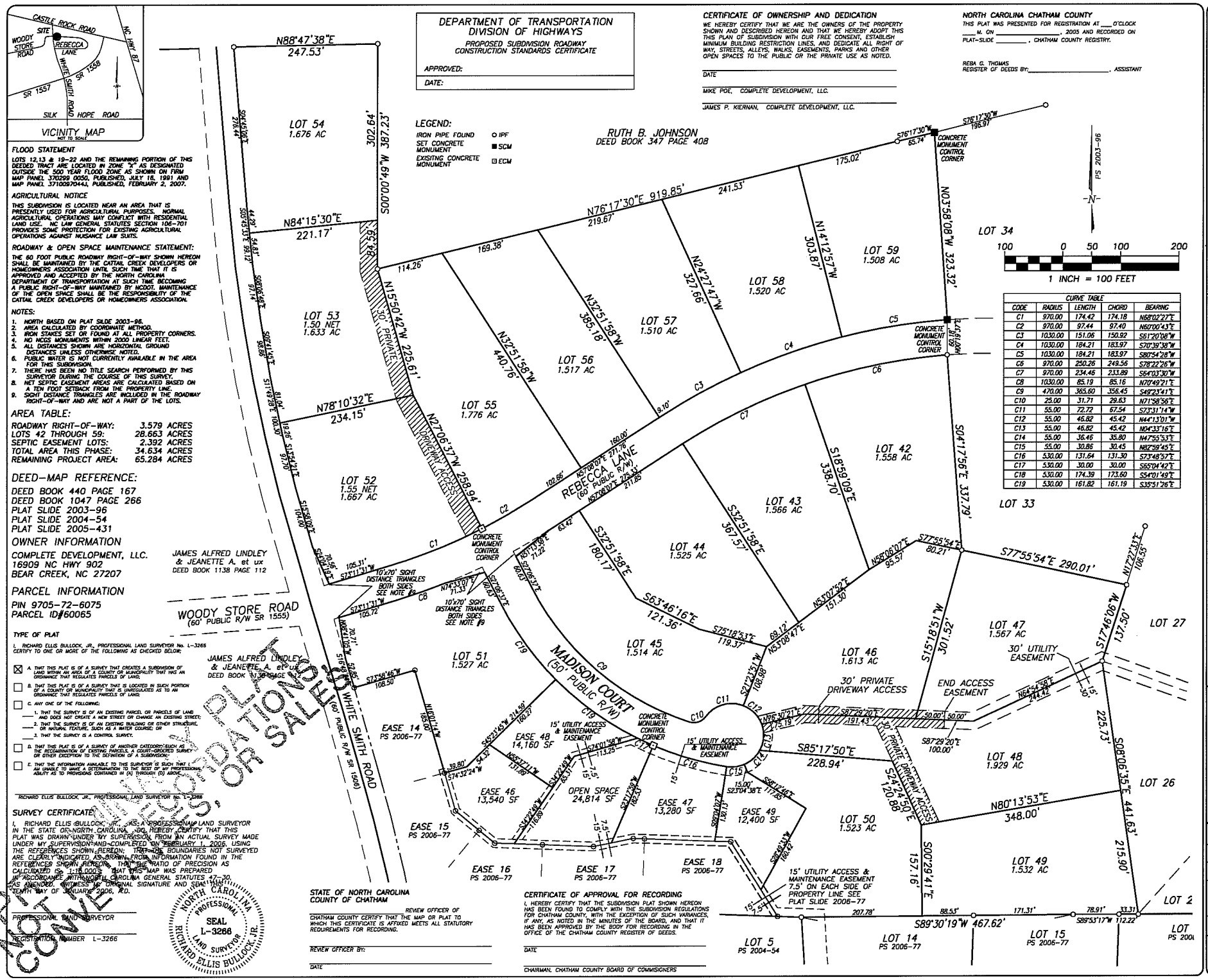
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADWAY
CONSTRUCTION STANDARDS CERTIFICATE
APPROVED:
DATE:
CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL RIGHT OF WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR THE PRIVATE USE AS NOTED.
DATE
MIKE POE, COMPLETE DEVELOPMENT, LLC.
JAMES P. KIERNAN, COMPLETE DEVELOPMENT, LLC.
NORTH CAROLINA CHATHAM COUNTY
THIS PLAT WAS PRESENTED FOR REGISTRATION AT ___ O'CLOCK ___ M. ON _____, 2005 AND RECORDED ON PLAT-SLIDE _____, CHATHAM COUNTY REGISTRY.
REBA G. THOMAS
REGISTER OF DEEDS BY:_____, ASSISTANT
CASTLE ROCK ROAD
WOODY STORE ROAD
SITE
REBECCA LANE
NC HWY 87
WHITE SMITH ROAD
SR 1558
SR 1557
SILK HOPE ROAD
VICINITY MAP
NOT TO SCALE
LEGEND:
IRON PIPE FOUND
IPF
SET CONCRETE MONUMENT
SCM
EXISITNG CONCRETE MONUMENT
ECM
RUTH B. JOHNSON
DEED BOOK 347 PAGE 408
LOT 54
1.676 AC
LOT 53
1.50 NET
1.633 AC
LOT 52
1.55 NET
1.667 AC
LOT 51
1.527 AC
LOT 55
1.776 AC
LOT 56
1.517 AC
LOT 57
1.510 AC
LOT 58
1.520 AC
LOT 59
1.508 AC
LOT 34
LOT 33
LOT 42
1.558 AC
LOT 43
1.566 AC
LOT 44
1.525 AC
LOT 45
1.514 AC
LOT 46
1.613 AC
LOT 47
1.567 AC
LOT 48
1.929 AC
LOT 49
1.532 AC
LOT 50
1.523 AC
LOT 27
LOT 26
LOT 2
LOT 5
PS 2004-54
LOT 14
PS 2006-77
LOT 15
PS 2006-77
N88°47'38"E
247.53'
S00°00'49"W 387.23'
302.64'
N84°15'30"E
221.17'
N76°17'30"E 919.85'
219.67'
241.53'
175.02'
S76°17'30"W
196.97'
65.74'
CONCRETE MONUMENT CONTROL CORNER
N03°58'08"W 323.32'
N14°12'57"W
303.87'
N24°27'47"W
327.56'
N32°51'58"W
395.18'
N32°51'58"W
440.76'
N15°50'42"W 225.61'
30' PRIVATE DRIVEWAY ACCESS
N27°06'37"W 258.94'
N78°10'32"E
234.15'
169.38'
114.26'
PS 2003-96
-N-
1 INCH = 100 FEET
100 0 50 100 200
CURVE TABLE
CODE | RADIUS | LENGTH | CHORD | BEARING
C1 970.00 174.42 174.18 N68°02'27"E
C2 970.00 97.44 97.40 N60°00'43"E
C3 1030.00 151.06 150.92 S61°20'08"W
C4 1030.00 184.21 183.97 S70°39'38"W
C5 1030.00 184.21 183.97 S80°54'28"W
C6 970.00 250.26 249.56 S78°22'26"W
C7 970.00 234.46 233.89 S64°03'30"W
C8 1030.00 85.19 85.16 N70°49'21"E
C9 470.00 365.60 356.45 S49°23'41"E
C10 25.00 31.71 29.63 N71°58'56"E
C11 55.00 72.72 67.54 S73°31'14"W
C12 55.00 46.82 45.42 N44°13'01"W
C13 55.00 46.82 45.42 N04°33'16"E
C14 55.00 36.46 35.80 N47°55'53"E
C15 55.00 30.86 30.45 N82°59'45"E
C16 530.00 131.64 131.30 S73°48'57"E
C17 530.00 30.00 30.00 S65°04'42"E
C18 530.00 174.39 173.60 S54°01'49"E
C19 530.00 161.82 161.19 S35°51'26"E
REBECCA LANE
(60' PUBLIC R/W)
N57°08'07"E 271.78'
N57°08'07"E 225.33'
211.85
CONCRETE MONUMENT CONTROL CORNER
S04°17'56"E 337.79'
S18°59'09"E
338.70'
S32°51'58"E
367.57'
S32°51'58"E
180.17'
S63°46'16"E
121.36'
S75°18'53"E
119.37'
N53°08'47"E
69.12'
N53°07'52"E
151.30'
N58°06'07"E
95.57'
S77°55'54"E
80.21'
S77°55'54"E 290.01'
N17°22'31"E
106.55'
S17°46'06"W
137.50'
S15°18'51"W
301.52'
MADISON COURT
(50' PUBLIC R/W)
30' PRIVATE DRIVEWAY ACCESS
30' UTILITY EASEMENT
END ACCESS EASEMENT
N64°54'58"E
244.42'
15'
50'
N76°30'21"E
175.19'
S87°29'20"E
191.43'
50.00'
50.00'
S87°29'20"E
100.00'
S85°17'50"E
228.94'
S24°24'50"E
120.88'
PRIVATE DRIVEWAY ACCESS
N80°13'53"E
348.00'
S08°06'35"E 441.63'
225.73'
215.90'
S00°29'41"E
157.16'
S89°30'19"W 467.62'
207.78'
88.53'
171.31'
78.91'
33.31'
S89°53'17"W 112.22'
EASE 14
PS 2006-77
EASE 15
PS 2006-77
EASE 16
PS 2006-77
EASE 17
PS 2006-77
EASE 18
PS 2006-77
EASE 48
14,160 SF
EASE 46
13,540 SF
OPEN SPACE
24,814 SF
EASE 47
13,280 SF
EASE 49
12,400 SF
15' UTILITY ACCESS & MAINTENANCE EASEMENT
7.5'
15' UTILITY ACCESS & MAINTENANCE EASEMENT 7.5' ON EACH SIDE OF PROPERTY LINE SEE PLAT SLIDE 2006-77
CONCRETE MONUMENT CONTROL CORNER
WOODY STORE ROAD
(60' PUBLIC R/W SR 1555)
WHITE SMITH ROAD
(60' PUBLIC R/W SR 1556)
JAMES ALFRED LINDLEY & JEANETTE A. et ux
DEED BOOK 1138 PAGE 112
10'x70' SIGHT DISTANCE TRIANGLES BOTH SIDES SEE NOTE #9
FLOOD STATEMENT
LOTS 12,13 & 19-22 AND THE REMAINING PORTION OF THIS DEEDED TRACT ARE LOCATED IN ZONE "X" AS DESIGNATED OUTSIDE THE 500 YEAR FLOOD ZONE AS SHOWN ON FIRM MAP PANEL 3702290 0050, PUBLISHED, JULY 16, 1991 AND MAP PANEL 3710097044J, PUBLISHED, FEBRUARY 2, 2007.
AGRICULTURAL NOTICE
THIS SUBDIVISION IS 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 LAW SUITS.
ROADWAY & OPEN SPACE MAINTENANCE STATEMENT:
THE 60 FOOT PUBLIC ROADWAY RIGHT-OF-WAY SHOWN HEREON SHALL BE MAINTAINED BY THE CATTAIL CREEK DEVELOPERS OR HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT IT IS APPROVED AND ACCEPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AT SUCH TIME BECOMING A PUBLIC RIGHT-OF-WAY MAINTAINED BY NCDOT. MAINTENANCE OF THE OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE CATTAIL CREEK DEVELOPERS OR HOMEOWNERS ASSOCIATION.
NOTES:
1. NORTH BASED ON PLAT SLIDE 2003-96.
2. AREA CALCULATED BY COORDINATE METHOD.
3. IRON STAKES SET OR FOUND AT ALL PROPERTY CORNERS.
4. NO NCGS MONUMENTS WITHIN 2000 LINEAR FEET.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. PUBLIC WATER IS NOT CURRENTLY AVAILABLE IN THE AREA FOR THIS SUBDIVISION.
7. THERE HAS BEEN NO TITLE SEARCH PERFORMED BY THIS SURVEYOR DURING THE COURSE OF THIS SURVEY.
8. NET SEPTIC EASEMENT AREAS ARE CALCULATED BASED ON A TEN FOOT SETBACK FROM THE PROPERTY LINE.
9. SIGHT DISTANCE TRIANGLES ARE INCLUDED IN THE ROADWAY RIGHT-OF-WAY AND ARE NOT A PART OF THE LOTS.
AREA TABLE:
ROADWAY RIGHT-OF-WAY: 3.579 ACRES
LOTS 42 THROUGH 59: 28.663 ACRES
SEPTIC EASEMENT LOTS: 2.392 ACRES
TOTAL AREA THIS PHASE: 34.634 ACRES
REMAINING PROJECT AREA: 65.284 ACRES
DEED-MAP REFERENCE:
DEED BOOK 440 PAGE 167
DEED BOOK 1047 PAGE 266
PLAT SLIDE 2003-96
PLAT SLIDE 2004-54
PLAT SLIDE 2005-431
OWNER INFORMATION
COMPLETE DEVELOPMENT, LLC.
16909 NC HWY 902
BEAR CREEK, NC 27207
PARCEL INFORMATION
PIN 9705-72-6075
PARCEL ID#60065
TYPE OF PLAT
I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;
A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED 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 AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY;
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266
SURVEY CERTIFICATE:
I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 1, 2006. USING THE REFERENCES SHOWN HEREON. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS TENTH DAY OF JANUARY, 2006, A.D.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-3266
NORTH CAROLINA PROFESSIONAL SEAL L-3266 LAND SURVEYOR RICHARD ELLIS BULLOCK, JR.
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM
REVIEW OFFICER OF CHATHAM COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER BY:
DATE
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, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE CHATHAM COUNTY REGISTER OF DEEDS.
DATE
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISIONERS
NORTHARROW
SURVEYING & MAPPING, PLLC
224 EAST STREET, SUITE E
PITTSBORO, NC, 27312
1.919.444.3003
CATTAIL CREEK SUBDIVISION
PHASE 5 - LOTS 42-59
COMPLETE DEVELOPMENT, LLC.
CHATHAM COUNTY NORTH CAROLINA
HADLEY TOWNSHIP
FINAL PLAT
PROJECT:
REVISIONS
NO. DATE DESCRIPTION BY
DATE: 05.10.07
SCALE: 1"=100'
DESIGNED: NA
CHECKED: REB
DRAWN: REB
APPROVED: PKCLLC
SHEET: 1 OF 1
CAD FILE: PLAT5
PROJECT NO: 2007-1