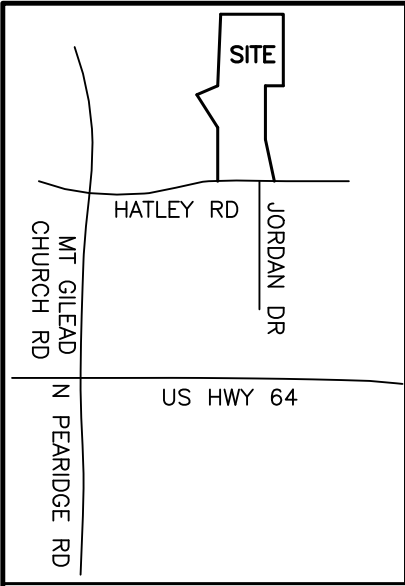




VICINITY MAP (NTS)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
L-1	S 56°20'05"W	45.06'	L-46	N 63°39'48"E	60.76'	C-1	300.00'	28.07'	5°21'37"	28.06'	S 84°45'44"E
L-2	N 78°30'59"W	42.98'	L-47	N 62°00'03"E	47.55'	C-2	300.00'	88.03'	16°48'47"	87.72'	S 73°40'32"E
L-3	S 47°12'25"W	29.84'	L-48	N 63°26'38"E	59.86'	C-3	300.00'	115.22'	22°00'23"	114.52'	S 54°15'58"E
L-4	N 75°30'21"W	40.07'	L-49	N 64°00'08"E	51.26'	C-4	300.00'	115.08'	21°58'44"	114.38'	S 32°16'24"E
L-5	S 52°55'10"W	38.88'	L-50	S 05°58'47"E	59.90'	C-5	300.00'	54.34'	10°22'39"	54.26'	S 26°28'22"E
L-6	S 03°33'44"E	50.02'	L-51	N 83°50'59"E	269.48'	C-6	300.00'	147.35'	28°08'31"	145.87'	S 45°43'57"E
L-7	S 03°33'22"E	195.48'	L-52	S 87°26'32"E	159.25'	C-7	300.00'	218.65'	41°45'35"	213.85'	S 38°55'24"E
L-8	S 63°58'53"W	167.08'	L-53	S 21°07'39"E	32.20'	C-8	400.00'	231.64'	33°10'50"	228.42'	S 01°27'12"E
L-9	S 58°59'06"W	170.62'	L-54	S 21°18'35"E	196.42'	C-9	400.00'	96.61'	13°50'18"	96.38'	S 34°42'34"W
L-10	S 74°41'39"W	100.03'	L-55	S 59°48'12"E	189.79'	C-10	300.00'	100.85'	19°15'38"	100.37'	S 31°59'54"W
L-11	N 69°05'12"E	123.95'	L-56	S 59°48'12"E	28.15'	C-11	300.00'	133.29'	25°27'20"	132.19'	S 09°38'25"W
L-12	N 71°24'32"E	67.88'	L-57	S 18°02'37"E	80.12'	C-12	300.00'	85.56'	16°20'24"	85.27'	N 47°38'37"W
L-13	N 23°58'16"E	60.17'	L-58	S 18°02'37"E	71.63'	C-13	300.00'	128.02'	24°26'58"	127.05'	N 51°41'54"W
L-14	N 34°54'39"E	53.33'	L-59	S 18°02'37"E	113.77'	C-14	300.00'	60.24'	11°30'20"	60.14'	N 69°40'33"W
L-15	S 85°44'33"E	42.35'	L-60	S 41°37'43"W	43.08'	C-15	300.00'	93.05'	17°46'17"	92.68'	S 05°47'53"W
L-16	S 37°39'11"E	53.35'	L-61	N 55°48'48"W	25.50'	C-16	300.00'	204.72'	39°05'53"	200.77'	N 85°02'51"E
L-17	S 70°09'38"E	33.78'	L-62	N 55°48'48"W	102.95'	C-17	300.00'	63.01'	12°02'05"	62.90'	S 16°10'52"W
L-18	S 74°25'15"E	45.79'	L-63	N 39°28'25"W	202.34'	C-18	300.00'	106.17'	20°16'36"	105.61'	S 00°01'32"W
L-19	S 75°17'32"E	23.03'	L-64	N 75°25'43"W	15.67'	C-19	400.00'	169.24'	24°14'28"	167.98'	N 70°36'14"W
L-20	N 82°04'33"E	116.94'	L-65	N 75°25'43"W	144.87'	C-20	400.00'	88.34'	12°39'12"	88.16'	S 21°27'49"W
L-21	N 84°09'14"E	182.19'	L-66	S 03°05'15"E	101.73'						
L-22	N 77°29'58"E	54.88'	L-67	S 03°05'15"E	205.64'						
L-23	N 79°31'56"E	62.57'	L-68	S 03°05'15"E	125.97'						
L-24	N 81°19'37"E	62.88'	L-69	S 14°41'02"W	85.04'						
L-25	N 82°31'28"E	66.11'	L-70	S 14°41'01"W	268.59'						
L-26	N 83°26'37"E	62.18'	L-71	S 08°54'44"E	167.49'						
L-27	N 84°09'05"E	67.30'	L-72	N 82°43'28"W	97.82'						
L-28	N 84°23'07"E	66.48'	L-73	N 58°29'00"W	84.20'						
L-29	N 84°46'45"E	65.62'	L-74	S 75°24'13"E	78.88'						
L-30	N 85°03'48"E	60.22'	L-75	N 68°31'58"E	23.82'						
L-31	N 80°41'08"E	58.97'	L-76	N 64°35'08"E	79.14'						
L-32	N 75°22'57"E	60.24'	L-77	S 84°09'14"W	133.75'						
L-33	N 71°07'47"E	63.00'	L-78	S 84°09'14"W	555.23'						
L-34	N 70°59'07"E	66.52'	L-79	S 84°09'14"W	13.22'						
L-35	N 70°58'54"E	60.07'	L-80	S 79°23'38"E	181.38'						
L-36	N 71°33'40"E	63.46'	L-81	S 41°03'39"E	103.42'						
L-37	N 71°50'16"E	64.59'	L-82	N 39°28'25"W	69.34'						
L-38	N 72°15'20"E	59.35'	L-83	N 50°31'35"E	190.24'						
L-39	N 72°20'13"E	66.92'	L-84	N 84°51'18"E	106.35'						
L-40	N 73°24'03"E	61.79'	L-85	S 74°51'47"E	134.17'						
L-41	N 71°59'23"E	61.85'	L-86	N 50°41'46"E	226.92'						
L-42	N 70°34'16"E	60.13'	L-87	S 44°10'20"E	192.49'						
L-43	N 68°02'49"E	66.48'	L-88	S 14°13'34"E	94.95'						
L-44	N 65°44'40"E	59.12'	L-89	S 30°11'48"W	128.34'						
L-45	N 64°52'55"E	59.66'	L-90	S 59°48'12"E	15.04'						

LOT AREA CHART & AVERAGE LOT SIZE

LOT 1	3.615	ACRES	157479	SF
LOT 2	3.524	ACRES	153500	SF
LOT 3	3.636	ACRES	158398	SF
LOT 4	4.427	ACRES	192837	SF
LOT 5	3.702	ACRES	161266	SF
LOT 6	6.138	ACRES	267374	SF
LOT 7	5.705	ACRES	248500	SF
LOT 8	4.721	ACRES	205654	SF
LOT 9	6.368	ACRES	277393	SF
LOT 10	5.421	ACRES	236122	SF
LOT 11	6.214	ACRES	270700	SF
LOT 12	3.288	ACRES	143252	SF
LOT 13	3.422	ACRES	149081	SF
LOT 14	3.139	ACRES	136720	SF
LOT 15	3.640	ACRES	158554	SF
LOT 16	5.310	ACRES	231317	SF
LOT 17	9.336	ACRES	406669	SF
LOT 18	9.327	ACRES	406293	SF
LOT 19	7.054	ACRES	307275	SF
LOT 20	4.203	ACRES	183074	SF
LOT 21	5.230	ACRES	227823	SF
LOT 22	3.960	ACRES	172507	SF
LOT 23	3.324	ACRES	144811	SF
LOT 24	6.593	ACRES	287209	SF
LOT 25	6.033	ACRES	262774	SF

AVERAGE LOT SIZE
5.093 ACRES
221863 SF

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 EASEMNETS
HORIZONTAL CONTROL ESTABLISHED USING RTK GPS UNIT, CARLSON BRx7
REFERENCED TO NAD 83, USING GEIOD 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
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'
IN ACCORDANCE WITH THE RECENT REZONING PROCEEDINGS, THIS PROPERTY HAS BEEN OFFICIALLY REZONED TO THE RESIDENTIAL-5 (R-5) DISTRICT BY THE PROPERTY OWNER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEY, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO CHATHAM COUNTY.

DATE OWNER

STATE OF NORTH CAROLINA
COUNTY OF _____

I, NOTARY PUBLIC DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL
THIS _____ DAY OF _____ 201____

MY COMMISSION EXPIRES _____
Notary Public

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

CURRENT OWNERS:
RUTHERGLEN HOLDINGS LLC
ATTN: PRANAY PAREKH
213 SLATE BLUE PLACE
CARY, NC 27519
(919)757-7462
parekhp@yahoo.com

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

THIS PLAT IS PART OF A 2 SHEET SET AND IS NOT INTENDED TO STAND ALONE. SEE ALL SHEETS FOR NOTES, SEALS AND OTHER INFORMATION.
SHEET 1 OF 2

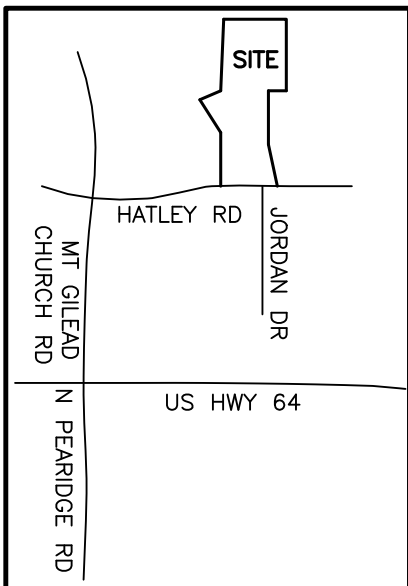
I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

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



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

RUN OF BRAZINGTON
SPRING BRANCH IS
THE PROPERTY LINE

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

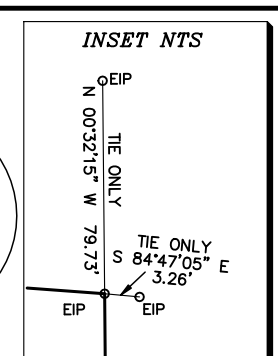
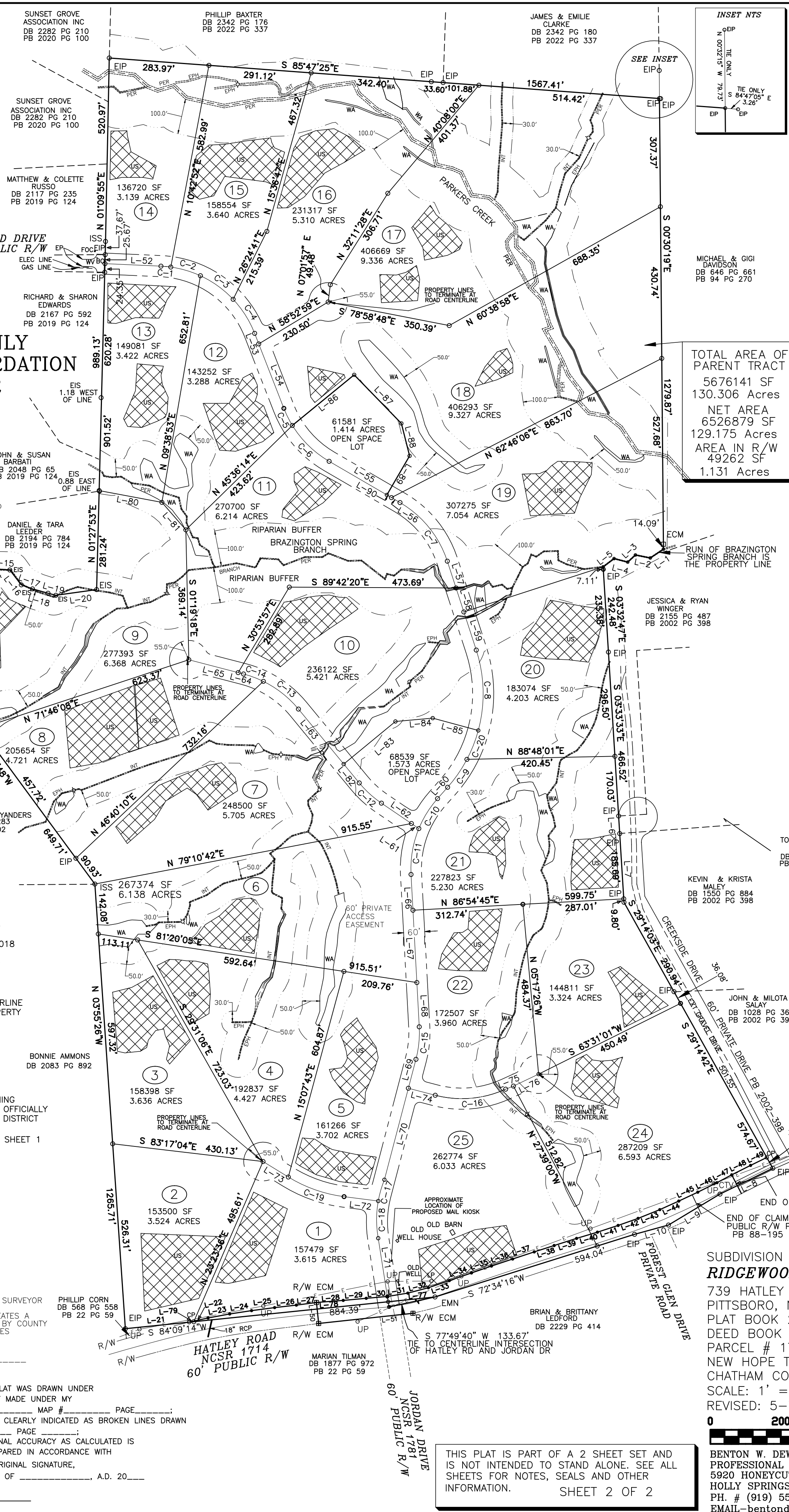
NOTES:
AREA BY COORDINATES
THIS SURVEY DID NOT HAVE THE BENEFIT
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PROPERTY SUBJECT TO BOTH ABOVE AND
OR BELOW GROUND UTILITIES AND OR
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RIPARIAN BUFFERS, (typ)
PERENNIAL STREAM - 100'
INTERMITTENT STREAM - 50'
EPHEMERAL STREAM - 30'
WETLANDS - 50'
IN ACCORDANCE WITH THE RECENT REZONING
PROCEEDINGS, THIS PROPERTY HAS BEEN OFFICIALLY
REZONED TO THE RESIDENTIAL-5 (R-5) DISTRICT
BY THE PROPERTY OWNER.
LINE AND CURVE TABLE ARE LOCATED ON SHEET 1

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



INSET NTS

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

- LEGEND:
- EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - EMN - EXISTING IRON 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 - WETLANDS 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

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

KEVIN & KRISTA
MALEY
DB 1550 PG 884
PB 2002 PG 398

JOHN & MILOTA
SALAY
DB 1028 PG 364
PB 2002 PG 398

CURRENT OWNERS:
RUTHERGLEN HOLDINGS LLC
ATTN: PRANAY PAREKH
213 SLATE BLUE PLACE
CARY, NC 27519
(919)757-7462
parekhp@yahoo.com

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PH. # (919) 552-9813
EMAIL-bentondewar@gmail.com HATLEY(23)/700

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SHEET 2 OF 2