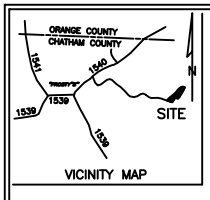

VICINITY MAP

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____

DATE _____

OFF SITE SEPTIC AREAS

LOT	AREA
59A	0.486 Ac.
60A	0.424 Ac.
61A	0.429 Ac.
62A	0.507 Ac.
63A	0.481 Ac.
64A	0.430 Ac.

NOTE: These parcels are located near an area that is presently used for agricultural puposes. 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.

IPS 1	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 2	3/4" IRON PIPE	FLUSH	
EIP 3	3/4" IRON PIPE	FLUSH	
EIP 4	1/2" IRON PIPE	FLUSH	
EIP 5	1/2" IRON PIPE	FLUSH	
IPS 7	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 8	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 9	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 10	1/2" IRON PIPE	FLUSH	
IPS 11	1/2" IRON PIPE	4" ABOVE GROUND	
EIP 12	1/2" IRON PIPE	FLUSH	
IPS 13	1/2" IRON PIPE	FLUSH	
IPS 14	3/4" IRON PIPE	5" ABOVE GROUND	
IPS 15	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 16	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 17	1/2" IRON PIPE	1" ABOVE GROUND	
IPS 18	1/2" IRON PIPE	4" ABOVE GROUND	
EIP 19	1/2" IRON PIPE	FLUSH	
EIP 20	1/2" IRON PIPE	FLUSH	
IPS 21	1/2" IRON PIPE	FLUSH	
IPS 22	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 23	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 24	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 25	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 26	3/4" IRON PIPE	2" ABOVE GROUND	
IPS 27	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 28	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 29	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 30	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 31	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 32	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 33	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 34	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 35	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 36	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 37	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 38	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 39	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 40	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 41	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 42	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 43	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 44	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 45	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 46	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 47	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 48	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 49	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 50	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 51	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 52	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 53	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 54	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 55	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 56	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 57	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 58	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 59	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 60	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 61	1/2" IRON PIPE	4" ABOVE GROUND	
IPS 62	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 63	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 64	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 65	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 66	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 67	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 68	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 69	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 70	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 71	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 72	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 73	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 74	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 75	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 76	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 77	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 78	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 79	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 80	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 81	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 82	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 83	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 84	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 85	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 86	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 87	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 88	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 89	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 90	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 91	3/4" IRON PIPE	4" ABOVE GROUND	
IPS 92	3/4" IRON PIPE	4" ABOVE GROUND	

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 _____

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: _____

_____

_____

OWNER(S)

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in D.B. 1300, Pg. 368, and D.B. 1256, Pg. 94); 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 3rd day of May A.D. 2010.

_____

SURVEYOR
LICENSE NUMBER L-2507

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.

_____

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	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.03'	36.27'	36.27'	N 80°05'00" W	03°06'06"
C2	670.03'	113.78'	113.64'	N 73°40'04" W	09°43'47"
C3	25.00'	42.85'	37.80'	N 19°41'47" W	98°12'48"
C4	375.00'	138.35'	137.57'	N 39°58'46" E	21°08'19"
C5	825.00'	6.90'	6.90'	N 50°18'34" E	00°28'45"
C6	825.00'	182.23'	181.86'	N 43°44'31" E	12°39'20"
C7	825.00'	25.96'	25.96'	N 36°30'46" E	01°48'11"
C8	507.00'	107.77'	107.56'	N 41°42'02" E	12°10'43"
C9	507.00'	22.47'	22.47'	N 49°03'34" E	02°32'21"
C10	264.00'	59.40'	59.28'	N 56°46'29" E	12°53'30"
C11	264.00'	274.52'	262.32'	S 86°59'23" E	59°34'46"
C12	249.00'	38.69'	38.66'	S 52°26'28" E	08°54'13"
C13	680.00'	164.72'	164.32'	N 25°49'38" E	13°52'45"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
6 - 7	N 50°32'56" E	82.07'	62 - 63	S 81°32'08" E	60.54'
19 - 20	N 35°36'40" E	84.30'	63 - 43	S 79°45'13" E	22.01'
23 - 24	N 50°19'44" E	101.95'	45 - 64	N 02°11'10" E	41.95'
28 - 29	N 32°46'00" E	255.15'	64 - 65	N 08°42'08" W	52.12'
30 - 31	S 79°38'24" E	373.45'	65 - 66	N 05°27'41" W	49.52'
31 - 32	N 21°52'01" E	114.03'	66 - 67	N 11°05'16" W	52.17'
32 - 33	N 03°57'30" E	29.31'	67 - 68	N 22°53'13" W	37.42'
33 - 34	N 67°55'19" E	25.36'	68 - 69	N 52°47'51" E	50.43'
34 - 35	S 86°48'07" E	10.23'	69 - 70	N 83°03'31" E	15.63'
35 - 36	S 56°12'43" E	15.98'	70 - 71	S 19°42'33" E	56.36'
36 - 37	S 39°47'42" E	115.58'	71 - 72	S 43°32'30" E	50.10'
37 - 38	S 73°57'26" E	28.71'	72 - 73	S 83°36'50" E	23.55'
38 - 39	S 73°57'26" E	44.33'	73 - 74	S 07°43'13" W	82.44'
39 - 40	N 64°49'39" E	24.06'	74 - 75	S 22°37'38" E	28.20'
40 - 41	N 28°05'28" E	62.84'	75 - 76	S 12°56'54" E	48.36'
41 - 42	N 04°49'19" E	20.56'	76 - 77	N 78°47'28" W	39.87'
42 - 43	N 12°56'58" E	28.48'	77 - 46	S 02°50'04" E	33.90'
43 - 44	N 02°58'24" E	10.02'	61 - 78	N 00°39'13" W	92.23'
44 - 45	S 86°36'49" E	15.78'	78 - 79	N 17°46'44" W	50.06'
45 - 46	S 79°33'24" E	19.66'	79 - 68	N 61°52'50" E	82.14'
46 - 47	N 83°43'49" E	43.25'	58 - 80	S 89°43'39" W	35.23'
47 - 48	N 58°27'00" E	12.39'	80 - 81	N 08°50'36" E	65.92'
48 - 49	S 03°01'53" W	10.13'	81 - 82	N 10°28'59" E	45.42'
49 - 50	S 02°01'01" W	32.97'	82 - 83	N 20°44'37" E	37.71'
50 - 51	S 03°17'21" W	50.12'	83 - 84	N 06°02'19" E	27.70'
51 - 52	S 05°47'25" E	54.28'	84 - 85	N 06°42'53" E	25.24'
52 - 53	S 36°54'26" E	33.19'	85 - 86	S 76°28'42" E	38.25'
53 - 54	S 30°23'19" W	48.57'	86 - 87	S 01°13'48" W	57.98'
54 - 55	N 55°01'20" W	40.27'	87 - 79	N 89°40'31" E	43.56'
55 - 56	N 53°42'13" W	90.74'	86 - 88	N 00°12'21" W	48.91'
56 - 39	N 78°11'36" W	39.61'	88 - 89	N 00°12'05" E	33.53'
38 - 57	N 39°47'42" W	139.85'	89 - 90	N 00°12'05" E	22.58'
57 - 58	N 16°05'43" E	64.67'	90 - 91	S 86°05'26" E	146.36'
58 - 59	S 85°00'34" E	36.30'	91 - 92	S 16°38'03" E	11.36'
59 - 60	S 88°23'30" E	29.89'	92 - 70	S 16°38'03" E	73.67'
60 - 61	S 81°04'36" E	32.59'	2 - 93	S 11°28'03" W	50.00'
61 - 62	S 07°34'17" W	46.46'	25 - 94	N 26°46'46" W	50.00'

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, etc.).
3. This property is subject to all easements of record affecting subject property.
4. There were no NCGS monuments found within 2000 feet of this parcel of land.
5. Lots 59A, 60A, 61A, 62A, 63A, and 64A are not approved as separate lots for building development but are to serve as off-site septic areas.
6. Iron pipes were set at all lot corners unless otherwise noted.
7. Concrete Monuments set are Control Corners.
8. Until acceptance by the N. C. Department of Transportation, maintenance of Cedar Grove Road will be the responsibility of Lewis Metty Development Company, LLC or its assigns.
9. A public water system is not presently available to this subdivision at this time.
10. Lots 63 and 64, when combined with the off-site septic areas, exceed the 1.5 acre minimum lot size as required by the Chatham County Subdivision Regulations.
11. Area computed by coordinate method
12. REFERENCE: Deed Book 1300, Page 368
    Deed Book 1256, Page 94
    Plat Slide 2006-480
    Plat Slide 86-180
    P.I.N. 9756-26-2681
    P.I.N. 9756-25-2434
    Parcel # 1721
    Parcel # 1611

MAP LEGEND

○ EIP	EXISTING IRON PIPE
○ IPS	IRON PIPE SET
■ CMS	CONCRETE MONUMENT SET
▲ RRS	RAILROAD SPIKE
△ NS	NAIL SET
○ PP	POWER POLE
○ CMP	COMPUTED POINT

SURVEY FOR

CEDAR MOUNTAIN PHASE TWO

BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.

OWNER: LEWIS METTY DEVELOPMENT COMPANY
661 CEDAR GROVE ROAD
PITTSBORO, N.C. 27312

DATE: JANUARY 13, 2010
REVISED: APRIL 9, 2010
REVISED: MAY 3, 2010

100 50 0 100 200 300
SCALE: 1" = 100'

VAN R. FINCH – LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro , N.C. 27312