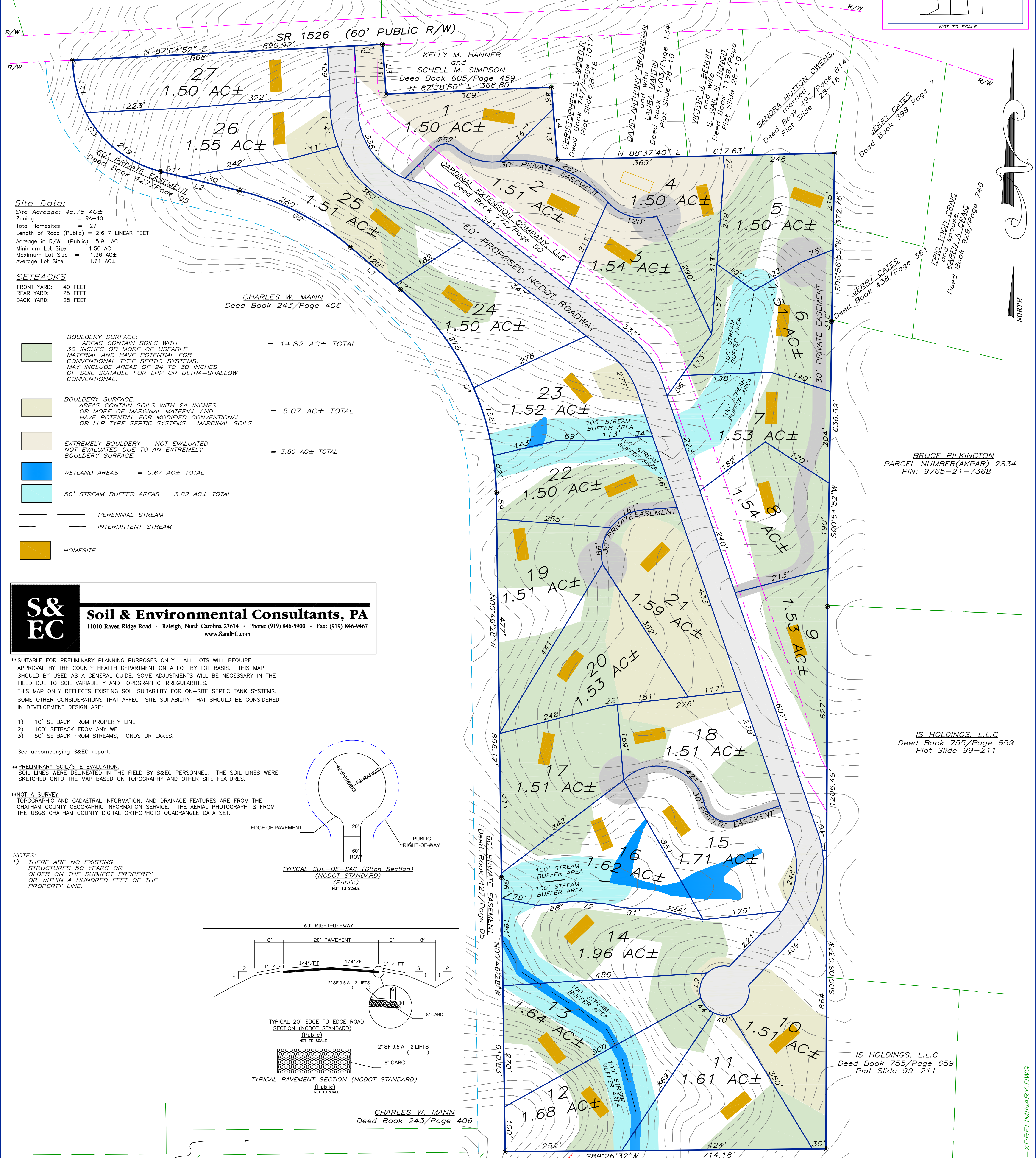
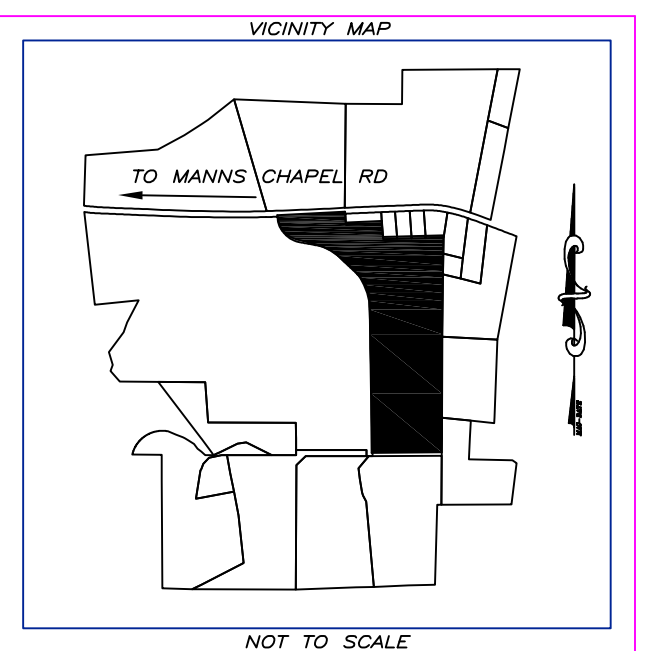


CHARLES W. MANN  
Deed Book 243/Page 406

WILLIAM DWIGHT GALLOWAY  
and wife,  
CHRISTINE P. GALLOWAY  
Deed Book 393/Page 723



**Site Data:**  
Site Acreage: 45.76 AC±  
Zoning = RA-40  
Total Homesites = 27  
Length of Road (Public) = 2,617 LINEAR FEET  
Acreage in R/W (Public) = 5.91 AC±  
Minimum Lot Size = 1.50 AC±  
Maximum Lot Size = 1.96 AC±  
Average Lot Size = 1.61 AC±

**SETBACKS**  
FRONT YARD: 40 FEET  
REAR YARD: 25 FEET  
BACK YARD: 25 FEET

- BOULDERY SURFACE: AREAS CONTAIN SOILS WITH 30 INCHES OR MORE OF USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL TYPE SEPTIC SYSTEMS. MAY INCLUDE AREAS OF 24 TO 30 INCHES OF SOIL SUITABLE FOR LPP OR ULTRA-SHALLOW CONVENTIONAL. = 14.82 AC± TOTAL
- BOULDERY SURFACE: AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF MARGINAL MATERIAL AND HAVE POTENTIAL FOR MODIFIED CONVENTIONAL OR LLP TYPE SEPTIC SYSTEMS. MARGINAL SOILS. = 5.07 AC± TOTAL
- EXTREMELY BOULDERY - NOT EVALUATED NOT EVALUATED DUE TO AN EXTREMELY BOULDERY SURFACE. = 3.50 AC± TOTAL
- WETLAND AREAS = 0.67 AC± TOTAL
- 50' STREAM BUFFER AREAS = 3.82 AC± TOTAL
- PERENNIAL STREAM
- INTERMITTENT STREAM
- HOMESITE

**S&EC** Soil & Environmental Consultants, PA  
11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-3900 • Fax: (919) 846-9467  
www.SandEC.com

\*\*SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE, SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT DESIGN ARE:

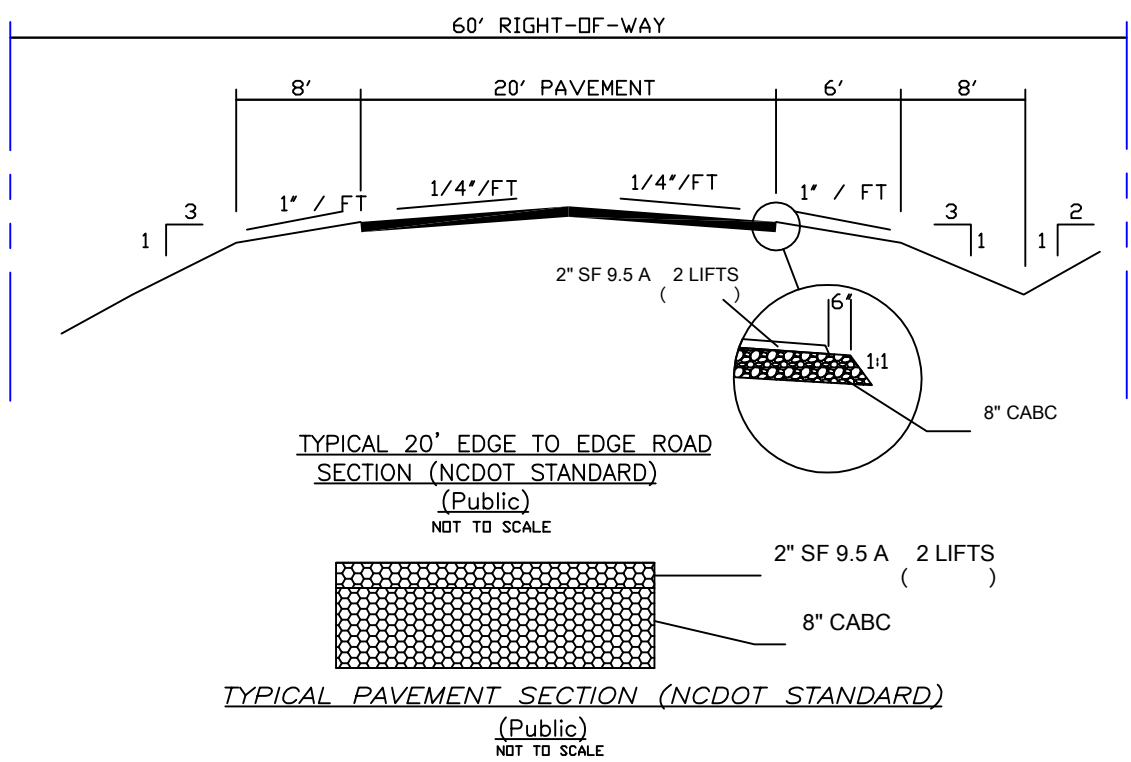
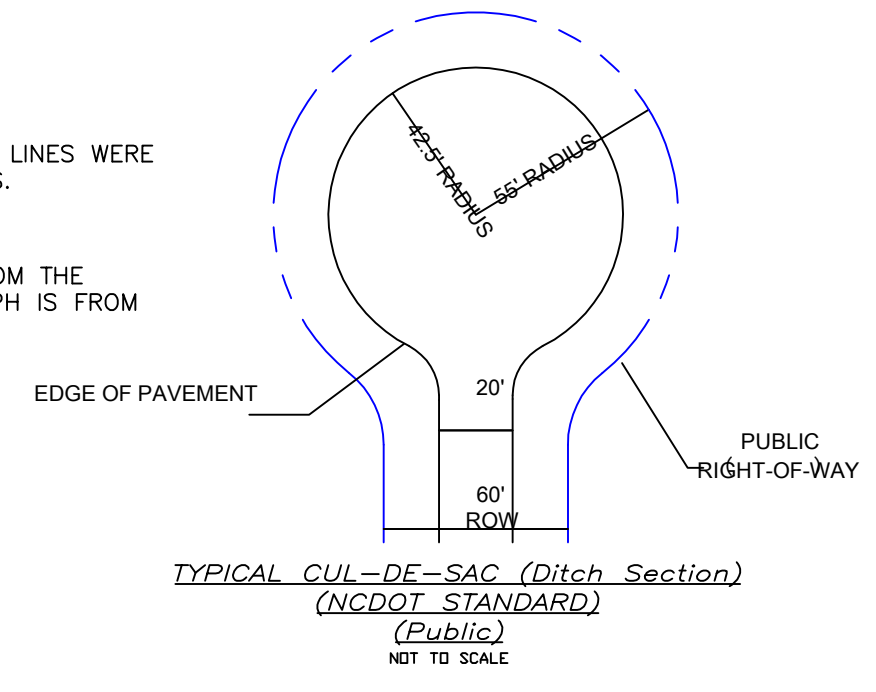
- 1) 10' SETBACK FROM PROPERTY LINE
- 2) 100' SETBACK FROM ANY WELL
- 3) 50' SETBACK FROM STREAMS, PONDS OR LAKES.

See accompanying S&EC report.

\*\*PRELIMINARY SOIL/SITE EVALUATION. SOIL LINES WERE DELINEATED IN THE FIELD BY S&EC PERSONNEL. THE SOIL LINES WERE SKETCHED ONTO THE MAP BASED ON TOPOGRAPHY AND OTHER SITE FEATURES.

\*\*NOT A SURVEY. TOPOGRAPHIC AND CADASTRAL INFORMATION, AND DRAINAGE FEATURES ARE FROM THE CHATHAM COUNTY GEOGRAPHIC INFORMATION SERVICE. THE AERIAL PHOTOGRAPH IS FROM THE USGS CHATHAM COUNTY DIGITAL ORTHOPHO TO QUADRANGLE DATA SET.

NOTES:  
1) THERE ARE NO EXISTING STRUCTURES 50 YEARS OR OLDER ON THE SUBJECT PROPERTY OR WITHIN A HUNDRED FEET OF THE PROPERTY LINE.



CHARLES W. MANN  
Deed Book 243/Page 406

DOUGLAS C. WILSON  
and wife,  
BETSY L. KRAUS  
Deed Book 552/Page 948  
Plat Slide 89-224

DOUGLAS R. DOTSON  
and wife,  
MAURA DILLON  
Deed Book 1143/Page 956  
Plat Slide 2000-2009

WALLACE W. AMBROSE,  
and wife,  
LEE JEANNIE H. AMBROSE  
Deed Book 545/Page 380  
Plat Slide 89-224

**SURVEYOR:**  
Absolute Land Surveying and Mapping, P.C.  
P.O. Box 789  
964 East Street, Suite 210  
Pittsboro, N.C. 27312  
Phone: 919-542-0074

**CURRENT OWNER**  
S & S PARTNERSHIP  
3615 DOVER ROAD  
DURHAM, NC 27707

Pin No. - 9765-11-9674.0000  
Parcel No. - 65019  
Deed Book - 525 Page 951

**DEVELOPER**  
S & S PARTNERSHIP  
3615 DOVER ROAD  
DURHAM, NC 27707

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH
C1	515.14	602.96	N25°15'00"W	499.62
C2	279.58	602.96	N63°00'29"W	277.08
C3	324.02	266.48	S40°05'58"E	302.90

**SYMBOL LEGEND**

- COMPUTED POINT
- RRS RAIL ROAD SPIKE SET
- ECM EXISTING CONCRETE MONUMENT
- CMP COMPUTED POINT
- FENCING
- OVERHEAD UTILITY LINES
- NCDOT NCDOT EASEMENT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°43'28"W	145.62
L2	N76°17'28"W	180.69
L3	S03°52'31"E	110.72
L4	S04°26'31"E	161.62

**SKETCH PLAN FOR LARKSPUR SUBDIVISION**  
REFERENCE: DEED BOOK 525/ DEED PAGE 951  
BALDWIN TOWNSHIP ~ CHATHAM COUNTY ~ NORTH CAROLINA  
JANUARY 10, 2007 SCALE: 1 INCH = 100 FEET  
PREPARED BY  
ABSOLUTE LAND SURVEYING AND MAPPING, P.C.  
(919)542-0074  
MAILING ADDRESS ~ 117 NORTH CHATHAM AVENUE, SILER CITY, N.C. 27344  
PHYSICAL ADDRESS ~ 964 EAST STREET, SUITE 210, PITTSBORO, N.C. 27312  
www.absoluteland.com

PRELIMINARY

ALSM JOB # R5/060601-XPRELIMINARY.DWG