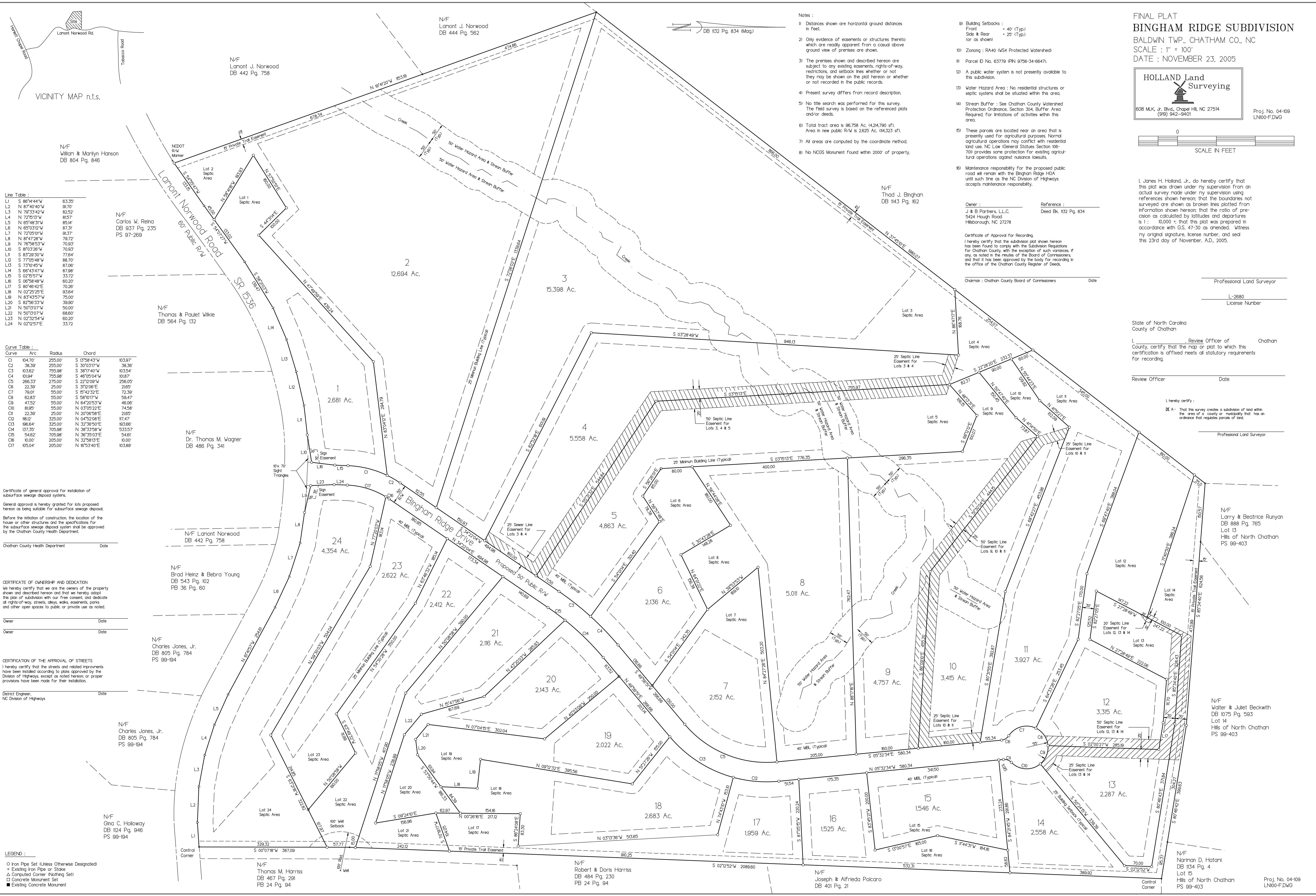




Line Table :

L1	S 89°44'44"W	63.35'
L2	N 87°40'40"W	81.70'
L3	N 79°33'42"W	82.52'
L4	N 72°51'13"W	81.57'
L5	N 65°48'31"W	85.14'
L6	N 65°03'12"W	87.31'
L7	N 72°05'01"W	91.37'
L8	N 87°47'28"W	78.72'
L9	N 76°58'13"W	70.83'
L10	S 87°03'26"W	70.83'
L11	S 83°29'30"W	77.64'
L12	S 77°05'48"W	88.70'
L13	S 73°04'45"W	87.06'
L14	S 86°43'47"W	87.88'
L15	S 02°55'57"W	33.72'
L16	S 06°58'48"W	60.20'
L17	S 80°46'42"E	70.26'
L18	N 02°25'25"E	93.64'
L19	N 83°43'57"W	75.00'
L20	S 02°56'33"W	39.80'
L21	N 50°13'07"W	50.00'
L22	N 50°13'07"W	88.60'
L23	N 02°32'54"W	80.20'
L24	N 02°02'57"E	33.72'

Curve Table :

Curve	Arc	Radius	Chord	
C1	104.70'	255.00'	S 13°58'43"W	103.97'
C2	38.39'	255.00'	S 30°03'17"W	38.36'
C3	103.62'	755.88'	S 38°17'40"W	103.54'
C4	101.84'	755.88'	S 46°05'04"W	101.87'
C5	286.13'	275.00'	S 22°02'08"W	256.05'
C6	22.39'	25.00'	S 37°02'06"E	21.65'
C7	78.01'	55.00'	S 8°42'32"E	72.39'
C8	62.83'	55.00'	S 58°10'17"W	59.47'
C9	47.52'	55.00'	N 64°20'53"W	46.06'
C10	81.95'	55.00'	N 03°05'22"E	74.58'
C11	22.39'	25.00'	N 20°06'58"E	21.65'
C12	181.12'	325.00'	N 04°52'08"E	174.71'
C13	186.64'	325.00'	N 32°36'50"E	183.86'
C14	177.35'	705.88'	N 38°33'58"W	533.57'
C15	54.82'	705.88'	N 36°55'03"E	54.81'
C16	10.00'	205.00'	N 32°58'13"E	10.00'
C17	105.04'	205.00'	N 8°53'40"E	103.89'

Certificate of general approval for installation of subsurface sewage disposal systems.

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal.

Before the initiation of construction, the location of the house or other structures and the specifications for the subsurface sewage disposal system shall be approved by the Chatham County Health Department.

Chatham County Health Department _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all rights-of-way, streets, dikes, easements, parks and other open spaces to public or private use as noted.

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify that the streets and related improvements have been installed according to plans approved by the Division of Highways, except as noted hereon or proper provisions have been made for their installation.

District Engineer _____ Date _____

NC Division of Highways

N/F Charles Jones, Jr.
DB 805 Pg. 784
PS 99-194

N/F Gina C. Holloway
DB 1124 Pg. 946
PS 99-194

LEGEND :

- Iron Pipe Set (Unless Otherwise Designated)
- Existing Iron Pipe or Stake
- △ Computed Corner (Nothing Set)
- Concrete Monument Set
- Existing Concrete Monument

- Notes :
- Distances shown are horizontal ground distances in feet.
 - Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
 - The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.
 - Present survey differs from record description.
 - No title search was performed for this survey. The field survey is based on the referenced plats and/or deeds.
 - Total tract area is 86,758 Ac. (4,214,790 sf). Area in new public R/W is 2,625 Ac. (114,323 sf).
 - All areas are computed by the coordinate method.
 - No NGS Monument found within 200' of property.

- Building Setbacks :
Front = 40' (Typ.)
Side & Rear = 25' (Typ.)
(or as shown)
- Zoning : RA40 (WS4 Protected Watershed)
- Parcel ID No. 63779 IPN 9756-34-66471.
- A public water system is not presently available to this subdivision.
- Water Hazard Area : No residential structures or septic systems shall be situated within this area.
- Stream Buffer : See Chatham County Watershed Protection Ordinance, Section 304, Buffer Area Required, for limitations of activities within this area.
- These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-700) provides some protection for existing agricultural operations against nuisance lawsuits.
- Maintenance responsibility for the proposed public road will remain with the Bingham Ridge HOA until such time as the NC Division of Highways accepts maintenance responsibility.

Owner : J & B Partners, L.L.C.
5424 Hough Road
Hillsborough, NC 27278

Reference : Deed Bk. 1132 Pg. 834

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, with the exception of such variances, if any, as noted in the minutes of the Board of Commissioners, and that it has been approved by the body for recording in the office of the Chatham County Register of Deeds.

Chairman : Chatham County Board of Commissioners _____ Date _____

FINAL PLAT
BINGHAM RIDGE SUBDIVISION
BALDWIN TWP., CHATHAM CO., NC
SCALE : 1" = 100'
DATE : NOVEMBER 23, 2005

HOLLAND Land Surveying

608 M.K. Jr. Blvd., Chapel Hill, NC 27514
(919) 942-9401

ProJ. No. 04-109
LN00-F-DWG

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SCALE IN FEET

I, James H. Holland, Jr., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1 : 10,000 ±; that this plat was prepared in accordance with G.S. 47-30 as amended, Witness my original signature, license number, and seal this 23rd day of November, A.D., 2005.

Professional Land Surveyor
L-2680
License Number

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 _____

I hereby certify :
[X] A - 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.

Professional Land Surveyor

N/F Larry & Beatrice Runyan
DB 888 Pg. 765
Lot 13
Hills of North Chatham
PS 99-403

N/F Walter & Juliet Beckwith
DB 1075 Pg. 593
Lot 14
Hills of North Chatham
PS 99-403

N/F Nanirion D. Hatani
DB 1134 Pg. 4
Lot 15
Hills of North Chatham
PS 99-403

ProJ. No. 04-109
LN00-F-DWG