

VICINITY MAP (NTS)

PRELIMINARY ONLY  
NOT FOR RECORDATION  
CONVEYANCE OR  
SALES

REVIEW OFFICER'S CERTIFICATE  
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

JAMES & ALISON  
McDIVITT  
DB 2015 PG 516  
PB 2019 PG 123

LEGEND:  
EIP - EXISTING IRON PIPE  
EIS - EXISTING IRON STAKE  
EMN - EXISTING MAG NAIL  
ISS - IRON STAKE SET  
CC - CONTROL CORNER  
DB - DEED BOOK  
PB - PLAT BOOK  
PG - PAGE  
R/W - RIGHT OF WAY  
ECM - EXISTING CONCRETE MONUMENT  
SF - SQUARE FEET  
CL - CENTERLINE  
NTS - NOT TO SCALE  
CP - COMPUTED POINT  
UP - UTILITY POLE  
CTV - CABLE TV PEDESTAL  
WV - WATER VALVE  
LP - LIGHT POLE  
WA - WET AREA  
FOC - FIBER OPTIC CABLE VALUT  
BO - BLOW OFF VALVE  
EP - EDGE OF PAVEMENT  
PER - PERENNIAL STREAM  
INT - INTERMITTENT STREAM  
EPH - EPHEMERAL STREAM  
US - USABLE SOILS

NOTES:  
AREA BY COORDINATES  
THIS SURVEY DID NOT HAVE THE BENEFIT  
OF A TITLE REPORT AND IS SUBJECT TO  
MATTERS THAT IT MAY DISCLOSE  
PROPERTY SUBJECT TO BOTH ABOVE AND  
OR BELOW GROUND UTILITIES AND OR  
EASEMENTS  
HORIZONTAL CONTROL ESTABLISHED USING  
RTK GPS UNIT, CARLSON BRX7  
REFERENCED TO NAD 83, USING GEOID 2018  
THIS PROPERTY IS NOT LOCATED IN A  
FLOOD HAZARD AREA PER F.E.M.A. MAP #  
3710977200K; EFF DATE: 11/17/2017  
AND MAP # 3710977300J; EFF DATE:  
2/2/2007 NOT PRINTED ZONE X  
THIS PROPERTY IS ZONED CU-RA-90  
CHATHAM COUNTY  
ALL NEW PROPERTY LINES ARE TO CENTERLINE  
OF NEW 60' R/W AND TO EXISTING PROPERTY  
LINE ON HATLEY ROAD  
55' RADIUS ON CUL-DE-SACS  
40' RADIUS ON INTERSECTIONS  
RIPARIAN BUFFERS, (typ)  
PERENNIAL STREAM - 100'  
INTERMITTENT STREAM - 50'  
EPHEMERAL STREAM - 30'  
WETLANDS - 50'

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR  
NO. 3040, CERTIFY:  
THAT THIS PLAT IS OF A SURVEY THAT CREATES A  
SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY  
OR MUNICIPALITY ORDINANCE THAT REGULATES  
PARCELS OF LAND.

BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER  
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP # \_\_\_\_\_ PAGE \_\_\_\_\_;  
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN  
FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_;  
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS  
\_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH

G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,  
LICENSE NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BENTON W. DEWAR, NCPLS - 3040

SUNSET GROVE  
ASSOCIATION INC  
DB 2282 PG 210  
PB 2020 PG 100

PHILLIP BAXTER  
DB 2342 PG 176  
PB 2022 PG 337

JAMES & EMILIE  
CLARKE  
DB 2342 PG 180  
PB 2022 PG 337

SUNSET GROVE  
ASSOCIATION INC  
DB 2282 PG 210  
PB 2020 PG 100

MATTHEW & COLETTE  
RUSSO  
DB 2117 PG 235  
PB 2019 PG 124

RICHARD & SHARON  
EDWARDS  
DB 2167 PG 592  
PB 2019 PG 124

JOHN & SUSAN  
BARBARI  
DB 2048 PG 65  
PB 2019 PG 124

DANIEL & TARA  
LEEDER  
DB 2194 PG 784  
PB 2019 PG 124

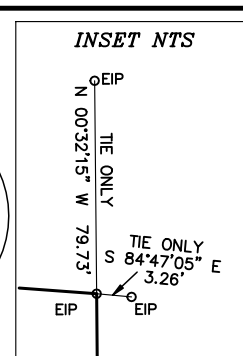
TODD & SUZANNE  
YANDERS  
DB 1169 PG 283  
PB 99 PG 402

BONNIE AMMONS  
DB 2083 PG 892

PHILLIP CORN  
DB 568 PG 558  
PB 22 PG 59

MARIAN TILMAN  
DB 1877 PG 972  
PB 22 PG 59

BRIAN & BRITANNY  
LEDFORD  
DB 2229 PG 414



MICHAEL & GIGI  
DAVIDSON  
DB 646 PG 661  
PB 94 PG 270

TOTAL AREA OF  
PARENT TRACT  
5676141 SF  
130.306 Acres  
NET AREA  
6526879 SF  
129.175 Acres  
AREA IN R/W  
49262 SF  
1.131 Acres

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	300.00'	28.07'	5'21'37"	28.06'	S 84°45'44"E
C-2	300.00'	88.03'	16°48'47"	87.72'	S 73°40'32"E
C-3	300.00'	115.22'	22°00'23"	114.57'	S 64°15'58"E
C-4	300.00'	115.08'	21°58'44"	114.38'	S 62°16'24"E
C-5	300.00'	54.34'	10°22'39"	54.26'	S 26°28'22"E
C-6	300.00'	147.35'	28°08'31"	145.87'	S 45°43'57"E
C-7	300.00'	218.85'	41°45'35"	213.85'	S 38°55'24"E
C-8	400.00'	231.64'	33°10'50"	228.42'	S 01°27'12"E
C-9	400.00'	96.61'	13°50'18"	96.38'	S 34°42'34"W
C-10	300.00'	100.85'	19°15'38"	100.37'	S 31°59'54"W
C-11	300.00'	132.29'	25°27'20"	132.19'	S 09°38'25"W
C-12	300.00'	1620.24'	85°36'57"	155.77'	S 47°38'37"W
C-13	300.00'	128.02'	24°25'58"	127.05'	S 51°14'57"E
C-14	300.00'	60.24'	11°30'20"	60.14'	S 69°40'33"W
C-15	300.00'	93.05'	17°46'17"	92.68'	S 09°47'53"W
C-16	300.00'	204.72'	39°05'53"	200.77'	S 05°02'51"E
C-17	300.00'	63.01'	12°02'05"	62.90'	S 16°10'52"W
C-18	300.00'	106.17'	20°16'36"	105.61'	S 00°01'32"W
C-19	400.00'	169.24'	24°14'28"	167.98'	S 70°36'14"W
C-20	400.00'	88.34'	12°39'12"	88.16'	S 21°27'49"W

COURSE	BEARING	DISTANCE
L-1	S 56°20'05"W	45.06'
L-2	N 78°30'59"W	42.98'
L-3	S 47°12'25"W	29.84'
L-4	N 75°30'21"W	40.07'
L-5	S 52°55'10"W	38.88'
L-6	S 03°33'44"E	50.02'
L-7	S 03°33'22"E	195.48'
L-8	S 63°58'53"W	167.08'
L-9	S 58°59'06"W	170.62'
L-10	S 74°41'39"W	100.03'
L-11	N 69°05'12"E	123.95'
L-12	N 71°24'32"E	67.88'
L-13	N 23°58'16"E	60.17'
L-14	N 34°54'39"E	53.33'
L-15	S 85°44'33"E	42.35'
L-16	S 37°39'11"E	53.35'
L-17	S 70°09'38"E	33.78'
L-18	S 74°25'15"E	45.79'
L-19	S 75°17'32"E	23.03'
L-20	N 82°04'33"E	116.94'
L-21	N 84°09'14"E	182.19'
L-22	N 77°29'58"E	54.88'
L-23	N 79°31'56"E	62.57'
L-24	N 81°19'37"E	62.88'
L-25	N 82°31'28"E	66.11'
L-26	N 83°28'37"E	62.18'
L-27	N 84°09'05"E	67.30'
L-28	N 84°23'07"E	66.48'
L-29	N 84°46'45"E	65.62'
L-30	N 85°03'48"E	60.22'
L-31	N 80°41'08"E	58.97'
L-32	S 75°22'57"E	60.24'
L-33	S 71°07'47"E	63.00'
L-34	S 70°59'07"E	66.52'
L-35	S 70°58'54"E	60.07'
L-36	N 71°33'40"E	63.46'
L-37	N 71°50'16"E	64.59'
L-38	N 72°15'20"E	58.38'
L-39	N 72°20'13"E	66.92'
L-40	N 73°24'03"E	61.79'
L-41	N 71°59'23"E	61.85'
L-42	N 70°34'16"E	60.13'
L-43	N 68°02'49"E	66.48'
L-44	N 65°44'40"E	59.12'
L-45	N 64°52'55"E	59.66'
L-46	N 63°39'48"E	67.78'
L-47	N 62°00'03"E	47.55'
L-48	N 63°28'38"E	59.86'
L-49	N 64°00'08"E	51.26'
L-50	S 05°58'47"E	59.90'
L-51	N 83°50'59"E	269.48'
L-52	S 87°26'32"E	159.25'
L-53	S 21°07'39"E	32.20'
L-54	S 03°05'15"E	196.42'
L-55	S 59°48'12"E	179.79'
L-56	S 59°48'12"E	28.15'
L-57	S 18°02'37"E	80.12'
L-58	S 18°02'37"E	71.63'
L-59	S 18°02'37"E	113.77'
L-60	S 41°37'43"W	43.08'
L-61	N 55°48'48"W	25.50'
L-62	N 55°48'48"W	102.95'
L-63	N 39°28'25"W	220.11'
L-64	N 75°25'43"W	15.67'
L-65	N 75°25'43"W	144.87'
L-66	S 03°05'15"E	101.73'
L-67	S 03°05'15"E	205.64'
L-68	S 03°05'15"E	125.97'
L-69	N 14°41'01"W	268.59'
L-70	S 08°54'44"E	167.49'
L-71	S 08°54'44"E	167.49'
L-72	N 82°43'28"W	97.82'

TONYA & CHARLES  
BALEN  
DB 1314 PG 210  
PB 2002 PG 398

KEVIN & KRISTA  
MALLEY  
DB 1500 PG 884  
PB 2002 PG 398

COURSE	BEARING	DISTANCE
L-73	N 58°29'00"W	84.20'
L-74	S 75°24'13"E	78.88'
L-75	N 68°31'58"E	23.82'
L-76	N 64°35'08"E	79.14'
L-77	S 84°09'14"W	133.75'
L-78	S 84°09'14"W	555.23'
L-79	S 84°09'14"W	13.22'
L-80	S 79°23'38"E	181.38'
L-81	S 41°03'39"E	103.42'
L-82	N 39°28'25"W	51.57'
L-83	N 50°31'35"E	216.26'
L-84	N 84°31'18"E	74.84'
L-85	S 74°51'47"E	134.17'
L-86	N 50°41'46"E	216.89'
L-87	S 44°10'20"E	190.66'
L-88	S 14°13'34"E	88.19'
L-89	S 30°11'48"W	124.25'
L-90	S 59°48'12"E	25.04'

SUBDIVISION PLAT FOR:  
**RIDGEWOOD HILLS**

739 HATLEY ROAD  
PITTSBORO, NC 27312  
PLAT BOOK 2007 PAGE 484  
DEED BOOK 1376 PAGE 416  
PARCEL # 17357  
NEW HOPE TOWNSHIP  
CHATHAM COUNTY - NORTH CAROLINA  
SCALE: 1' = 200' NOVEMBER 7, 2023  
REVISED: 5-7-24



BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9813  
EMAIL-bentondewar@gmail.com HATLEY\23\700

In accordance with the recent rezoning  
proceedings, this property has been officially  
rezoned to the Residential-5 (R-5) District by  
the property owner:

Rutherglen Holdings LLC  
ATT: Pranay Parekh  
213 Slate Blue Place  
Cary, NC 27519  
(919) 757-7462  
parekhp@yahoo.com