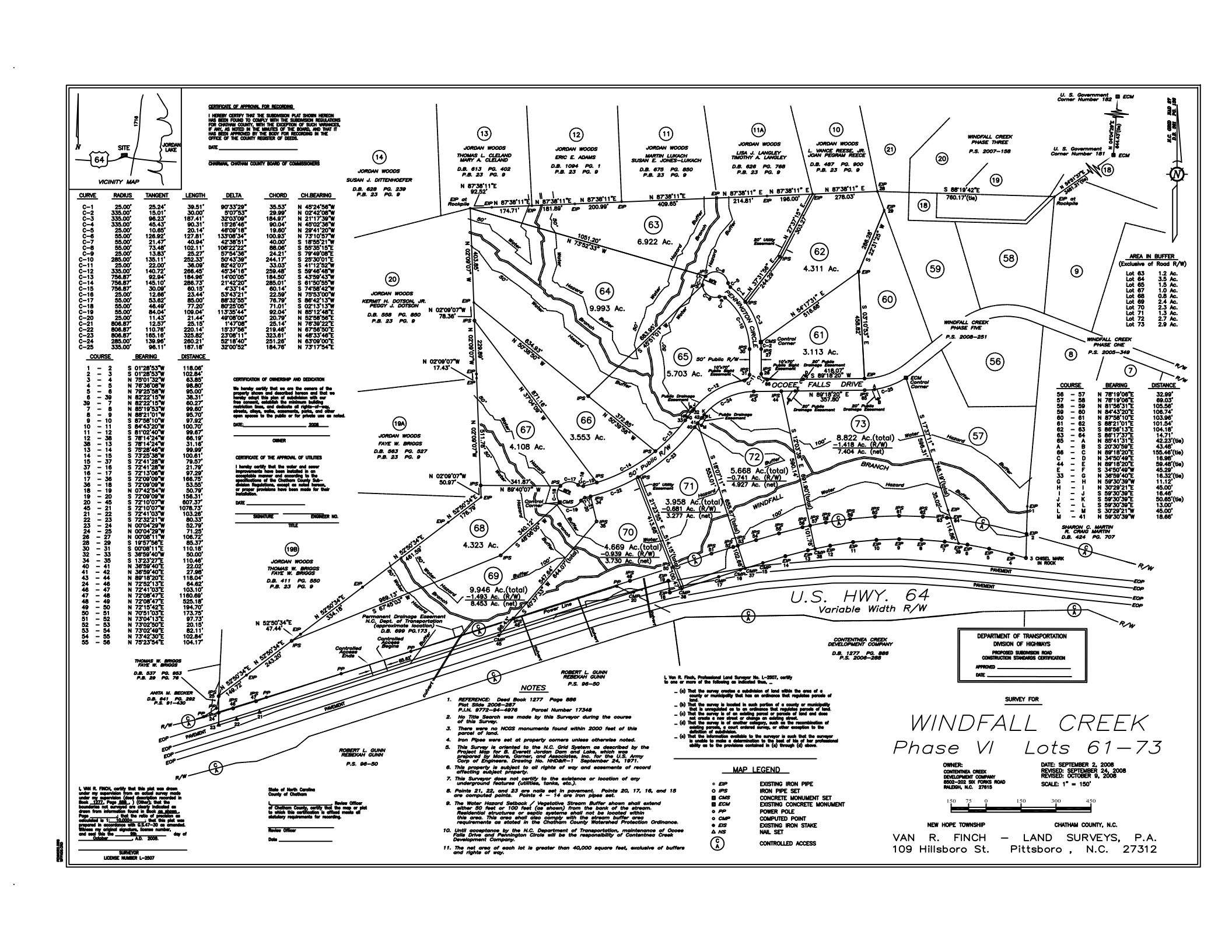
VICINITY MAP
SITE
JORDAN LAKE
64
1716
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
DATE
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS
CURVE RADIUS TANGENT LENGTH DELTA CHORD CH.BEARING
C-1 25.00' 25.24' 39.51' 90°33'29" 35.53' N 45°24'56"W
C-2 335.00' 15.01' 30.00' 5°07'53" 29.99' N 02°42'06"W
C-3 335.00' 96.23' 187.41' 32°03'09" 184.97' N 21°17'39"W
C-4 335.00' 45.43' 90.31' 15°26'46" 90.04' N 45°02'36"W
C-5 25.00' 10.65' 20.14' 46°09'18" 19.60' N 29°41'20"W
C-6 55.00' 126.92' 127.81' 133°08'34" 100.93' N 73°10'57"W
C-7 55.00' 21.47' 40.94' 42°38'51" 40.00' S 18°55'21"W
C-8 55.00' 73.48' 102.11' 106°22'22" 88.06' S 55°35'15"E
C-9 25.00' 13.83' 25.27' 57°54'36" 24.21' S 79°49'08"E
C-10 285.00' 135.11' 252.33' 50°43'39" 244.17' S 29°30'01"E
C-11 25.00' 22.00' 36.09' 82°42'07" 33.03' S 41°12'52"W
C-12 335.00' 140.72' 266.45' 45°34'16" 259.48' S 59°46'46"W
C-13 756.87' 92.94' 184.96' 14°00'05" 184.50' S 43°59'43"W
C-14 756.87' 145.10' 286.73' 21°42'20" 285.01' S 61°50'55"W
C-15 756.87' 30.09' 60.15' 4°33'14" 60.14' S 74°58'42"W
C-16 25.00' 12.66' 23.44' 53°43'21" 22.59' N 75°53'00"W
C-17 55.00' 53.62' 85.00' 88°32'55" 76.79' S 86°42'13"W
C-18 55.00' 46.49' 77.20' 80°25'05" 71.01' S 02°13'13"W
C-19 55.00' 84.04' 109.04' 113°35'44" 92.04' N 85°12'48"E
C-20 25.00' 11.43' 21.44' 49°08'00" 20.79' N 52°58'56"E
C-21 806.87' 12.57' 25.15' 1°47'08" 25.14' N 76°39'22"E
C-22 806.87' 110.76' 220.14' 15°37'56" 219.46' N 67°56'50"E
C-23 806.87' 165.16' 325.82' 23°08'11" 323.61' N 48°33'46"E
C-24 285.00' 139.96' 260.21' 52°18'40" 251.26' N 63°09'00"E
C-25 335.00' 96.11' 187.18' 32°00'52" 184.78' N 73°17'54"E
COURSE BEARING DISTANCE
1 - 2 S 01°28'53"W 118.06'
2 - 3 S 01°28'53"W 102.84'
3 - 4 N 75°01'32"W 63.85'
4 - 5 N 76°36'08"W 98.80'
5 - 6 N 79°25'38"W 95.00'
6 - 39 N 82°22'15"W 38.31'
39 - 7 N 82°22'15"W 60.27'
7 - 8 N 85°19'53"W 99.60'
8 - 9 N 88°21'01"W 95.70'
9 - 10 S 87°58'10"W 97.92'
10 - 11 S 84°43'20"W 100.70'
11 - 12 S 81°00'40"W 99.97'
12 - 38 S 78°14'24"W 66.19'
38 - 13 S 78°14'24"W 31.16'
13 - 14 S 75°28'48"W 99.99'
14 - 15 S 73°25'38"W 100.61'
15 - 37 S 72°41'28"W 79.57'
37 - 16 S 72°41'28"W 21.79'
16 - 17 S 72°13'09"W 97.29'
17 - 36 S 72°09'09"W 166.75'
36 - 18 S 72°09'09"W 53.55'
18 - 19 N 07°42'54"W 50.79'
19 - 20 S 72°09'09"W 158.31'
20 - 45 S 72°10'07"W 607.37'
45 - 21 S 72°10'07"W 1078.73'
21 - 22 S 72°41'03"W 103.26'
22 - 23 S 72°32'21"W 80.33'
23 - 24 N 00°04'29"W 52.79'
24 - 25 N 00°04'29"W 71.25'
26 - 27 N 00°08'11"W 108.72'
28 - 29 S 19°57'56"E 85.37'
30 - 31 S 00°08'11"E 110.18'
32 - 33 S 38°59'40"E 50.00'
34 - 35 S 13°23'27"E 110.46'
40 - 41 N 38°59'40"E 22.02'
41 - 42 N 38°59'40"E 27.98'
43 - 44 N 89°18'20"E 118.04'
24 - 46 N 72°52'13"E 64.62'
46 - 47 N 72°41'03"E 103.10'
47 - 48 N 72°08'47"E 1190.69'
48 - 49 N 72°08'47"E 525.18'
49 - 50 N 72°15'42"E 194.70'
50 - 51 N 70°51'03"E 173.75'
51 - 52 N 73°04'13"E 97.73'
52 - 53 N 73°02'50"E 20.15'
53 - 54 N 73°02'49"E 82.11'
54 - 55 N 73°42'30"E 102.84'
55 - 56 N 75°23'54"E 104.17'
CERTIFICATION 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 plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.
DATE: 2008
OWNER
CERTIFICATE OF THE APPROVAL OF UTILITIES
I hereby certify that the water and sewer improvements have been installed in an acceptable manner and according to the specifications of the Chatham County Subdivision Regulations, except as noted hereon, or proper provisions have been made for their installation.
DATE
SIGNATURE ENGINEER NO.
TITLE
I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1277, Page 886,) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page ; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number, and seal this the 9th day of October, A.D. 2008.
SURVEYOR
LICENSE NUMBER L-2507
State of North Carolina
County of Chatham
I, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer
Date
NOTES
1. REFERENCE: Deed Book 1277 Page 886
Plat Slide 2008-287
P.I.N. 9772-94-4978 Parcel Number 17348
2. No Title Search was made by this Surveyor during the course of this Survey.
3. There were no NCGS monuments found within 2000 feet of this parcel of land.
4. Iron Pipes were set at property corners unless otherwise noted.
5. This Survey is oriented to the N.C. Grid System as described by the Project Map for B. Everett Jordan Dam and Lake, which was prepared by Moore, Gardner, and Associates, Inc. for the U.S. Army Corp of Engineers. Drawing No. NHDAR-1 September 24, 1971.
6. This property is subject to all rights of way and easements of record affecting subject property.
7. This Surveyor does not certify to the existence or location of any underground features (utilities, tanks, etc.).
8. Points 21, 22, and 23 are nails set in pavement. Points 20, 17, 16, and 15 are computed points. Points 4 - 14 are iron pipes set.
9. The Water Hazard Setback / Vegetative Stream Buffer shown shall extend either 50 feet or 100 feet (as shown) from the bank of the stream. Residential structures or septic systems shall not be located within this area. This area shall also comply with the stream buffer area requirements as stated in the Chatham County Watershed Protection Ordinance.
10. Until acceptance by the N.C. Department of Transportation, maintenance of Ocoee Falls Drive and Pennington Circle will be the responsibility of Contentnea Creek Development Company.
11. The net area of each lot is greater than 40,000 square feet, exclusive of buffers and rights of way.
I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one or more of the following as indicated thus, _
_ (a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
_ (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
_ (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
_ (d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
_ (e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his professional ability as to the provisions contained in (a) through (d) above.
MAP LEGEND
EXISTING IRON PIPE
IRON PIPE SET
CONCRETE MONUMENT SET
EXISTING CONCRETE MONUMENT
POWER POLE
COMPUTED POINT
EXISTING IRON STAKE
NAIL SET
CONTROLLED ACCESS
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED
DATE
SURVEY FOR
WINDFALL CREEK
Phase VI Lots 61-73
OWNER:
CONTENTNEA CREEK DEVELOPMENT COMPANY
8502-202 SW FORKS ROAD
RALEIGH, N.C. 27615
DATE: SEPTEMBER 2, 2008
REVISED: SEPTEMBER 24, 2008
REVISED: OCTOBER 9, 2008
SCALE: 1" = 150'
150 75 0 150 300 450
NEW HOPE TOWNSHIP
CHATHAM COUNTY, N.C.
VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro , N.C. 27312
AREA IN BUFFER
(Exclusive of Road R/W)
Lot 63 1.2 Ac.
Lot 64 3.5 Ac.
Lot 65 1.5 Ac.
Lot 67 1.0 Ac.
Lot 68 0.8 Ac.
Lot 69 2.4 Ac.
Lot 70 2.3 Ac.
Lot 71 1.3 Ac.
Lot 72 2.7 Ac.
Lot 73 2.9 Ac.
COURSE BEARING DISTANCE
56 - 57 N 78°19'06"E 32.99'
57 - 58 N 78°19'06"E 69.03'
58 - 59 N 81°56'31"E 105.56'
59 - 60 N 84°43'20"E 106.74'
60 - 61 N 87°58'10"E 103.96'
61 - 62 S 88°21'01"E 101.54'
62 - 63 S 86°56'13"E 104.18'
63 - 64 S 86°17'37"E 14.71'
65 - A N 85°41'31"E 42.23'(tie)
A - B S 20°30'59"E 43.46'
66 - C N 89°18'20"E 155.46'(tie)
C - D N 34°50'49"E 16.98'
44 - E N 89°18'20"E 59.46'(tie)
E - F S 34°50'49"W 45.29'
33 - G N 36°59'40"E 16.32'(tie)
G - H N 59°30'39"W 11.12'
H - I S 30°29'21"E 45.00'
I - J S 59°30'39"E 16.46'
J - K S 59°30'39"E 50.65'(tie)
K - L S 30°29'21"W 13.00'
L - M S 30°29'21"W 45.00'
M - 41 N 59°30'39"W 18.66'
U.S. HWY. 64
Variable Width R/W
WINDFALL CREEK PHASE THREE
P.S. 2007-158
WINDFALL CREEK PHASE FIVE
P.S. 2008-251
WINDFALL CREEK PHASE ONE
P.S. 2005-349
OCOEE FALLS DRIVE
PENNINGTON CIRCLE
WINDFALL BRANCH
CONTENTNEA CREEK DEVELOPMENT COMPANY
D.B. 1277 PG. 886
P.S. 2006-288
SHARON C. MARTIN
R. CRAIG MARTIN
D.B. 424 PG. 707
ROBERT L. GUNN
REBEKAH GUNN
P.S. 96-50
THOMAS W. BRIGGS
FAYE W. BRIGGS
D.B. 537 PG. 953
P.B. 29 PG. 76
ANITA M. BECKER
D.B. 641 PG. 292
P.S. 91-430
Permanent Drainage Easement N.C. Dept. of Transportation (approximate location) D.B. 699 PG.173
Controlled Access Begins
Controlled Access Ends
Power Line
PAVEMENT
EOP
R/W
U. S. Government Corner Number 182
U. S. Government Corner Number 181
3 CHISEL MARK IN ROCK
JORDAN WOODS
THOMAS L. CLELAND
MARY A. CLELAND
D.B. 613 PG. 402
P.B. 23 PG. 9
JORDAN WOODS
ERIC E. ADAMS
D.B. 1094 PG. 1
P.B. 23 PG. 9
JORDAN WOODS
MARTIN LUCACH
SUSAN E. JONES-LUKACH
D.B. 675 PG. 850
P.B. 23 PG. 9
JORDAN WOODS
LISA J. LANGLEY
TIMOTHY A. LANGLEY
D.B. 626 PG. 768
P.B. 23 PG. 9
JORDAN WOODS
L. VANCE REESE, JR.
JOAN PEGRAM REECE
D.B. 487 PG. 900
P.B. 23 PG. 9
JORDAN WOODS
SUSAN J. DITTENHOEFER
D.B. 626 PG. 239
P.B. 23 PG. 9
JORDAN WOODS
KERMIT H. DOTSON, JR.
PEGGY J. DOTSON
D.B. 558 PG. 850
P.B. 23 PG. 9
JORDAN WOODS
FAYE W. BRIGGS
D.B. 563 PG. 527
P.B. 23 PG. 9
JORDAN WOODS
THOMAS W. BRIGGS
FAYE W. BRIGGS
D.B. 411 PG. 550
P.B. 23 PG. 9
63 6.922 Ac.
64 9.993 Ac.
65 5.703 Ac.
66 3.553 Ac.
67 4.108 Ac.
68 4.323 Ac.
69 9.946 Ac.(total) -1.493 Ac. (R/W) 8.453 Ac. (net)
70 4.669 Ac.(total) -0.939 Ac. (R/W) 3.730 Ac. (net)
71 3.958 Ac.(total) -0.681 Ac. (R/W) 3.277 Ac. (net)
72 5.668 Ac.(total) -0.741 Ac. (R/W) 4.927 Ac. (net)
73 8.822 Ac.(total) -1.418 Ac. (R/W) 7.404 Ac. (net)
62 4.311 Ac.
61 3.113 Ac.