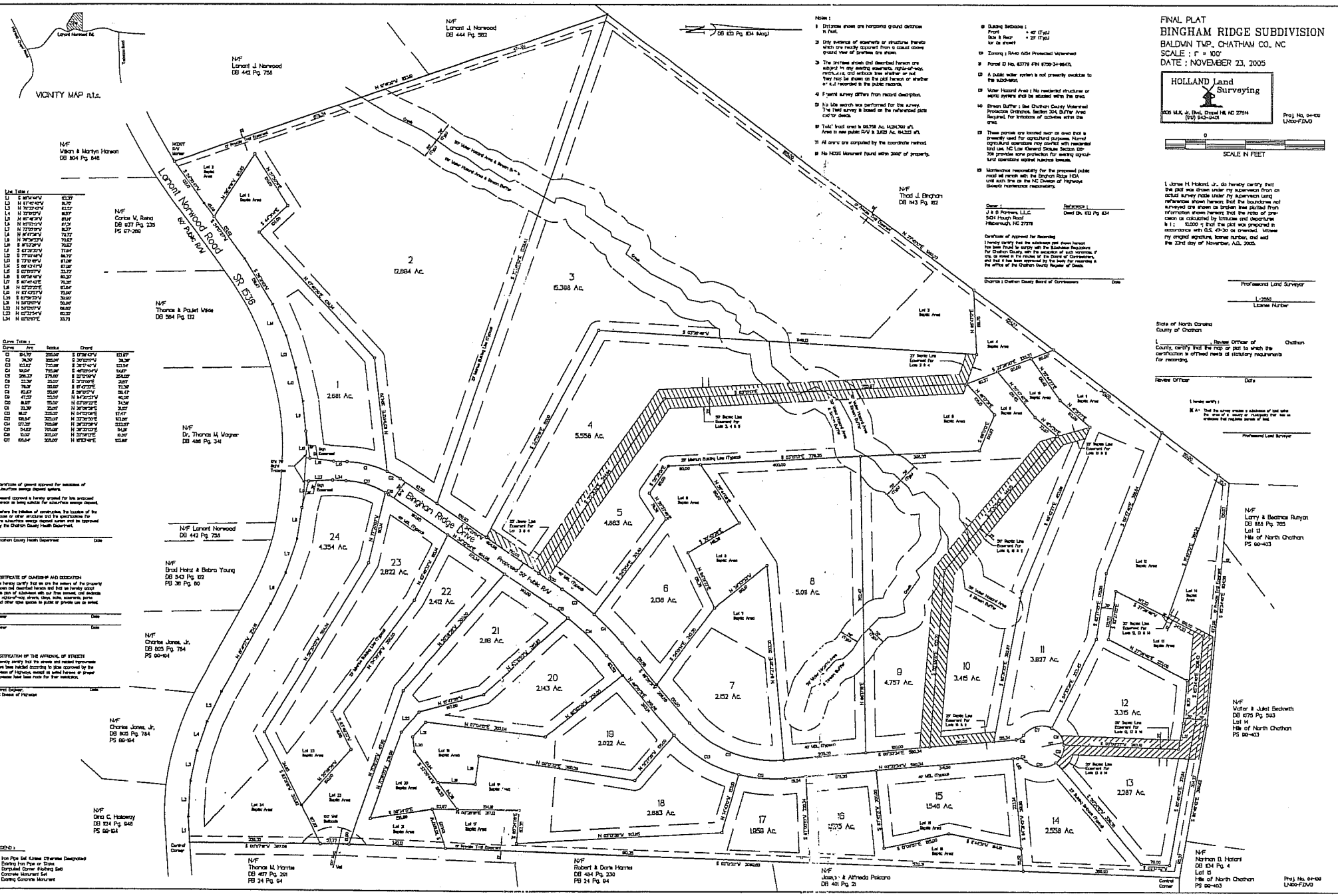
FINAL PLAT
BINGHAM RIDGE SUBDIVISION
BALDWIN TWP., CHATHAM CO., NC
SCALE : 1" = 100'
DATE : NOVEMBER 23, 2005
HOLLAND Land Surveying
806 M.K. Jr. Blvd. Chapel Hill, NC 27514
(919) 942-1401
Proj. No. 04-102
LN04-FINAL
SCALE IN FEET
VICINITY MAP n.t.s.
Lonant Norwood Rd
Tobacco Road
Lonant Norwood Road
SR 1536
60' Public R/W
Mt Bingham Ridge Drive
Proposed 50' Public R/W
N/F
Lonant J. Norwood
DB 444 Pg. 562
DB 443 Pg. 756
DB 442 Pg. 736
N/F
Wilson & Marilyn Hansen
DB 804 Pg. 848
N/F
Carlos W. Reina
DB 637 Pg. 235
PB 67-268
N/F
Thomas & Paulett Wilds
DB 584 Pg. 132
N/F
Dr. Thomas M. Wagner
DB 486 Pg. 341
N/F
Lonant Norwood
DB 442 Pg. 736
N/F
Brad Heinz & Debra Young
DB 843 Pg. 122
PB 38 Pg. 80
N/F
Charles Jones, Jr.
DB 805 Pg. 784
PB 99-104
N/F
Gina C. Holloway
DB 824 Pg. 648
PS 99-104
N/F
Thomas M. Harris
DB 487 Pg. 291
PB 24 Pg. 84
N/F
Robert & Dana Harris
DB 484 Pg. 232
PB 24 Pg. 84
N/F
Thad J. Bingham
DB 843 Pg. 122
N/F
Larry & Beatrice Runyon
DB 888 Pg. 765
Lot 13
Hills of North Chatham
PS 99-403
N/F
Victor & Juliet Beckwith
DB 875 Pg. 583
Lot 14
Hills of North Chatham
PS 99-403
N/F
Norman D. Hoiard
DB 834 Pg. 4
Lot 15
Hills of North Chatham
PS 99-403
Proj. No. 04-102
LN04-FINAL
1
2.681 Ac.
2
12.884 Ac.
3
15.388 Ac.
4
5.558 Ac.
5
4.883 Ac.
6
2.08 Ac.
7
2.62 Ac.
8
5.08 Ac.
9
4.757 Ac.
10
3.415 Ac.
11
3.837 Ac.
12
3.315 Ac.
13
2.287 Ac.
14
2.558 Ac.
15
1.548 Ac.
16
1.535 Ac.
17
1.858 Ac.
18
2.883 Ac.
19
2.022 Ac.
20
2.143 Ac.
21
2.18 Ac.
22
2.412 Ac.
23
2.822 Ac.
24
4.354 Ac.
Notes :
1 Distances shown are horizontal ground distances in feet.
2 Any evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
3 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.
4 Parent survey differs from record description.
5 No title search was performed for this survey. The deed survey is based on the referenced plats and/or deeds.
6 Total tract area is 68.758 Ac. (2,994,760 sf). Area in new public R/W is 2.823 Ac. (122,933 sf).
7 All areas are computed by the coordinate method.
8 No NCGS Monument found within 2000' of property.
9 Building Setbacks : Front = 40' (Typ) Side & Rear = 20' (Typ) or as shown
10 Zoning : RA40 R/A4 Protected Watershed
11 Parcel ID No. 63778 PIN 8709-34-9647.
12 A public water system is not presently available to this subdivision.
13 Water Hazard Area : No residential structures or septic systems shall be situated within this area.
14 Stream Buffer : See Chatham County Watershed Protection Ordinance, Section 304, Buffer Areas Required, for limitations of activities within this area.
15 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 Statute Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.
16 Homeowners 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.
5434 Hough Road
Hillsborough, NC 27278
Reference :
Deed Bk. 613 Pg 634
Certificate of Approval for Recording
I hereby certify that the subdivision and street layout 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 Board for recording in the office of the Chatham County Register of Deeds.
Chairman | Chatham County Board of Commissioners
Date
I, James H. Holland, Jr., do hereby certify that the 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 the 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-2550
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 :
A+ That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires surveys of land.
Professional Land Surveyor
Line Table :
L1 S 85°47'49"W 63.35'
L2 N 87°42'40"W 8.70'
L3 N 76°32'09"W 83.52'
L4 N 73°19'37"W 69.71'
L5 N 85°48'39"W 89.14'
L6 N 85°23'59"W 8.52'
L7 N 73°25'59"W 76.71'
L8 N 84°47'36"W 70.82'
L9 N 74°36'32"W 70.82'
L10 S 85°23'36"W 70.82'
L11 S 83°28'39"W 77.84'
L12 S 73°57'48"W 88.72'
L13 S 73°57'48"W 87.06'
L14 S 85°47'47"W 57.98'
L15 S 82°09'37"W 113.73'
L16 S 89°58'46"W 80.32'
L17 S 85°48'43"E 70.26'
L18 N 82°23'25"E 67.84'
L19 N 82°43'51"W 73.86'
L20 S 87°58'42"W 36.02'
L21 N 50°53'51"W 33.06'
L22 N 34°53'51"W 68.80'
L23 N 03°53'51"W 80.32'
L24 N 07°53'51"E 113.73'
Curve Table :
Curve Arc Radius Chord
C1 94.30' 200.00' S 72°56'43"W 93.43'
C2 36.29' 200.00' S 39°57'07"W 36.24'
C3 61.82' 730.00' S 36°17'42"W 61.80'
C4 19.04' 730.00' S 48°09'44"W 19.03'
C5 208.33' 275.00' S 31°29'39"W 204.00'
C6 33.38' 25.00' S 37°09'18"E 31.07'
C7 78.01' 25.00' S 81°47'22"E 77.70'
C8 65.03' 25.00' S 34°57'07"E 50.47'
C9 47.23' 25.00' N 54°23'53"W 40.08'
C10 84.55' 25.00' N 63°59'23"E 74.54'
C11 72.39' 25.00' N 36°36'38"E 24.01'
C12 86.12' 225.00' N 84°06'26"E 57.47'
C13 108.04' 225.00' N 32°26'50"E 107.01'
C14 177.25' 725.00' N 36°29'39"W 223.57'
C15 54.83' 725.00' N 54°20'03"E 54.81'
C16 31.01' 275.00' N 32°58'12"E 31.01'
C17 105.04' 225.00' N 85°23'49"E 103.89'
Iron Pipe Set (Unless Otherwise Designated)
Existing Iron Pipe or Stake
Computed Corner (Nothing Set)
Concrete Monument Set
Existing Concrete Monument
Certificate of ground approved for subdivision of ___ for ___ sewage disposal system.
Ground approved is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal.
Where the location of construction, the location of the house or other structure and the specifications for the subsurface sewage disposal system and be approved by the Chatham County Health Department.
Chatham County Health Department
Date
CERTIFICATE OF OWNERSHIP AND DEDICATION
I 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 rights-of-way, streets, alleys, walks, easements, parks and other sites hereon 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 as shown hereon have been installed according to plans approved by the Division of Highways, except as noted hereon, or shown on private forms have been made for their maintenance.
Professional Engineer
Date
Division of Highways