

Phreddie D. Popp

**50 Garden Trace
Pittsboro, NC 27312
(Tel) 919-542-5237**

5/11/06

Ms. Lynn Richardson
Chatham County Planning Department
Pittsboro, North Carolina 27312

RE: Lot 4, Burnette Mountain Lane
Pittsboro, NC 27312

Dear Ms. Richardson:

Enclosed please find a Major Subdivision Application for proposed lot #4 on Burnette Mountain Lane. Also enclosed are the 25 copies of the plat requested for the proposed subdivision as well as the digital document format on computer disc. A copy of this plat properly approved, signed and certified by the Chatham County Planning Office for the purpose of creating lot #1 on said plat, was filed at the Chatham County Register of Deeds Office, Plat Book 2006, page 74, dated March 16, 2006.

(Note: In addition to Lot 1 on the attached map, please see Lot 2 (.5+/- acres - arrow) and "NOTE" section of said plat. Said Lot 2 is owned by Eric and Kelly Vickers, but is not counted as a lot on the easement as it is not approved as a building lot.)

For the purposes of clarity, the proposed new 1.5 acre lot marked on the attached plat will therefore be referred to as Lot 3; and the remainder Lot 3, will be referenced as Lot 4-R.

In addition to the aforementioned, I have indicated in red all lots and adjoining property owners referenced.

Richard and Kaye Campbell as Lot 5, to the northern boundary on the plat.

Also the property of Eric and Kelly Vickers is indicated on the attached plat as Lot 6, the adjoining property on the west boundary of said plat.

Adjoining property of DeLois Wright Popp (Phreddie DeLois Popp) is indicated on the attached plat as Lot 7 and is the property at the east boundary of said plat.

All easements serving the following lots are appropriately documented in accordance with legal requirements and recorded in the Chatham County Register of Deeds Office. The following lots accessed on the attached plat are listed below in order of their development.

1. Richard and Kaye Campbell - Lot 5 - Property to the north on attached plat.
2. Kelly and Eric Vickers - Lot 6, easement to reach property to the west on attached plat.

3. Phreddie DeLois Popp - easement to reach Lot 1 on attached plat.
4. Phreddie DeLois Popp - Easement to reach *proposed* Lot 3 on attached plat.

Lots 6, 1, 5 and proposed lot 3 (and Remainder Lot 4-R) share a common easement for the entirety of the 30' easement with the exception of Lot 5, owned by Richard and Kaye Campbell. Easement to reach Lot 5 is immediately at the northeast corner of the property line of said plat and runs approximately 290+/- feet in a westward direction.

As outlined above, there are currently three approved building lots under 10 acres on the 30' easement which, at this time, constitutes a Minor Subdivision.

The purpose of my request is to apply for a Major Subdivision by the creation of a fourth lot on this 30' easement.

Note also that upon the granting of Lot 4 on this easement, there will be a remainder lot, Lot 4-R on the attached plat, of approximately 8.5+/- acres. Approximately 1.5+ acres will be deeded from Lot 7 to this Remainder parcel to bring the total acreage to 10.0+ acres which will comply with Chatham County governing regulations and requirements for a 10+ acre parcel on a 30' easement.

I appreciate the opportunity to present my application. If you have any questions, please feel free to contact me.

Thank you.

Respectfully submitted,


Phreddie De Lois Popp

Chatham County Planning Department

P.O. Box 54
Pittsboro, NC 27312
Tel: (919) 542-8204
Fax: (919) 542-2698

Type of Review

- Sketch
- Preliminary
- Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Burnette Mountain Estates, LLC (proposed)
Subdivision Applicant: _____ **Subdivision Owner:** _____

Name: Phreddie D. Popp

Name: Same

Address: 50 Garden Trace
Pittsboro, NC 27312

Address: _____

Phone:(W) 919-542-5237

Phone:(W) _____

Phone:(H) same **Fax:** _____

Phone:(H) _____ **Fax:** _____

E-Mail delois.poppe@aol.com

E-Mail _____

Township: Baldwin **Zoning:** _____

P. I. N. # 9773-06-5111

Flood Map # 37109773005 **Zone:** _____

Parcel # 3054

Watershed: WS-IV-PN

Existing Access Road: S.R. # SR1700

S.R. road name Mt. Gilead Ch. Rd.

Total Acreage: 12.169

Total # of Lots: 1

Min. Lot Size: 1.5

Ph. I Acreage 1.5 - Minor - Approved **Ph. I # of lots** _____

Max. Lot Size: _____

Ph. II Acreage 1.5 - Major - Proposed **Ph. II # of lots** _____

Avg. Lot Size: _____

Ph. III Acreage _____ **Ph. III # of lots** _____

***Type of new road:** Private/ Length 2500' + Public/ Length _____

Road Surface:

- paved
- gravel

Water System:

- individual wells
 - community wells
 - public system
- name _____

Sewer System:

- septic systems
 - community system
 - public system
- name _____

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:

- None -

Phreddie D. Popp Date 5/8/06 Phreddie D. Popp Date 5/8/06
 Signature of Applicant Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
 Preliminary _____
 Final _____

Payment: Date _____ / _____ / _____ Amount: \$ _____

*** Not All new Road**

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please type or write neatly, and include zip codes.

1. Kelly + Eric Vickers 120 Hidden Valley Chapel Hill, NC 27516	11.
2. Mr. + Mrs John Burnette 8119 McArthur Drive Efland, NC 27243	12.
3. Jim + JoAnn Urban 2691 Mt. Gilead Ch. Rd Pittsboro, NC 27312	13.
4. Ricky + Kay Campbell 266 Burnette Mt. Lane Pittsboro, NC 27312	14.
5. Phreddie D. Popp - owner 50 Garden Trace Pittsboro, NC 27312	15.
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER(S) _____

STATE OF NORTH CAROLINA
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT _____

PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT
WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS

THE _____ DAY OF _____ 2005

NOTARY PUBLIC - MY COMMISSION EXPIRES _____

APPROVAL FOR MINOR SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON IS A MINOR SUBDIVISION AND HAS BEEN FOUND TO
COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM
COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING
IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS

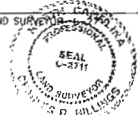
CHATHAM COUNTY PLANNING DEPARTMENT DATE _____

1. CHARLES R. BILLINGS, HEREBY CERTIFY THAT UNDER MY DIRECTION
AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION (REFERENCES AS NOTED HEREON);
THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND
DEPARTURES IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AS
NOTED, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED.

FURTHER CERTIFY:

- A THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C ANY ONE OF THE FOLLOWING:
 - 1 THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN AN EXISTING STREET;
 - 2 THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 - 3 THAT THE SURVEY IS A CONTROL SURVEY;
 - D THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COUNTY-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - E THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROCEEDING CONTAINED BY (A) THROUGH (C) ABOVE.

WITNESS MY HAND AND SEAL, FEBRUARY 21, 2006.

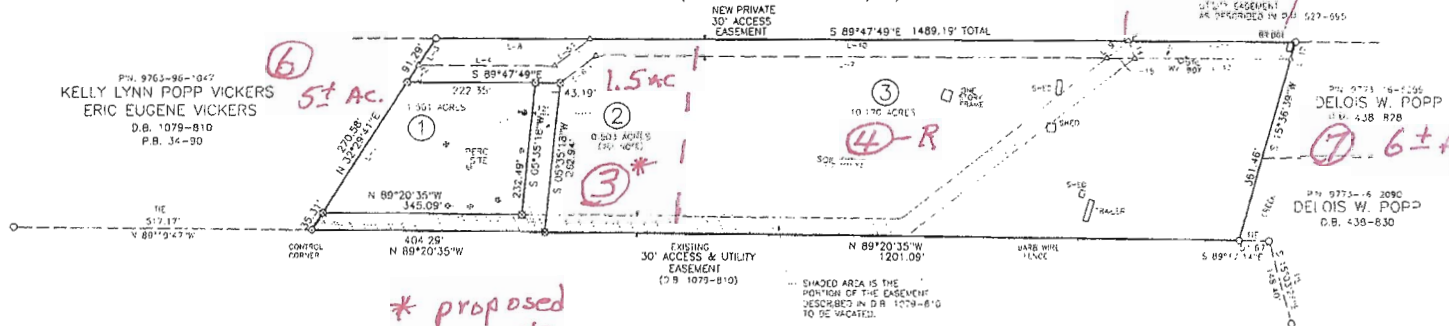
Charles R. Billings
CHARLES R. BILLINGS, PROFESSIONAL LAND SURVEYOR


REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
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 _____

**BURNETTE MOUNTAIN LANE
(NEW 30' PRIVATE R/W)**



COURSE	BEARING	DISTANCE
L-1	N 32°28'41"E	270.58'
L-2	N 32°28'41"E	35.48'
L-3	N 32°28'41"E	55.80'
L-4	S 89°47'49"E	236.35'
L-5	N 52°31'40"E	77.18'
L-6	N 52°31'40"E	77.18'
L-7	S 89°47'49"E	883.90'
L-8	S 89°47'49"E	267.63'
L-9	N 51°29'02"E	47.96'
L-10	N 89°47'49"W	931.56'
L-11	S 89°47'49"E	290.00'
L-12	S 15°36'39"W	31.12'
L-13	N 89°47'49"W	271.19'
L-14	N 19°09'21"W	31.80'
L-15	S 89°47'49"E	47.96'

** proposed lot*

NOTE:

LOT 2 SHOWN HEREON IS NOT APPROVED FOR SALE OR AS A SEPARATE LOT FOR BUILDING DEVELOPMENT AND DOES NOT MEET THE REQUIREMENTS OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS, BUT IS APPROVED FOR RECORDING PURPOSES ONLY. THIS PROPERTY IS TO BE COMBINED WITH THE EXISTING ADJOINING PROPERTY OWNED BY ERIC EUGENE VICKERS AND KELLY LYNN POPP VICKERS.

- LEGEND:**
- IRON FOUND
 - ⊙ IRON SET
 - △ CALC. CORNER
 - CONC. MONU.

LOCATION MAP

