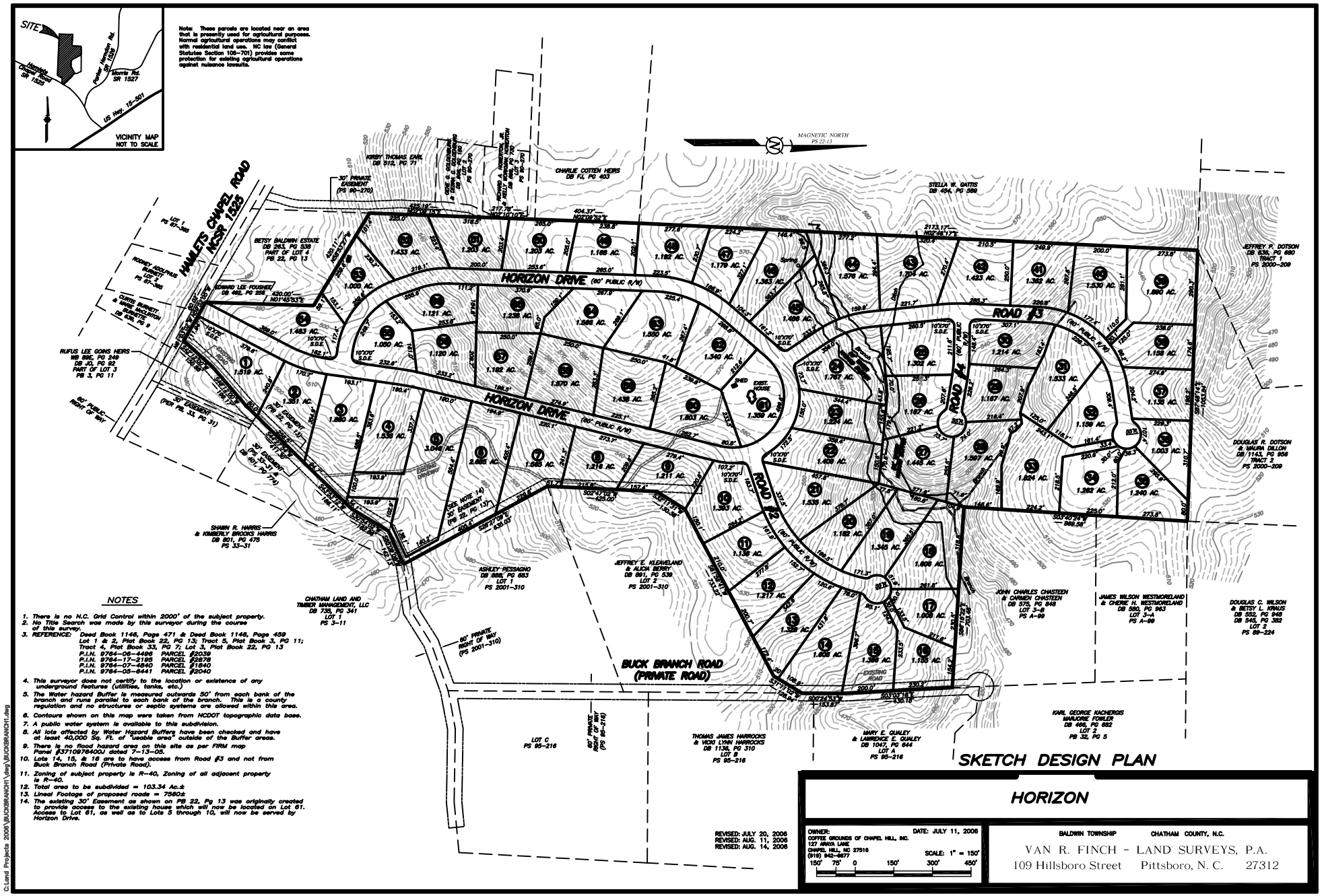
SITE
Hamlets Chapel Rd. SR 1525
Parker Henley Rd. SR 1529
Morris Rd. SR 1527
US Hwy. 15-501
VICINITY MAP
NOT TO SCALE
Note: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.
MAGNETIC NORTH
PS 22-13
HAMLETS CHAPEL ROAD
NCSR 1525
HORIZON DRIVE (60' PUBLIC R/W)
ROAD #3 (60' Public R/W)
ROAD #4 (60' PUBLIC R/W)
ROAD #2 (60' PUBLIC R/W)
BUCK BRANCH ROAD
(PRIVATE ROAD)
KIRBY THOMAS EARL
DB 972, PG 77
30' PRIVATE EASEMENT (PS 90-270)
CHARLIE COTTEN HEIRS
DB FJ, PG 403
STELLA W. GATTIS
DB 454, PG 589
JEFFREY P. DOTSON
DB 836, PG 680
TRACT 1
PS 2000-209
BETSY BALDWIN ESTATE
DB 263, PG 539
PART OF LOT 4
PB 22, PG 13
EDWARD LEE FOUSHEE
DB 662, PG 226
RODNEY ADOLPHUS BURNETT
LOT 3
PS 97-365
CURTIS BURNETT & WIFE, KIMBERLY ANN WHITE
DB 626, PG 9
RUFUS LEE GOINS HEIRS
WB 89C, PG 249
DB JG, PG 92
PART OF LOT 3
PB 3, PG 11
60' PUBLIC RIGHT OF WAY
50' EASEMENT (PER PB 33, PG 31)
30' Easement (PB 22, PG 13)
30' EASEMENT (PB 22, PG 13)
SEE NOTE 14)
30' EASEMENT (PB 22, PG 13?)
SHAWN R. HARRIS & KIMBERLY BROOKS HARRIS
DB 801, PG 475
PS 33-31
ASHLEY PISSIGNO
DB 888, PG 883
LOT 1
PS 2001-310
JEFFREY E. KLEAVELAND & ALICIA BERRY
DB 891, PG 539
LOT 2
PS 2001-310
CHATHAM LAND AND TIMBER MANAGEMENT, LLC
DB 735, PG 341
LOT 1
PS 3-11
60' PRIVATE RIGHT OF WAY (PS 2001-310)
LOT C
PS 95-216
60' PRIVATE RIGHT OF WAY (PS 95-216)
THOMAS JAMES HARROCKS & VICKI LYNN HARROCKS
DB 1136, PG 310
LOT B
PS 95-216
MARY E. QUALEY & LAWRENCE E. QUALEY
DB 1047, PG 944
LOT A
PS 95-216
JOHN CHARLES CHASTEEN & CARMEN CHASTEEN
DB 575, PG 948
LOT 3-B
PS A-99
JAMES WILSON WESTMORELAND & CHERIE H. WESTMORELAND
DB 880, PG 983
LOT 3-A
PS A-99
DOUGLAS C. WILSON & BETSY L. KRAUS
DB 552, PG 948
DB 545, PG 382
LOT 2
PS 89-224
DOUGLAS R. DOTSON & MAURA DILLON
DB 1143, PG 956
TRACT 2
PS 2000-209
KARL GEORGE KACHERGIS MARJORIE FOWLER
DB 466, PG 662
LOT 2
PB 32, PG 5
1.433 AC.
1.200 AC.
1.203 AC.
1.168 AC.
1.182 AC.
1.179 AC.
1.363 AC.
1.488 AC.
1.576 AC.
1.704 AC.
1.423 AC.
1.392 AC.
1.530 AC.
1.890 AC.
1.000 AC.
1.121 AC.
1.238 AC.
1.288 AC.
1.550 AC.
1.340 AC.
1.483 AC.
1.050 AC.
1.120 AC.
1.182 AC.
1.570 AC.
1.439 AC.
1.603 AC.
1.359 AC.
1.519 AC.
1.351 AC.
1.860 AC.
1.538 AC.
3.046 AC.
2.685 AC.
1.945 AC.
1.216 AC.
1.211 AC.
1.393 AC.
1.136 AC.
1.317 AC.
1.339 AC.
1.608 AC.
1.388 AC.
1.155 AC.
1.008 AC.
1.707 AC.
1.302 AC.
1.214 AC.
1.833 AC.
1.187 AC.
1.197 AC.
1.224 AC.
1.409 AC.
1.445 AC.
1.587 AC.
1.824 AC.
1.382 AC.
1.240 AC.
1.135 AC.
1.158 AC.
1.159 AC.
1.003 AC.
1.839 AC.
1.345 AC.
1.608 AC.
1.182 AC.
1.335 AC.
NOTES
1. There is no N.C. Grid Control within 2000' of the subject property.
2. No Title Search was made by this surveyor during the course of this survey.
3. REFERENCE: Deed Book 1146, Page 471 & Deed Book 1146, Page 459
Lot 1 & 2, Plat Book 22, PG 13; Tract 5, Plat Book 3, PG 11;
Tract 4, Plat Book 33, PG 7; Lot 3, Plat Book 22, PG 13
P.I.N. 9764-06-4496 PARCEL #2039
P.I.N. 9764-17-2195 PARCEL #2878
P.I.N. 9764-07-4540 PARCEL #1840
P.I.N. 9764-05-6441 PARCEL #2040
4. This surveyor does not certify to the location or existence of any underground features (utilities, tanks, etc.)
5. The Water hazard Buffer is measured outwards 50' from each bank of the branch and runs parallel to each bank of the branch. This is a county regulation and no structures or septic systems are allowed within this area.
6. Contours shown on this map were taken from NCDOT topographic data base.
7. A public water system is available to this subdivision.
8. All lots affected by Water Hazard Buffers have been checked and have at least 40,000 Sq. Ft. of "usable area" outside of the Buffer areas.
9. There is no flood hazard area on this site as per FIRM map Panel #3710976400J dated 7-13-05.
10. Lots 14, 15, & 16 are to have access from Road #3 and not from Buck Branch Road (Private Road).
11. Zoning of subject property is R-40. Zoning of all adjacent property is R-40.
12. Total area to be subdivided = 103.34 Ac.±
13. Lineal Footage of proposed roads = 7560±
14. The existing 30' Easement as shown on PB 22, Pg 13 was originally created to provide access to the existing house which will now be located on Lot 61. Access to Lot 61, as well as to Lots 5 through 10, will now be served by Horizon Drive.
SKETCH DESIGN PLAN
HORIZON
OWNER:
COFFEE GROUNDS OF CHAPEL HILL, INC.
127 ARAYA LANE
CHAPEL HILL, NC 27516
(919) 942-4677
DATE: JULY 11, 2006
REVISED: JULY 20, 2006
REVISED: AUG. 11, 2006
REVISED: AUG. 14, 2006
SCALE: 1" = 150'
150' 75' 0 150' 300' 450'
BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.
VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro Street Pittsboro, N. C. 27312
C:\Land Projects 2006\BUCKBRANCH1\dwg\BUCKBRANCH1.dwg