THE HILLS OF NORTH CHATHAM

PROPERTY OF

SUBDIVISION PLAT

PIN(S):

PARCEL(S):

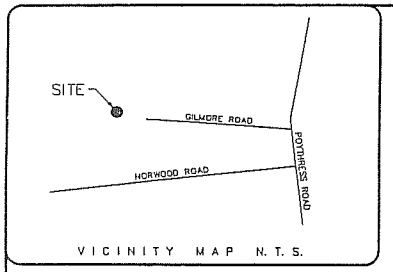
TAX MAP: 9756-46-7464

COUNTY: CHATHAM

TOWNSHIP: BALDWIN

ZONED:

STATE OF NORTH CAROLINA, U.S.A.



VICINITY MAP N. T. S.

LEGEND

———	LINES SURVEYED
- - - -	LINES NOT SURVEYED
E.I.P. -----	EXISTING IRON PIPE
I.P.S. -----	IRON PIPE SET
C.M.S. ----	CONCRETE MONUMENT SET
E.C.M. ----	EXISTING CONCRETE MONUMENT
P.N.S. ----	P.K. NAIL SET
E.P.K. ----	EXISTING P.K. NAIL
R/W -----	RIGHT OF WAY
D.B. -----	DEED BOOK
P.P. -----	POWER POLE
O.H.P. ---	OVER HEAD POWER
R.R.S. ----	RAILROAD SPIKE
(1234) --	ADDRESSES

☒ a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
☐ b. This survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
☐ c. This survey is of an existing parcel or parcels of land.
☐ d. This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

L-3156
Registered Land Surveyor

This parcel is located in the CHATHAM CO. Planning jurisdiction.

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 County Register of Deeds.

Chairman, Chatham County Board of Commissioners — 9/27/99 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (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.

21 SEPTEMBER 1999
AUSTIN BAY INC.
BY: PRESIDENT
(OWNER(S) HENRY W. BARTON, III

LINE DATA

NUMBER	BEARING	DISTANCE
L-1	N 84°29'15" W	55.13'
L-2	N 34°47'44" W	36.52'
L-3	N 13°48'43" E	149.50'
L-4	S 52°10'23" E	49.50'
L-5	S 86°08'04" E	295.53'
L-7	N 84°29'15" W	56.43'
L-8	N 34°47'44" W	36.51'
L-9	N 13°48'43" E	202.74'
L-10	N 21°11'53" W	187.82'
L-11	N 21°11'53" W	122.31'
L-12	N 21°11'53" W	88.50'
L-13	S 03°31'53" W	109.95'
L-14	N 35°49'48" E	55.00'
L-15	N 20°28'31" W	55.00'
L-16	S 03°30'25" W	131.33'
L-17	N 04°25'58" E	93.25'
L-18	N 04°25'58" E	130.00'
L-19	N 59°53'58" W	30.82'
L-20	S 21°11'53" E	44.20'
L-21	S 21°11'53" E	143.51'
L-22	S 13°48'43" W	138.97'
L-23	N 75°49'32" W	329.84'
L-24	N 75°49'32" W	363.94'
L-25	N 75°49'32" W	347.85'
L-26	N 75°49'32" W	51.05'
L-27	N 75°49'32" W	146.79'
L-28	N 75°49'32" W	50.00'
L-29	N 75°49'32" W	50.00'
L-30	N 14°10'28" E	37.50'
L-31	N 14°10'28" E	275.00'
L-32	N 75°49'32" W	513.98'
L-33	N 75°49'32" W	333.96'
L-34	N 75°49'32" W	180.02'
L-35	N 75°49'32" W	804.97'
L-36	N 75°49'32" W	414.23'
L-37	N 75°49'32" W	190.74'
L-38	N 75°49'32" W	281.66'
L-39	N 75°49'32" W	322.09'
L-40	N 75°49'32" W	55.00'
L-41	N 75°49'32" W	285.11'
L-42	S 34°42'51" E	38.50'
L-43	S 84°38'10" E	237.63'

CURVE DATA

NUMBER	BEARING	RADIUS	ARC	DIST.
C-1	N 59°37'01" W	192.50	187.02	181.83
C-2	N 47°31'02" W	267.50	122.09	121.03
C-3	N 23°33'25" W	25.00	32.61	30.35
C-4	N 03°21'44" E	180.00	67.03	66.65
C-5	N 59°37'13" W	230.00	199.58	193.38
C-6	N 52°44'15" W	230.00	144.21	141.86
C-7	N 02°02'28" E	150.00	82.78	82.32
C-8	N 14°21'42" W	180.00	44.33	44.22
C-9	N 09°19'47" E	95.50	101.77	97.02
C-10	N 73°40'49" E	30.00	35.42	33.40
C-11	N 54°49'10" E	55.00	101.15	87.46
C-12	N 15°41'00" W	150.00	30.02	29.97
C-13	N 11°49'14" E	125.50	144.85	136.77
C-14	N 61°44'26" E	125.50	74.04	72.97
C-15	N 28°01'02" W	55.00	54.05	51.90
C-16	S 82°19'22" E	55.00	54.05	51.90
C-17	N 48°54'59" E	155.50	37.82	37.72
C-18	N 38°28'04" E	30.00	18.24	17.96
C-19	N 45°17'18" E	55.00	46.53	45.18
C-20	N 10°22'32" E	155.50	171.38	162.84
C-21	N 03°41'35" W	120.00	74.24	73.05
C-22	S 56°59'35" W	25.00	39.43	35.47
C-23	S 73°15'28" E	230.00	20.54	20.53
C-24	S 82°40'53" W	55.00	131.52	102.35
C-25	S 25°31'56" E	55.00	76.23	70.27
C-26	N 85°57'38" E	55.00	56.29	52.98
C-27	S 55°17'40" E	192.50	137.89	134.96
C-28	S 59°38'23" E	267.50	232.13	224.91

There is an instrument recorded in the Register of Deeds Office that provides for the maintenance and responsibility of the private road shown hereon according to the standards set forth in the Chatham County Subdivision Regulations.

NOTE:
The owners of the lots in this subdivision shall be responsible for the maintenance of the private roads shown hereon.

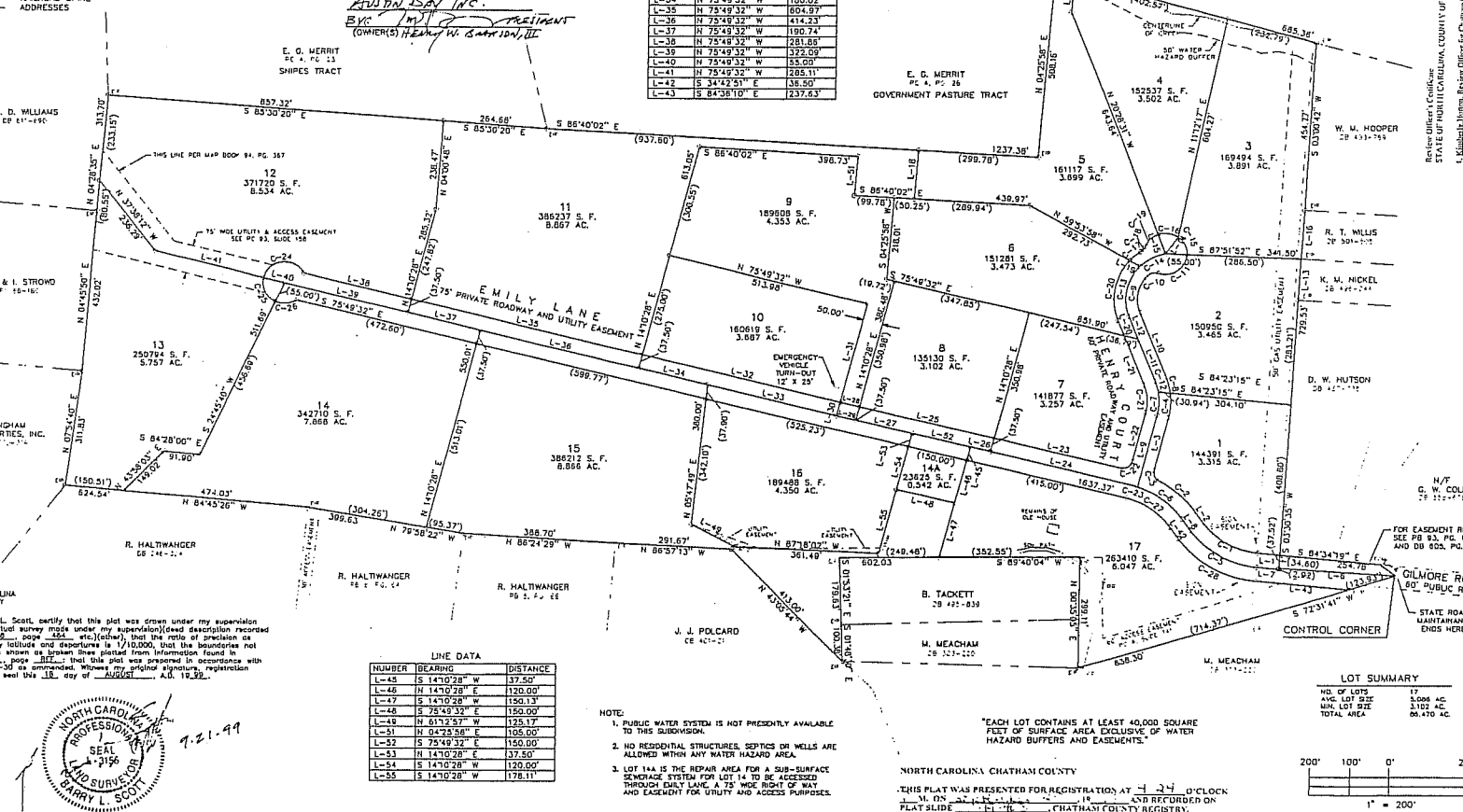
OWNER
AUSTIN BAY INC.
P. O. BOX 3342
CHAPEL HILL, N.C.

NOTE:
IRON PIN SET AT FRONT CORNER ON A 20' OFFSET TO ACTUAL CORNER.

NORTH PB 93, SLIDE 158 CCLR

B.L. SCOTT & CO.
REGISTERED LAND SURVEYORS
P. O. BOX 17643 - RALEIGH, NORTH CAROLINA 27619
TEL: 919/782-0666 FAX: 919/782-1982

JOB NO : 98-10-04



NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 7458, page 454, etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 16 day of AUGUST, A.D. 19 99.

NORTH CAROLINA PROFESSIONAL SEAL L-3156 LAND SURVEYOR BARRY L. SCOTT

9.21.99

LINE DATA

NUMBER	BEARING	DISTANCE
L-45	S 14°10'28" W	37.50'
L-46	N 14°10'28" E	120.00'
L-47	S 14°10'28" W	150.13'
L-48	S 75°49'32" E	150.00'
L-49	N 61°12'57" W	125.17'
L-51	N 04°25'58" E	105.00'
L-52	S 75°49'32" E	150.00'
L-53	N 14°10'28" E	37.50'
L-54	S 14°10'28" W	120.00'
L-55	S 14°10'28" W	178.11'

NOTE:
1. PUBLIC WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THIS SUBDIVISION.
2. NO RESIDENTIAL STRUCTURES, SEPTICS OR WELLS ARE ALLOWED WITHIN ANY WATER HAZARD AREA.
3. LOT 14A IS THE REPAIR AREA FOR A SUB-SURFACE SEWERAGE SYSTEM FOR LOT 14 TO BE ACCESSED THROUGH EMILY LANE, A 75' WIDE RIGHT OF WAY AND EASEMENT FOR UTILITY AND ACCESS PURPOSES.

"EACH LOT CONTAINS AT LEAST 40,000 SQUARE FEET OF SURFACE AREA EXCLUSIVE OF WATER HAZARD BUFFERS AND EASEMENTS."

LOT SUMMARY

NO. OF LOTS	17
AVG. LOT SIZE	5.086 AC.
MIN. LOT SIZE	3.102 AC.
TOTAL AREA	86.470 AC.

200' 100' 0' 200'
1" = 200'
HORIZONTAL GROUND DISTANCE

NORTH CAROLINA CHATHAM COUNTY

THIS PLAT WAS PRESENTED FOR REGISTRATION AT 4:24 O'CLOCK P. M. ON 27 SEPTEMBER 19 99 AND RECORDED ON PLAT SLIDE 99-403 CHATHAM COUNTY REGISTRY.

REBA G. THOMAS
REGISTER OF DEEDS BY: ASSISTANT

Review Officer's Certificate
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, Kimberly Hanna, Review Officer for Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date: 9-27-99

DATE: 10-8-98
FIELD BOOK:
SURVEYED BY: SLT

REVISED
DATE: 6-8-99 9-10-99
DATE: 6-11-99 9-20-99
DATE: 6-21-99
DATE: 7-30-99

THIS PLAT RECORDED IN B. O. M. / P. B. / P. C. _____ PG. _____ COUNTY REGISTRY

99-403