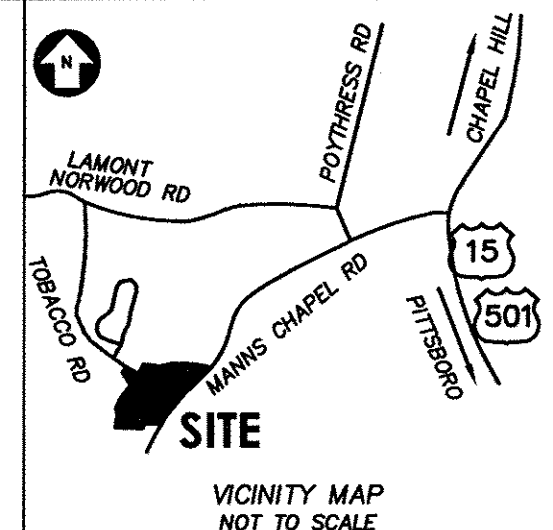


NOTES:

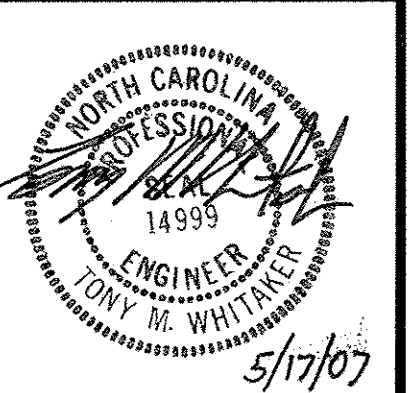
1. ALL NEW LOTS SHALL HAVE DRIVEWAY ACCESS EXCLUSIVELY FROM NEW STREETS EXCEPT LOTS NUMBERED 28, 29, 30, AND 31 SHALL ONLY BE ACCESSED BY THE SHARED DRIVEWAYS AS SHOWN.
2. LOTS NUMBERED 1A, 2A, 25, 26, 27, 39, AND 40 HAVE DESIGNATED REMOTE SEPTIC FIELDS AS SHOWN. EACH REMOTE SEPTIC FIELD IS LOCATED ON A SEPARATE LOT OF RECORD, WHICH WILL BE CONVEYED AND OWNED IN CONJUNCTION WITH THE RESIDENTIAL LOT THAT IT SERVES.
3. LOT ACREAGES SHOWN INDICATE THE TOTAL (GROSS) LOT AREA. USABLE (NET) LOT AREAS DENOTED WITH AN ASTERISK INDICATE THE COMBINED TOTAL OF USABLE (NET) AREA ON THE RESIDENTIAL LOT AND THE USABLE (NET) LAND AREA ON ITS REMOTE SEPTIC FIELD LOT.

PIN 9755-89-1190.000
AKPAR 70291
STANLEY E. STUTTS &
PATRICIA A. STUTTS
DB 722/434
PB 94/510 TRACK 1B

PIN 9755-89-7033.000
AKPAR 1773
STANLEY E. STUTTS &
PATRICIA A. STUTTS
DB 539/532
PB 36/4



CIVIL CONSULTANTS INC.
Civil Engineers
Landscape Development Consultants
3708 Luskhan Parkway, Suite 201
Durham, NC 27707
www.civil-consultants.com
PH: (919) 490-1645 Fax: (919) 403-0336

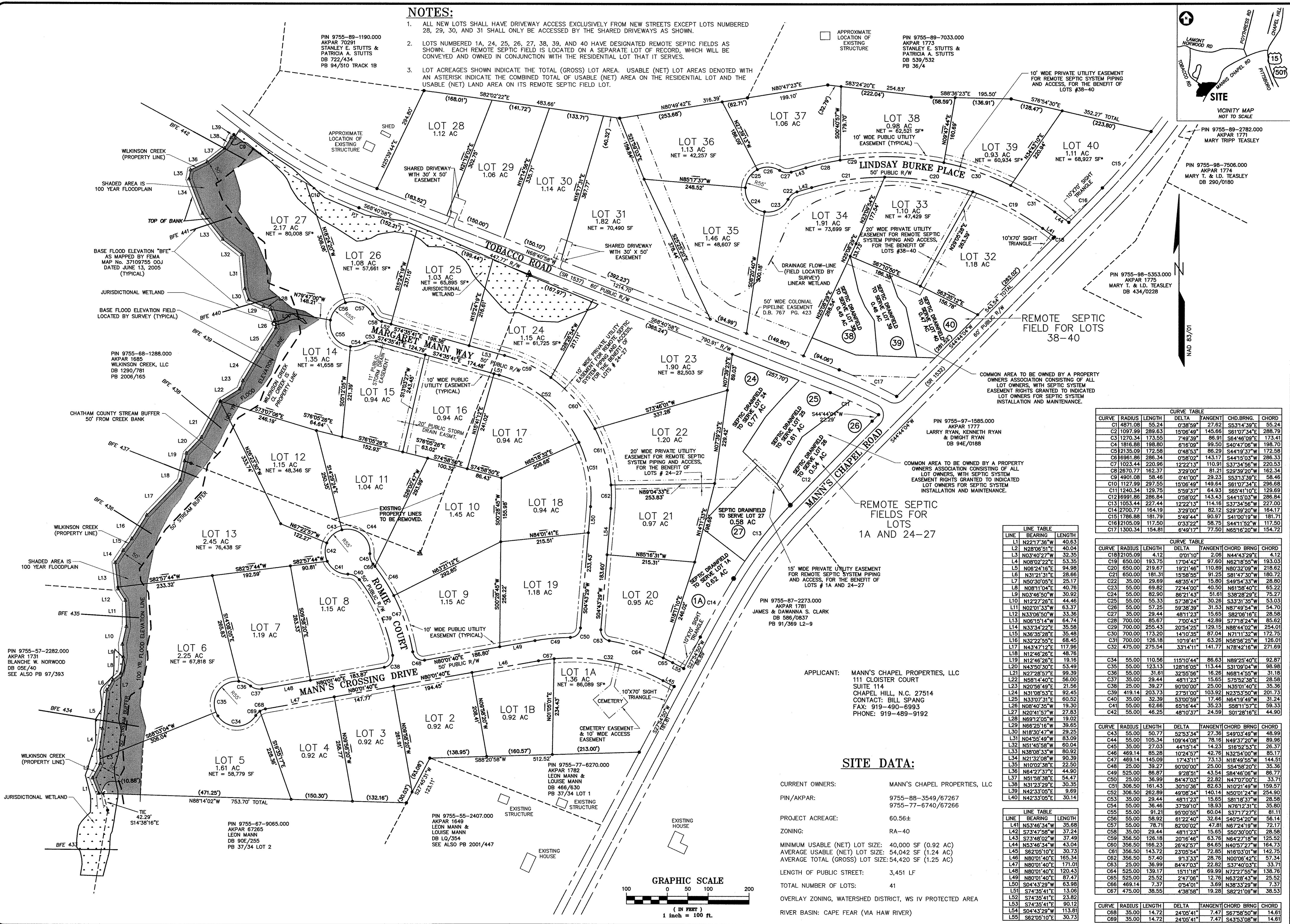


MANN'S CROSSING
CHATHAM COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAT

REV.	DATE	DESCRIPTION
1	04-18-07	REVISION OWNERS NAME
2	05/08/07	ADDITION OF LOT 1B
3	05/16/07	COUNTY COMMENTS

DATE: OCTOBER 31, 2006
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: NA
PROJECT MANAGER: TMW
DRAWN BY: RAM
PROJECT NO: 13009
DRAWING NAME: 13009-PRELIMPLAT.DWG

SHEET NO.
C2



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRNG	CHORD
C1	4871.08	55.24	0°38'59"	27.62	S31°14'39"E	55.24
C2	1097.99	289.63	15°06'49"	145.66	S61°07'34"E	288.79
C3	1270.34	173.55	7°49'39"	86.91	S46°46'09"E	173.41
C4	1816.88	198.80	6°16'09"	99.50	S40°47'06"E	198.70
C5	2135.09	172.58	0°48'53"	86.29	S44°19'37"E	172.58
C6	8981.86	286.34	0°58'02"	143.17	S44°15'03"E	286.33
C7	1023.44	220.96	12°21'13"	110.91	S37°34'56"E	220.53
C8	2670.77	162.37	3°29'00"	81.21	S29°39'20"E	162.34
C9	4901.08	58.48	0°41'00"	29.23	S53°13'39"E	58.46
C10	1127.99	297.55	15°06'49"	149.64	S61°07'34"E	296.68
C11	1240.34	129.75	5°59'37"	64.93	S65°41'10"E	129.69
C12	6991.86	286.84	0°58'02"	143.43	S44°15'03"E	286.84
C13	1053.44	227.44	12°21'13"	114.16	S37°34'56"E	227.00
C14	2700.77	164.19	3°29'00"	82.12	S29°39'20"E	164.17
C15	1786.88	181.79	5°49'44"	90.97	S41°00'19"E	181.71
C16	2105.09	117.50	0°33'22"	58.75	S44°11'52"E	117.50
C17	1300.34	154.81	6°49'17"	77.50	N65°16'20"W	154.72

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BRNG	CHORD
C18	2105.09	4.12	0°01'10"	2.06	N44°43'29"E	4.12	
C19	650.00	193.75	17°04'42"	97.60	N62°18'55"E	193.03	
C20	650.00	219.67	19°21'46"	110.89	N80°32'09"W	218.62	
C21	650.00	181.31	15°58'55"	91.25	S81°47'30"W	180.72	
C22	35.00	28.69	48°35'47"	15.80	S49°54'33"W	28.60	
C23	55.00	69.82	72°44'00"	40.50	N61°58'40"E	65.92	
C24	55.00	82.90	86°21'43"	51.61	S38°28'29"E	75.27	
C25	55.00	55.33	57°38'24"	30.26	S33°31'35"W	53.03	
C26	55.00	57.25	59°38'39"	31.53	N87°49'54"W	54.70	
C27	35.00	29.44	48°11'23"	15.65	S82°08'16"E	28.58	
C28	700.00	85.67	7°00'43"	42.89	S77°18'24"W	85.62	
C29	700.00	85.43	20°54'25"	43.54	N88°44'02"W	85.41	
C30	700.00	173.20	14°10'35"	87.04	N71°11'32"W	172.75	
C31	700.00	126.18	10°19'41"	63.26	N58°56'25"W	126.01	
C32	475.00	275.54	33°14'11"	141.77	N78°42'16"W	271.69	

LINE TABLE

LINE	BEARING	LENGTH
L1	N21°27'38"W	40.63
L2	N28°06'51"E	40.04
L3	N03°40'27"W	32.35
L4	N08°02'22"E	53.35
L5	N08°24'16"E	94.98
L6	N31°21'31"E	28.86
L7	N50°30'05"E	25.17
L8	N08°11'04"E	40.76
L9	N03°46'50"W	30.92
L10	N12°27'26"E	44.46
L11	N02°01'33"W	63.37
L12	N33°06'50"W	33.36
L13	N06°15'14"W	64.74
L14	N33°34'22"E	35.38
L15	N36°35'28"E	35.48
L16	N32°22'55"E	68.45
L17	N43°47'12"E	117.96
L18	N12°46'26"E	48.76
L19	N12°46'26"E	19.16
L20	N43°50'30"E	53.49
L21	N27°28'57"E	93.59
L22	N08°02'22"E	56.00
L23	N20°56'49"E	21.58
L24	N31°08'53"E	92.45
L25	N33°07'31"E	60.52
L26	N08°40'35"W	19.30
L27	N20°41'57"W	27.83
L28	N08°21'05"W	19.02
L29	N08°21'05"W	39.65
L30	N18°30'47"W	29.25
L31	N04°55'49"W	83.09
L32	N51°45'58"W	60.04
L33	N38°08'33"W	80.92
L34	N21°32'08"W	90.39
L35	N10°02'38"E	22.50
L36	N42°7'37"E	44.80
L37	N51°58'38"E	54.47
L38	N31°23'29"E	30.35
L39	N42°33'05"E	9.69
L40	N42°33'05"E	30.14

LINE TABLE

LINE	BEARING	LENGTH
L41	N53°46'34"W	35.68
L42	S73°47'58"W	37.24
L43	S73°48'02"W	37.49
L44	N53°46'34"W	43.04
L45	S65°50'10"E	30.73
L46	N80°01'40"E	165.34
L47	N80°01'40"E	171.01
L48	N80°01'40"E	120.43
L49	N80°01'40"E	87.47
L50	S04°43'29"W	63.98
L51	S74°35'41"E	13.06
L52	S74°35'41"E	23.82
L53	S74°35'41"E	90.12
L54	S04°43'29"W	113.81
L55	S82°05'10"E	30.73

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BRNG	CHORD
C43	55.00	50.77	52°53'34"	27.36	S49°03'49"W	48.99	
C44	55.00	105.34	108°44'08"	78.16	N49°17'20"W	89.96	
C45	35.00	27.03	44°15'14"	14.23	S16°52'53"E	26.37	
C46	469.14	85.28	10°24'57"	42.76	S32°54'00"W	85.17	
C47	469.14	145.09	17°43'11"	73.13	N18°49'55"W	144.51	
C48	25.00	39.27	80°00'00"	25.00	S54°58'20"E	35.36	
C49	55.00	85.67	9°28'51"	43.54	S84°48'08"W	85.71	
C50	25.00	36.99	84°70'37"	22.82	N72°27'03"E	33.71	
C51	306.50	161.43	30°10'36"	82.63	N10°21'49"W	159.57	
C52	306.50	262.89	49°08'34"	170.14	N50°01'24"W	254.90	
C53	35.00	29.44	48°11'23"	15.65	S81°16'37"W	28.58	
C54	55.00	36.46	37°59'10"	18.93	N78°12'31"E	35.80	
C55	55.00	91.21	85°00'55"	60.04	S37°17'27"E	81.11	
C56	55.00	81.22	81°22'40"	52.84	S49°54'20"W	81.14	
C57	55.00	78.71	82°00'32"	47.81	N67°24'19"W	72.17	
C58	35.00	29.44	48°11'23"	15.65	S50°30'00"E	28.58	
C59	35.00	126.18	20°16'46"	63.76	N64°27'18"W	125.52	
C60	356.50	166.23	26°42'57"	84.65	N40°57'27"W	164.73	
C61	356.50	143.72	23°05'54"	72.85	N16°03'01"E	142.75	
C62	356.50	57.40	9°13'33"	28.76	N00°06'42"E	57.34	
C63	25.00	36.99	84°70'37"	22.82	S37°40'03"E	33.71	
C64	525.00	139.17	15°11'18"	69.99	N72°27'55"W	138.76	
C65	525.00	25.52	2°47'06"	12.76	N63°28'43"E	25.52	
C66	469.14	7.37	0°54'01"	3.69	N38°33'29"W	7.37	
C67	475.00	38.55	4°38'58"	19.28	S82°21'09"W	38.53	

APPLICANT: MANN'S CHAPEL PROPERTIES, LLC
111 CLOISTER COURT
SUITE 114
CHAPEL HILL, N.C. 27514
CONTACT: BILL SPANG
FAX: 919-490-6993
PHONE: 919-489-9192

SITE DATA:

CURRENT OWNERS: MANN'S CHAPEL PROPERTIES, LLC
PIN/AKPAR: 9755-88-3549/67262
9755-77-6740/67266

PROJECT ACREAGE: 60.56±
ZONING: RA-40

MINIMUM USABLE (NET) LOT SIZE: 40,000 SF (0.92 AC)
AVERAGE USABLE (NET) LOT SIZE: 54,042 SF (1.24 AC)
AVERAGE TOTAL (GROSS) LOT SIZE: 54,420 SF (1.25 AC)

LENGTH OF PUBLIC STREET: 3,451 LF
TOTAL NUMBER OF LOTS: 41
OVERLAY ZONING, WATERSHED DISTRICT, WS IV PROTECTED AREA
RIVER BASIN: CAPE FEAR (VIA HAW RIVER)

