON RODS SET (IRS) WERE SET USING 5/8" REBAR SET FLUSH WITH THE GROUND.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

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 13TH DAY OF MARCH A.D., 2024.

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**

JEFFREY D. AKER L-4234
PROFESSIONAL LAND SURVEYOR

**OVERALL VIEW
NOT TO SCALE**

SITE DATA		OWNER INFORMATION:	
ZONING: R-1 CONSERVATION SUBDIVISION		MANN'S CHAPEL SUBDIVISION, LLC 514 DANIELS STREET, SUITE 165 RALEIGH, NC 27605	
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1,190 LF		AKPAR 1780 DB 2015, PG-1006 PB 2018, PG-302 PB 2022, PG-201	
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A		SITE ADDRESS 2064 MANN'S CHAPEL ROAD CHAPEL HILL, NC	
TOTAL AREA OF LOTS: 12.565 ACRES 547,344 SQUARE FEET		TOTAL CONSERVATION AREAS: 11.580 ACRES (WITHIN COMMON AREA #5) (CONTAINED WITHIN COMMON AREAS)	504,459 SQUARE FEET
TOTAL PUBLIC RIGHT-OF-WAY: 1.786 ACRES 77,818 SQUARE FEET			
TOTAL COMMON AREAS: 14.952 ACRES (#5-6) 651,368 SQUARE FEET			
TOTAL PROJECT AREA: 29,303 ACRES 1,276,453 SQUARE FEET			
TOTAL BMP A/M ESMT.: 0.853 ACRES 37,178 SQUARE FEET			
TOTAL PUBLIC DRAINAGE ESMT.: 0.853 ACRES 37,178 SQUARE FEET			

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 2141, PAGES 0001 THROUGH 0046, 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 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, P.A. 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.

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.

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 18E 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.

CHATHAM COUNTY,
NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT 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., 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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
MANN'S CHAPEL SUBDIVISION, LLC
MANAGING MEMBER

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 THE APPROVAL OF UTILITIES
I HEREBY CERTIFY THAT THE RYAN'S CROSSING 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-MANAGING MEMBER _____
OWNER/AGENT
MANN'S CHAPEL SUBDIVISION, LLC

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
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 _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____
DISTRICT ENGINEER
DATE _____

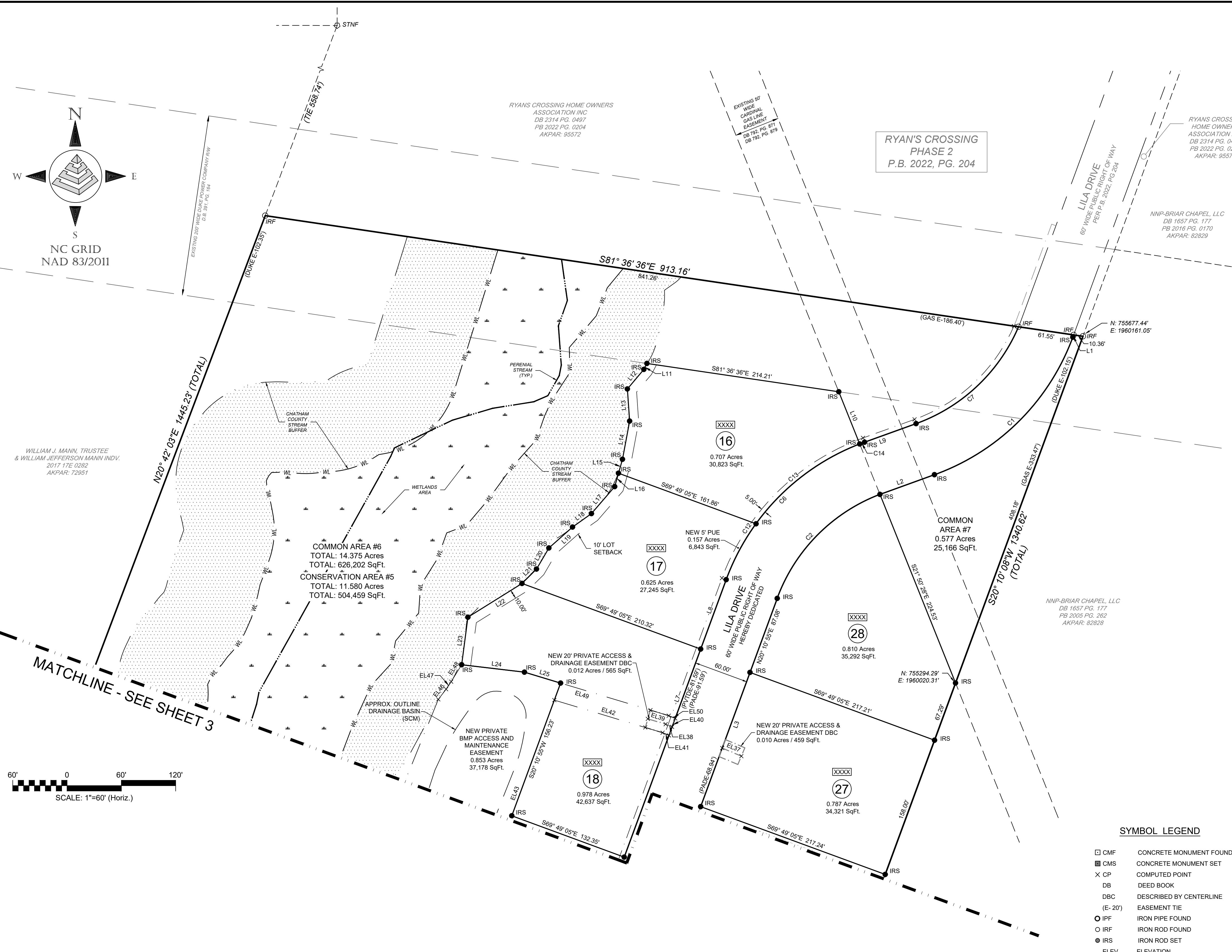
**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES**

DATE	REVISION

MCKIM & CREED
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222
Internet Site: <http://www.mckimcreed.com>

PROJECT #: 072810004
PROJ. SVR: KDM
DRAWN BY: LWT
FIELD BK.:
COMP. FILE #: 1 OF 3
SHEET #:
DWG. #:

FINAL SUBDIVISION, EASEMENT AND RIGHT OF WAY DEDICATION PLAT
OR
RYAN'S CROSSING - PHASE 3
FOR
MANN'S CHAPEL SUBDIVISION, LLC
DATE: MARCH 20, 2024 SCALE: AS NOTED
CHAPEL HILL, NORTH CAROLINA
BALDWIN TOWNSHIP CHATHAM COUNTY



Parcel Curve Table				
Curve #	Length	Radius	Chord Brg.	Chord Length
C1	222.44'	255.00'	N45° 10' 19"E	215.45'
C2	166.52'	195.00'	N44° 38' 49"E	161.51'
C3	20.32'	25.00'	N03° 06' 08"W	19.76'
C4	262.19'	55.00'	S69° 49' 05"E	75.62'
C5	20.32'	25.00'	S43° 27' 56"W	19.76'
C6	222.44'	255.00'	S45° 10' 19"W	215.45'
C7	160.26'	195.00'	N46° 37' 04"E	155.79'
C8	71.93'	55.00'	N11° 04' 56"E	66.91'
C9	70.84'	55.00'	N85° 27' 00"E	66.05'
C10	42.53'	56.07'	S35° 42' 34"E	41.52'
C11	76.93'	55.37'	S26° 47' 20"W	70.89'
C12	70.20'	255.00'	S28° 04' 07"W	69.98'
C13	146.56'	255.00'	S52° 25' 15"W	144.55'
C14	5.68'	255.00'	S69° 31' 26"W	5.68'

Parcel Line Table		
Line #	Direction	Length
L1	N20° 10' 55"E	2.74'
L2	N70° 09' 42"E	60.51'
L3	N20° 10' 55"E	158.00'
L4	S20° 10' 55"W	3.78'
L5	S20° 10' 55"W	123.06'
L6	S20° 10' 55"W	229.07'
L7	S20° 10' 55"W	244.88'
L8	S20° 10' 55"W	81.71'
L9	S70° 09' 42"W	60.51'
L10	S21° 50' 28"E	62.20'
L11	S27° 35' 10"W	7.36'
L12	S40° 11' 13"W	28.28'
L13	S03° 57' 52"E	35.63'
L14	S10° 33' 44"W	42.92'
L15	S15° 46' 55"W	31.39'
L16	S15° 46' 55"W	31.39'
L17	S40° 48' 16"W	39.38'
L18	S54° 36' 25"W	25.66'
L19	S48° 32' 10"W	34.86'
L20	S30° 22' 05"W	27.04'
L21	S45° 10' 54"W	22.52'
L22	S58° 00' 51"W	70.50'
L23	S07° 33' 09"W	52.91'
L24	S83° 11' 41"E	69.89'
L25	S73° 14' 06"E	41.72'
L26	S19° 49' 19"W	52.95'
L27	S22° 10' 33"W	43.05'
L28	S21° 57' 20"W	56.12'
L29	S03° 13' 33"W	70.01'
L30	S08° 21' 40"W	31.64'
L31	S30° 14' 55"W	70.13'
L32	S45° 57' 16"W	31.24'

Easement Curve Table				
Curve #	Length	Radius	Chord Brg.	Chord Length
EC19	46.77'	55.00'	N02° 01' 30"W	45.37'

Easement Line Table		
Line #	Direction	Length
EL37	S67° 06' 54"E	22.99'
EL38	N67° 06' 54"W	7.74'
EL39	N73° 14' 06"W	20.53'
EL40	S20° 10' 55"W	20.02'
EL41	N67° 06' 54"W	7.68'
EL42	N73° 14' 06"W	124.90'
EL43	S20° 10' 55"W	269.29'
EL44	N69° 49' 05"W	128.37'
EL45	N22° 09' 05"E	225.96'
EL46	N37° 17' 39"E	14.15'
EL47	N34° 24' 56"E	10.04'
EL48	N31° 32' 13"E	22.01'
EL49	S73° 14' 06"E	166.87'
EL50	S67° 06' 54"E	7.80'

- SYMBOL LEGEND**
- ☐ CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - X CP COMPUTED POINT
 - DB DEED BOOK
 - DBC DESCRIBED BY CENTERLINE
 - (E-20') EASEMENT TIE
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ELEV ELEVATION
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - NAD NORTH AMERICAN DATUM
 - NCGS NC GEODETIC SURVEY
 - P.B. PLAT BOOK
 - PG. PAGE
 - PIN PARCEL IDENTIFICATION NUMBER
 - PKF PK NAIL FOUND
 - PKS PK NAIL SET
 - PVTDE PRIVATE DRAINAGE EASEMENT
 - PADE PRIVATE ACCESS AND DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - RW RIGHT OF WAY
 - SF SQUARE FEET
 - STNF STONE FOUND
 - TYP TYPICAL
 - XXXX HOUSE NUMBER
 - XX LOT NUMBER

- LINETYPE LEGEND**
- NEW PARCEL LINES
 - RIGHT OF WAY (NOT SURVEYED)
 - ADJACENT PROPERTY LINE (NOT SURVEYED)
 - NEW PUBLIC UTILITY EASEMENT LINE
 - NEW PRIVATE STORM SEWER EASEMENT
 - NEW PUBLIC STORM SEWER EASEMENT
 - CARDINAL GAS EASEMENT LINE (NOT SURVEYED)
 - DUKE ENERGY UTILITY RIGHT OF WAY (NOT SURVEYED)
 - WETLANDS BUFFER LINE
 - WL ——— WL WETLANDS LIMIT LINE
 - FP ——— FP FLOOD HAZARD LINE

REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
 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 _____

REVISION	DATE

MCKIM & CREED
 4300 Edwards Mill Road
 Suite 200, Raleigh, NC 27612
 Phone: (919) 233-8091, Fax: (919) 233-8031
 NC License# F-1222
 Internet Site: http://www.mckimcreed.com

PROJECT #: 072910004
 PROJ. SVR: KDM
 DRAWN BY: LWT
 FIELD BK.:
 COMP. FILE.:
 SHEET #: 2 OF 3
 DWG. #:

FINAL SUBDIVISION, EASEMENT AND RIGHT OF WAY DEDICATION PLAT
 OF
RYAN'S CROSSING - PHASE 3
 FOR
MANN'S CHAPEL SUBDIVISION, LLC
 DATE: MARCH 20, 2024 SCALE: AS NOTED
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PRELIMINARY PLAT
 NOT FOR RECORDATION
 CONVEYANCE OR SALES

