

Chatham County Planning Department

P.O. Box 54
Pittsboro, NC 27312
Tel: (919) 542-8204
Fax: (919) 542-2698

Type of Review

- Sketch
- Preliminary
- Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Rutherford Close at Fearrington Section X, Area K
Subdivision Applicant: _____ **Subdivision Owner:** _____

Name: Fitch Creations, Inc. **Name:** Fitch Creations, Inc.

Address: 2000 Fearrington Village Center **Address:** 2000 Fearrington Village Center
Pittsboro, N. C. 27312 Pittsboro, N. C. 27312

Phone:(W) 919-542-4000 **Phone:(W)** 919-542-4000
Phone:(H) _____ **Fax:** 919-542-4020 **Phone:(H)** _____ **Fax:** 919-542-4020
E-Mail rb@fearrington.com **E-Mail** rb@fearrington.com

Township: Williams **Zoning:** CUPRA-40 **P. I. N. #** 9774-27-3144
Flood Map # 3710977400J **Zone:** X **Parcel #** 18998
Watershed: WS IV PA **Existing Access Road: S.R. #** 1813
S.R. road name East Camden

Total Acreage: <u>3.303 Ac.</u>	Total # of Lots: <u>12</u>	Min. Lot Size: <u>3866 sq. ft.</u>
Ph. I Acreage <u>3.303 Ac.</u>	Ph. I # of lots <u>12</u>	Max. Lot Size: <u>4581 sq. ft.</u>
Ph. II Acreage. <u>none</u>	Ph. II # of lots <u>none</u>	Avg. Lot Size: <u>0.093 ac.</u>
Ph. III Acreage <u>none</u>	Ph. III # of lots <u>none</u>	

Name and date of contact with Chatham County Historical Association: Jane Pyle
February 1, 2012 - Bev Wiggins
Type of new road: Private/ Length 498 ft. Public/ Length _____

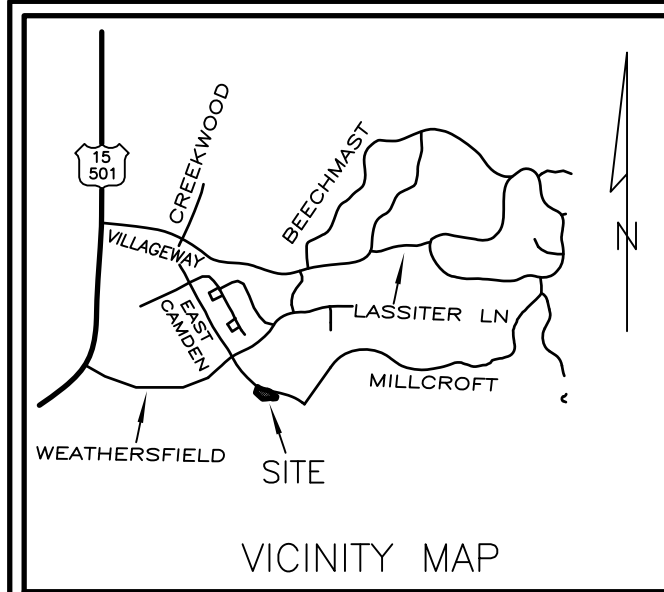
Road Surface: <input checked="" type="checkbox"/> paved <input type="checkbox"/> gravel	Water System: <input type="checkbox"/> individual wells <input type="checkbox"/> community wells <input checked="" type="checkbox"/> public system name <u>Chatham County</u>	Sewer System: <input type="checkbox"/> septic systems <input type="checkbox"/> community system <input checked="" type="checkbox"/> public system Utilities name <u>Fearrington</u>
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List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:
none

Ray Burch Date 9/4/13 Ray Burch Date 9/4/13
Signature of Applicant Signature of Owner

For Office Use Only:
Notes: _____
Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

Payment: Date _____ / _____ / _____ Amount: \$ _____



COMMON AREA "A"	0.519 Ac.	(22627 Sq. Ft.)
COMMON AREA "B"	0.246 Ac.	(10705 Sq. Ft.)
COMMON AREA "C"	0.037 Ac.	(1632 Sq. Ft.)
COMMON AREA "D"	0.067 Ac.	(2906 Sq. Ft.)
COMMON AREA "E"	0.031 Ac.	(1337 Sq. Ft.)
COMMON AREA "F"	0.588 Ac.	(25623 Sq. Ft.)

FITCH CREATIONS, INC.
D.B. 386 PG. 112
P.B. 16 PG. 97

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 _____

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 Sub-division Regulations, except as noted hereon, or proper provisions have been made for their installation.

DATE _____

SIGNATURE ENGINEER NO.
TITLE

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)

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

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one 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 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.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 386, Page 112.) (Other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 93, shown, Page _____, 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 the _____ day of September, A.D. 2013.

SURVEYOR
LICENSE NUMBER L-2507

NOTE: This document originally issued and sealed by Van R. Finch, P.L.S. L-2507, on 9/6/2013. This media shall not be considered a certified document.

- TOWNHOUSE COMMON AREA
- PRIVATE DRAINAGE AND UTILITY EASEMENT

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. This Survey is oriented to N.C. Grid North as per Plat Slide 2009-239, Chatham County Registry.
5. The Water Hazard Setback / Vegetative Stream Buffer shown shall extend 50 feet 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.
6. Maintenance of private road "Rutherford Close" will be the responsibility of Fitch Creations, Inc. until conveyed to a homeowners association.
7. The private road "Rutherford Close" also serves as a private utility easement and a public water easement for the Chatham County water system. Chatham County will not be responsible for restoring private infrastructure (wastewater system components, streets, sidewalks, curb and gutter, landscaping, etc.) in the course of repairing the public water system.
8. Areas shown were computed by the coordinate method.
10. Unless otherwise noted, 3/4" iron pipes were set flush at all lot corners.
11. All areas labeled "Townhouse Common Area" (A - F) will serve as private utility easements.
12. Points 24 - 28, 30, 32 - 34, B, C, D, and E are computed points only.
13. Concrete Monuments Set (CMS) are 3/4" iron pipes set in concrete, 1" above ground.

REFERENCE: D.B. 386 PG. 112
Plat Book 16 Page 97
Parcel #18998
P.I.N. 9774-24-3144

OWNER: FITCH CREATIONS, INC.
FEARRINGTON VILLAGE CENTER
PITTSBORO, N.C. 27312

LINE	BEARING	DISTANCE
23 - 24	N 04°54'28" W	40.51'
24 - 25	N 77°16'06" W	33.34'
25 - 26	N 36°52'20" W	69.40'
26 - 13	N 46°27'32" E	4.52'(Chord)
13 - 27	N 44°34'18" E	3.55'(Chord)
27 - 28	S 36°52'20" E	67.51'
28 - 29	S 77°16'06" E	16.45'
29 - 30	S 77°16'06" E	14.92'
30 - A	N 43°29'34" E	112.70'

MAP LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- CMS CONCRETE MONUMENT SET
- ▲ RRS RAILROAD SPIKE
- ▲ EXN EXISTING NAIL
- ▲ CNS CONCRETE NAIL SET
- PP POWER POLE
- CMP COMPUTED POINT
- SSMH SANITARY SEWER MANHOLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	25.00'	45.36'	39.39'	S 30°03'38" E	103°58'03"
C2	137.50'	18.39'	18.38'	N 18°05'29" E	07°39'49"
C3	237.50'	17.90'	17.90'	N 12°05'59" E	04°19'10"
C4	62.50'	97.94'	88.22'	S 54°49'59" W	89°47'10"
C5	251.50'	82.84'	82.47'	N 70°50'15" W	18°52'23"
C6	82.50'	94.58'	89.48'	N 28°33'32" W	65°41'02"
C7	212.50'	26.08'	26.06'	N 07°47'55" E	07°01'53"
C8	25.00'	42.32'	37.45'	N 59°48'43" E	96°59'43"
C9	605.00'	109.32'	109.17'	S 76°52'02" E	10°21'12"
C10	605.00'	76.25'	76.20'	S 57°55'18" E	07°13'15"
C11	25.00'	28.03'	26.59'	S 29°24'31" E	64°14'49"
C12	25.00'	5.72'	5.70'	S 09°15'50" W	13°05'53"
C13	272.50'	43.11'	43.06'	N 11°16'51" E	09°03'51"
C14	272.50'	11.73'	11.73'	N 05°30'57" E	02°27'57"
C15	142.50'	34.02'	33.94'	N 02°33'23" W	13°40'43"
C16	142.50'	45.79'	45.59'	N 18°36'05" W	18°24'41"
C17	142.50'	40.56'	40.43'	N 35°57'42" W	16°18'35"
C18	142.50'	41.05'	40.91'	N 52°22'07" W	16°30'15"
C19	142.50'	1.94'	1.94'	N 61°00'39" W	00°46'48"
C20	311.50'	44.89'	44.85'	N 65°31'46" W	08°15'27"
C21	311.50'	46.43'	46.39'	N 73°55'42" W	08°32'24"
C22	311.50'	11.28'	11.28'	N 79°14'10" W	02°04'32"
C23	122.50'	29.87'	29.80'	N 87°15'35" W	13°58'18"
C24	122.50'	40.93'	40.74'	S 76°10'58" W	19°08'36"
C25	122.50'	45.34'	45.09'	S 56°00'24" W	21°12'31"
C26	122.50'	44.88'	44.63'	S 34°54'21" W	20°59'33"
C27	122.50'	30.94'	30.85'	S 17°10'30" W	14°28'10"
C28	177.50'	13.38'	13.38'	N 12°05'59" E	04°19'10"
C29	77.50'	1.74'	1.74'	S 14°54'11" W	01°17'13"
C30	25.00'	6.71'	6.69'	N 23°13'51" E	15°22'05"
C31	25.00'	44.29'	38.72'	N 81°39'54" E	10°13'02"
C32	209.00'	5.00'	5.00'	S 46°53'57" E	01°22'16"
C33	409.00'	128.70'	128.17'	N 55°13'41" W	18°01'45"
C34	605.00'	107.27'	107.12'	S 66°36'41" E	10°09'30"
C35	209.00'	125.70'	123.81'	S 64°48'52" E	34°27'35"

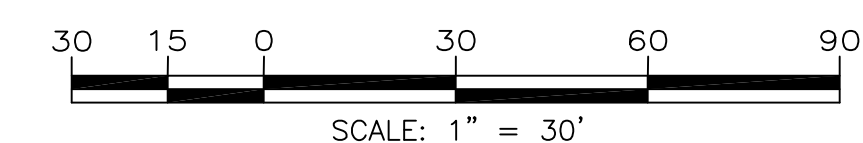
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A - F	S 64°21'16" E	138.89'(tie)	1 - 2	S 84°46'17" W	6.12'
F - G	S 88°36'51" E	224.38'(tie)	3 - 4	S 84°46'17" W	7.95'
			5 - 6	N 47°53'07" W	28.69'
			7 - 8	N 47°53'07" W	8.15'
			9 - 10	S 82°02'40" E	40.69'
			10 - 11	S 82°02'40" E	1.54'
			12 - 13	N 36°52'20" W	16.63'
			14 - 15	N 04°14'44" W	23.50'
			16 - 17	N 20°20'30" E	17.91'
			18 - 5	N 65°30'45" W	20.74'
			19 - 20	N 45°53'00" E	22.61'
			21 - 22	N 80°36'16" E	13.43'
			31 - 32	N 22°14'15" E	50.57'
			32 - 33	N 22°14'15" E	25.50'
			32 - 34	S 68°07'49" E	32.96'

Points F and G are 3/4" iron pipes set flush in the edge of the pavement

LINE	BEARING	DISTANCE
A - B	S 57°12'23" E	155.98'(tie)
	CURVE RADIUS ARC LENGTH	
	C11 409.00' 20.00'	
B - C	20.00'	CHORD BEARING
		N 69°36'01" W
C - D	S 20°09'13" W	61.29'
D - E	N 69°50'47" W	20.00'
E - A	N 20°09'13" E	61.38'

SURVEY FOR
**"RUTHERFORD CLOSE"
at FEARRINGTON
SECTION X - AREA K**

WILLIAMS TOWNSHIP CHATHAM COUNTY, N.C.
DATE: SEPTEMBER 6, 2013



VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM #C-513