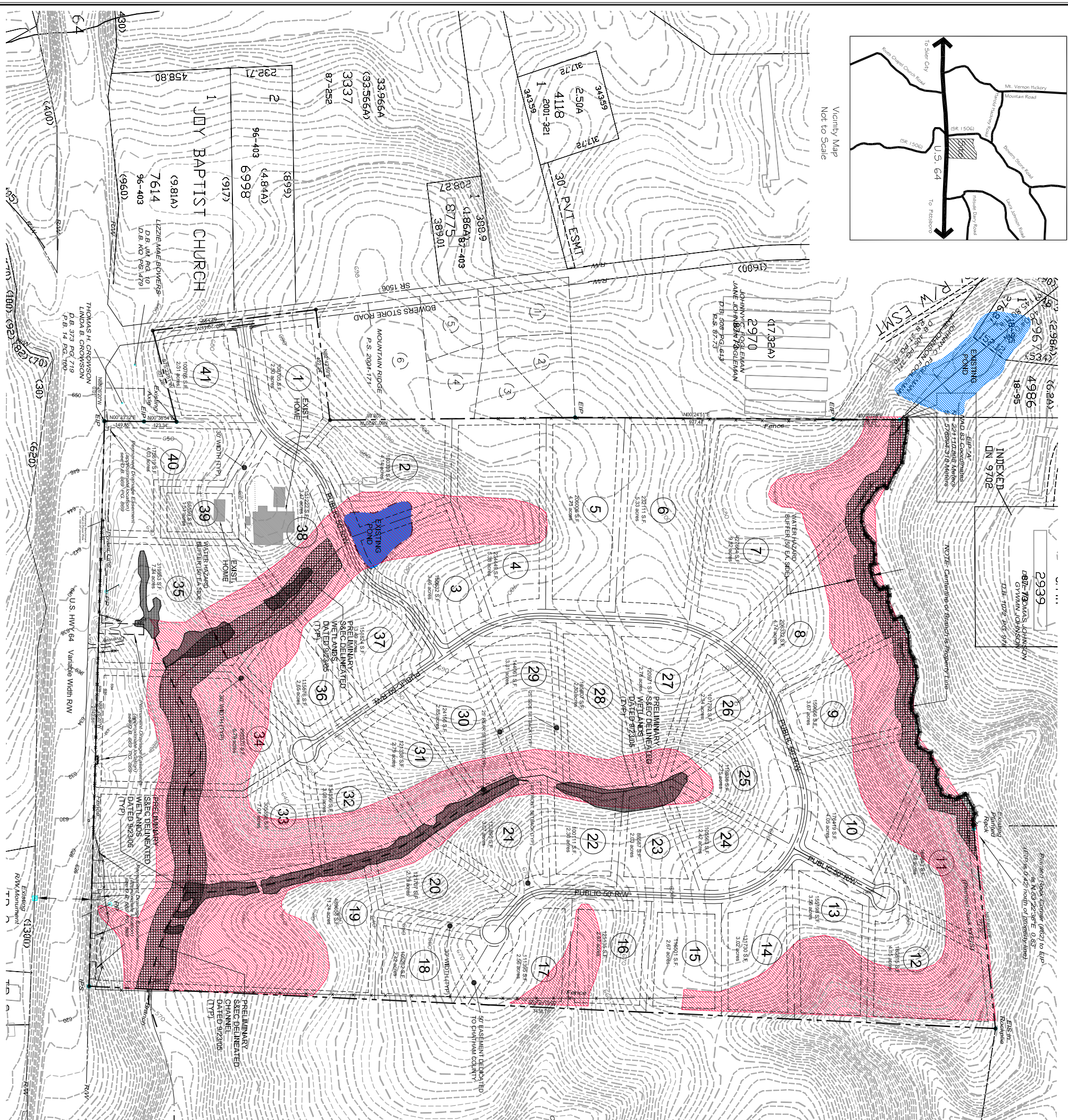


Vicinity Map  
Not to Scale



2939  
D&B-732/MS JOHNSON  
GYNNA JOHNSON  
D&B-1022 PG. 9/14

INDEXED  
DN 9702

NOTE: Centerline of Branch is Property Line

Private Road Corner (462) to EIP  
is N 50° 22' 30" E 0.53'  
(471 is 0.12' north of property line)

**Site Data:**

Site Acreage ± 167 AC  
Zoning UNZONED  
Total Homesites 41  
Length of Road ± 5.965 AC  
Average in R-O-W (Private) ± 1.77 AC  
Minimum Lot Size ± 1.15 AC  
Maximum Lot Size ± 11.2 AC  
Average Lot Size ± 3.9 AC

**Setbacks:**

40' Front Yard  
25' Side Yard  
25' Rear Yard

**CURRENT OWNER:**

Richard Fox  
PO Box 563  
Silver City, N.C. 27344  
Parcel No. - 11046 N/F  
Pin No. - 9702-00-04-9863 N/F  
Deed Book - 774 Page 812 N/F  
Parcel No. - 78520 N/F  
Pin No. - 8792-00-92-4725 N/F  
Deed Book - 1112 Page 495 N/F  
Parcel No. - 78519 N/F  
Pin No. - 8792-00-92-4914 N/F  
Deed Book - 1112 Page 495 N/F

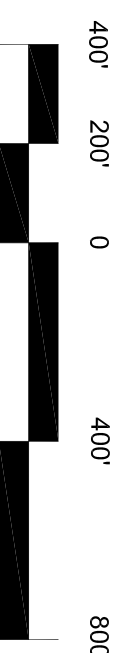
**SURVEYOR:**

Van R. Finch Land Surveys, PA  
109 Hillsboro Street  
Pittsboro, N.C. 27312

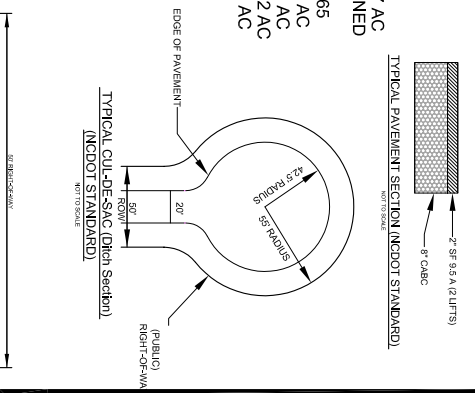
**NOTES:**

- 1) TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
- 2) BOUNDARY INFORMATION PROVIDED BY VAN R FINCH LAND SURVEYS, PA
- 3) THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA PANELS 3710970200U & 3710978200U DATED JULY 13, 2005
- 4) WATER TO BE PROVIDED BY PRIVATE WELLS
- 5) ALL SEWERS TO BE INDIVIDUAL LOT SEPTIC SYSTEMS.
- 6) ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
- 7) THERE ARE NO CEMETERIES LOCATED WITHIN PROJECT BOUNDARY.
- 8) THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. N.C. LAW (GENERAL STATUTES SECTION 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL.
- 9) NO LOTS WILL HAVE ACCESS TO US 64.

**SOILS LEGEND**



**PRELIMINARY**  
FOR REVIEW ONLY  
NOT RELEASED  
FOR CONSTRUCTION



NO.	REVISIONS	DATE
1	REVISED PER CHATHAM COUNTY COMMENTS	1/17/06

**CE Group, inc.**  
LAND PLANNING  
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
11000 Regency Parkway, Suite 410, Cary, N.C. 27511  
Voice (919) 367-8790 Fax (919) 367-8791



Hickory Downs  
Sketch Plan Submittal  
Major Subdivision  
Chatham County  
North Carolina

Date:	January 9, 2006
Scale:	1"=400'
Drawn:	CSL
Checked:	MPA
Project No.:	127-59
Computer Draw Name:	127-59 submittal 010606.dwg
Sheet No.:	1
	Of -