

GENERAL NOTES

- THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS A SUBDIVISION, RIGHT-OF-WAY DEDICATION AND EASEMENT DEDICATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) AS TAKEN FROM PLAT BOOK 2007, PAGE 118 OF THE CHATHAM COUNTY REGISTRY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" AS SHOWN ON FEMA F.I.R.M. MAP # 3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- REFERENCES: DEED BOOK 1198, PG 510
DEED BOOK 1348, PG 941
PLAT BOOK 2007, PG 118
OF THE CHATHAM COUNTY REGISTRY
PIN 9765-71-3450
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- THE PURPOSES OF THIS PLAT ARE (1) TO DEPICT THE REVISED RIGHT OF WAY LOCATION OF WOODLAND GROVE LANE AND TO DEDICATE THE SAME TO THE PUBLIC, (2) TO ESTABLISH CERTAIN RE-LOCATED EASEMENTS BASED ON THE AS-BUILT LOCATION OF WOODLAND GROVE LANE AND (WHERE SPECIFICALLY INDICATED HEREON) TO ABANDON SUCH EASEMENTS ASSOCIATED WITH THE ORIGINAL 50' ACCESS EASEMENT FOR WOODLAND GROVE LANE, (3) TO CREATE AND DEPICT THE LOCATION OF CERTAIN UTILITY EASEMENTS, WATERLINE EASEMENTS AND STORMWATER DRAINAGE EASEMENTS AND, WHERE INDICATED, TO DEDICATE THE SAME, AND (4) DEPICT LOT 1 AND LOT 2, WHICH ARE CREATED AS A FUNCTION OF DEDICATION OF THE PUBLIC RIGHT OF WAY.

LEGEND:

- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- ▲ CALCULATED POINT
- SDE STORM DRAINAGE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N 27°46'58" E
L2	26.44	N 19°26'37" E
L3	57.12	N 39°35'28" E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	32.98	N 83°04'21" W
E2	20.00	N 06°55'39" E
E3	40.32	S 83°04'21" E
E4	97.24	N 83°32'39" W
E5	20.00	N 06°27'21" E
E6	104.77	S 83°32'39" E
E7	50.01	S 71°40'48" W
E8	20.00	N 18°19'12" W
E9	56.20	N 71°40'48" E
E10	50.00	S 80°22'02" W
E11	26.16	S 84°43'34" W

SITE DATA

WOODS CHARTER SCHOOL COMPANY PROPERTY:
TOTAL AREA: 789,887 SF. / 18.13 AC.
AREA IN PUBLIC R/W: 55,812 SF. / 1.28 AC.
NET AREA: 734,074 SF. / 16.85 AC.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	5550.00	153.44	76.73	153.44	N 70°47'17" W
C2	1150.00	143.75	71.97	143.66	N 65°47'53" W
C3	1160.00	196.61	98.54	196.37	N 57°21'42" W
C4	725.00	73.05	36.56	73.02	S 04°00'17" E
C5	203.00	100.92	51.50	99.90	S 12°59'04" W
C6	255.00	125.54	64.07	124.27	N 12°59'07" E
C7	775.00	72.54	36.30	72.51	N 03°47'58" W

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
EC1	775.00	42.68	21.35	42.68	N 08°03'31" W
EC2	725.00	9.81	4.91	9.81	S 09°14'57" E
EC3	15.00	16.44	9.16	15.63	S 53°19'12" W
EC4	166.50	47.91	24.12	47.74	S 78°30'58" W
EC5	42.50	59.47	35.77	54.73	S 28°11'14" W

SANDRA TRIPP
D.B. 880 PG. 422 PB.
2001 PG. 242
9765-61-7562

PARKER HERNDON ROAD
60' PUBLIC R/W

ANDREWS STORE ROAD
VARIABLE WIDTH PUBLIC R/W
S.R. 1528

I, KEVIN S. BAUCOM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN), THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

____ DAY OF _____ A.D. 2011.

KEVIN S. BAUCOM, PLS L-4275

KEVIN S. BAUCOM, PLS L-4275

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

C.L. & THOMAS DURHAM
D.B. 295 PG. 183
9765-81-4329

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, TINA STONE, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

TINA STONE, REVIEW OFFICER _____ DATE _____

BY _____ TITLE: _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____ DISTRICT ENGINEER

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNERS OR AUTHORIZED AGENT _____ DATE _____

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OWNERS OR AUTHORIZED AGENT _____ DATE _____

CERTIFICATE OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT _____ IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

_____, 2011

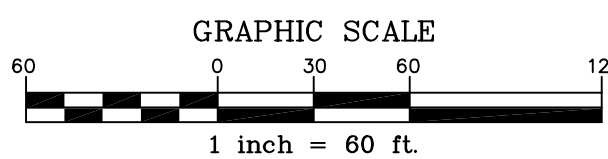
SIGNATURE _____ TITLE _____

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 BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

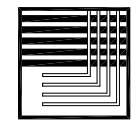
_____, 2011

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS



NC GRID (NAD 83)

THE JOHN R. McADAMS
COMPANY, INC.



ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:

8-1-2011 REMOVE LOT 2
8-3-2011 WEDGED BUFFER

SURVEY FOR:

WOODS CHARTER SCHOOL COMPANY
P.O. BOX 6008
CHAPEL HILL, NORTH CAROLINA 27517

WOODS CHARTER SCHOOL

RIGHT-OF-WAY DEDICATION
AND EASEMENT DEDICATION PLAT

BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

PROJECT NO. NEW-11030

FILENAME: NEW11030-F1.DWG

SURVEYOR: ksb

DRAWN BY: ksb

SCALE: 1"=60'

DATE: 7-8-2011

SHEET NO.

1-1

McADAMS