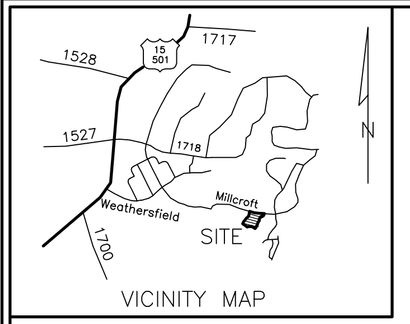


VICINITY MAP

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1330.00'	149.76'	149.68'	N 71°31'52" W
C2	25.00'	34.45'	31.79'	S 35°16'46" E
C3	277.50'	78.27'	78.01'	S 12°16'43" W
C4	277.50'	117.87'	116.99'	S 32°31'40" W
C5	277.50'	46.65'	46.59'	S 49°30'44" W
C6	55.00'	44.45'	43.25'	N 57°00'54" E
C7	55.00'	66.84'	62.81'	N 00°57'24" W (78 – 75)
C8	55.00'	40.96'	40.02'	N 57°06'37" W (75 – 65)
C9	55.00'	112.71'	94.00'	S 42°50'42" W
C10	35.00'	42.88'	40.25'	N 19°13'57" E
C11	322.50'	24.21'	24.20'	S 52°10'39" W
C12	322.50'	100.39'	99.98'	S 41°06'36" W
C13	322.50'	92.08'	91.77'	S 24°00'46" W
C14	322.50'	65.49'	65.38'	S 10°00'57" W
C15	25.00'	42.31'	37.44'	N 52°41'12" E
C16	1330.00'	221.62'	221.36'	N 83°35'55" W (79 – 80)
C17	1330.00'	20.33'	20.33'	S 65°11'47" E
C18	55.00'	11.78'	11.76'	N 29°38'07" W (CC – 75)
C19	55.00'	13.24'	13.21'	N 42°40'11" W (75 – MM)
C20	55.00'	20.24'	20.13'	N 67°54'10" W (AA – 65)
C21	1330.00'	11.93'	11.93'	N 79°04'56" W (79 – LL)

BRANCH COURSES

39 – 40	N 69°20'59" W	12.97'
40 – 41	S 35°36'21" W	17.02'
41 – 42	S 89°57'29" W	20.13'
42 – 43	S 77°46'42" W	17.38'
43 – 44	N 63°57'34" W	15.09'
44 – 45	N 78°00'51" W	28.33'
45 – 46	N 87°45'31" W	36.06'
46 – 47	S 81°26'41" W	33.69'
47 – 48	S 67°21'04" W	10.40'
48 – 49	N 77°45'23" W	18.77'
49 – 50	S 78°54'09" W	14.58'
50 – 51	S 40°02'31" W	28.18'
52 – 53	N 35°43'42" E	30.21'
53 – 54	N 09°55'42" E	55.20'
55 – 56	N 11°01'22" E	46.52'
57 – 58	S 04°11'54" W	22.21'
59 – 60	S 04°11'54" W	26.76'
61 – 62	S 54°19'40" W	55.85'
62 – 63	S 54°19'40" W	47.91'
64 – 65	N 05°36'33" W	24.83'
66 – 67	S 54°19'40" E	43.06'
68 – 69	N 04°11'54" E	23.51'
69 – 70	N 04°11'54" E	108.05'
70 – 71	N 04°11'54" E	12.02'
56 – F	N 66°58'12" W	62.00'(tie)
F – G	S 35°05'04" W	24.07'
G – H	N 54°54'56" W	20.00'
H – I	N 35°05'04" E	20.44'
F – J	S 35°05'03" W	2.86'
J – K	S 64°38'42" E	63.79'
K – L	S 64°38'42" E	177.92'
L – 58	S 04°11'54" W	13.96'
58 – M	S 04°11'54" W	7.49'
M – N	N 64°38'42" W	47.87'
N – 58	S 73°26'09" E	45.70'

LINE	BEARING	DISTANCE
N – O	N 64°38'42" W	132.68'
O – P	N 64°38'42" W	72.33'
P – J	N 35°05'04" E	20.29'
70 – Q	S 81°46'48" E	8.22'
Q – R	S 05°36'27" W	108.18'
R – 69	N 78°46'57" W	5.58'
R – S	S 05°36'27" W	90.71'
S – 72	N 69°56'45" W	10.33'
S – T	S 24°03'56" W	93.25'
T – 73	N 61°42'31" W	10.24'
T – U	S 40°46'58" W	100.52'
U – 67	N 58°14'24" W	10.71'
U – V	S 40°46'58" W	103.03'
V – 74	N 58°07'18" W	10.79'
V – W	S 14°10'57" W	57.17'
W – X	S 74°55'39" W	60.37'
X – 65	N 05°36'33" W	7.95'
X – Y	S 74°55'39" W	186.26'
Y – Z	N 15°04'21" W	20.00'
Z – AA	N 74°55'39" E	188.03'
AA – 75	N 46°33'58" W	20.60'(tie)
76 – BB	N 54°51'17" W	32.55'
BB – CC	N 89°44'44" E	109.65'
BB – 77	N 54°51'17" W	120.69'
77 – JJ	N 42°39'10" E	5.04'
JJ – KK	S 54°51'17" E	84.60'
KK – CC	S 79°58'29" E	137.85'
62 – DD	S 54°19'40" W	11.27'
DD – EE	N 35°51'00" W	10.00'
EE – FF	N 54°19'40" E	8.72'
FF – 62	S 50°08'16" E	10.33'
FF – GG	N 54°19'40" E	11.28'
GG – HH	S 35°51'00" E	10.00'
HH – 62	S 54°19'41" W	8.73'

LINE	BEARING	DISTANCE
79 – LL	S 79°04'56" E	11.93'
LL – 71	S 63°46'36" W	46.25'
MM – NN	S 89°44'44" W	142.10'
NN – PP	N 00°15'16" W	20.00'
PP – BB	N 89°44'44" E	17.77'
Y – QQ	S 08°50'22" W	27.09'
85 – Z	S 65°56'09" E	97.20'
77 – RR	S 21°52'19" W	10.84'(tie)
RR – SS	S 49°41'41" E	48.65'
SS – TT	S 35°08'43" W	30.12'
TT – UU	N 49°41'41" W	41.36'
UU – RR	N 21°52'19" E	31.62'

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 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

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.

_____
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

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 _____

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. 386, PG. 112, and D.B. 646, PG. 233; 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 __12th__ day of September, A.D. 2014.

NOTE: This document originally issued and sealed by Van R. Finch, P.L.S., L-2507, on 9/12/14. This media shall not be considered a certified document.

_____
SURVEYOR

LICENSE NUMBER L-2507

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

APPROVED _____

DATE _____

PRIVATE DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT

PROTECTION ZONES FOR OPEN SPACE, BUFFERS AND UTILITY EASEMENTS

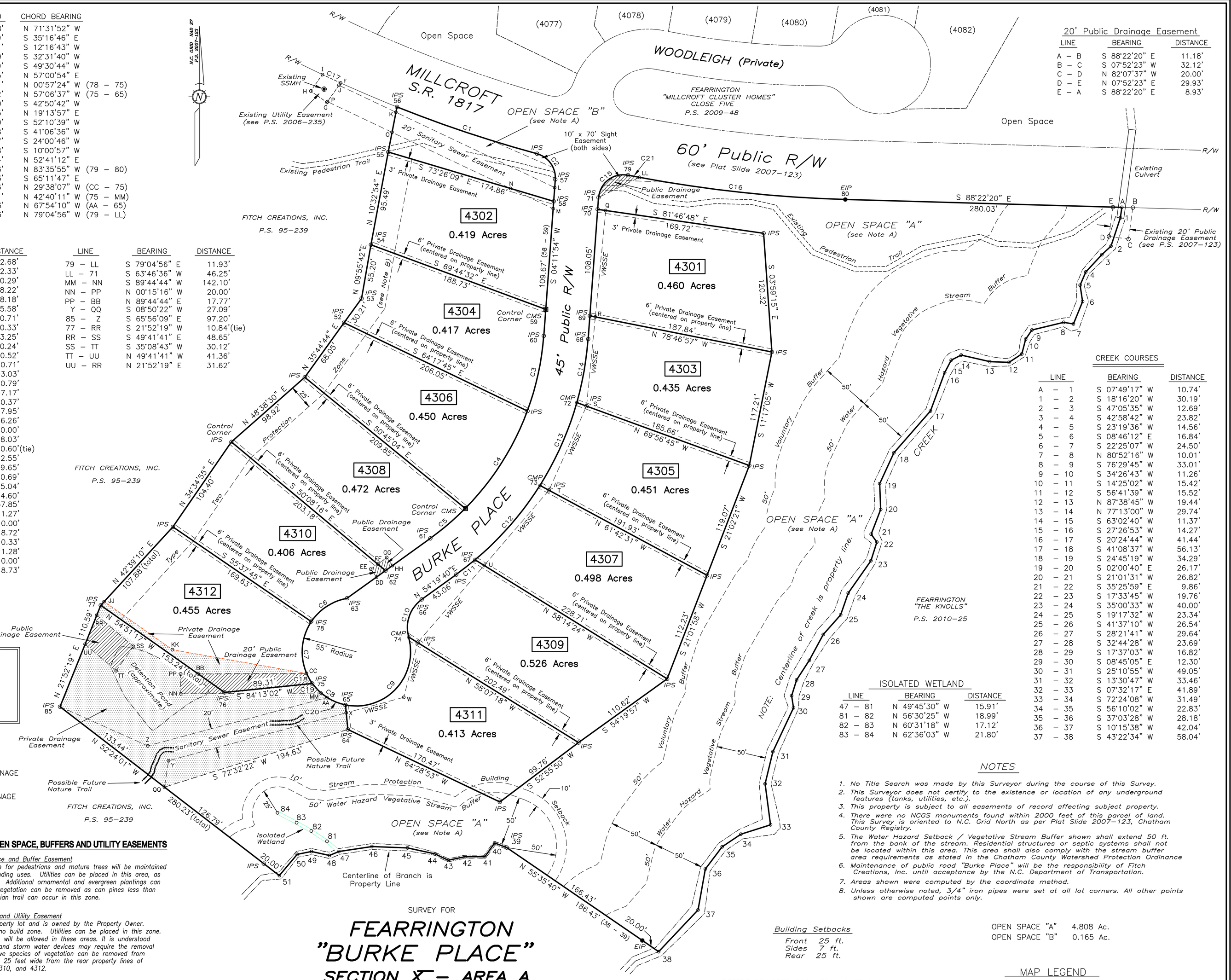
NOTE A *Type One – Perimeter Open Space and Buffer Easement*
This zone will have a trail system for pedestrians and mature trees will be maintained for buffering homes from surrounding uses. Utilities can be placed in this area, as can storm water control devices. Additional ornamental and evergreen plantings can be placed. Invasive species of vegetation can be removed as can pines less than six inches in diameter. A Pedestrian trail can occur in this zone.

NOTE B *Type Two – Open Space, Buffer and Utility Easement*
This zone is placed onto the property lot and is owned by the Property Owner. It is a no tree cut zone and a no build zone. Utilities can be placed in this zone. Individual lot storm water devices will be allowed in these areas. It is understood that the construction of utilities and storm water devices may require the removal of some trees, as needed. Invasive species of vegetation can be removed from this zone. This zone is measured 25 feet wide from the rear property lines of Lots 4302, 4304, 4306, 4308, 4310, and 4312.

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 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.

_____



20' Public Drainage Easement

LINE	BEARING	DISTANCE
A – B	S 88°22'20" E	11.18'
B – C	S 07°52'23" W	32.12'
C – D	N 82°07'37" W	20.00'
D – E	N 07°52'23" E	29.93'
E – A	S 88°22'20" E	8.93'

CREEK COURSES

LINE	BEARING	DISTANCE
A – 1	S 07°49'17" W	10.74'
1 – 2	S 18°16'20" W	30.19'
2 – 3	S 47°05'35" W	12.69'
3 – 4	S 42°58'42" W	23.82'
4 – 5	S 23°19'36" W	14.56'
5 – 6	S 08°46'12" E	16.84'
6 – 7	S 22°25'07" W	24.50'
7 – 8	N 80°52'16" W	10.01'
8 – 9	S 76°29'45" W	33.01'
9 – 10	S 34°26'43" W	11.26'
10 – 11	S 14°25'02" W	15.42'
11 – 12	S 56°41'39" W	15.52'
12 – 13	N 87°38'45" W	19.44'
13 – 14	N 77°13'00" W	29.74'
14 – 15	S 63°02'40" W	11.37'
15 – 16	S 27°26'53" W	14.27'
16 – 17	S 20°24'44" W	41.44'
17 – 18	S 41°08'37" W	56.13'
18 – 19	S 24°45'19" W	34.29'
19 – 20	S 02°00'40" E	26.17'
20 – 21	S 21°01'31" W	26.82'
21 – 22	S 35°25'59" E	9.86'
22 – 23	S 17°33'45" W	19.76'
23 – 24	S 35°00'33" W	40.00'
24 – 25	S 19°17'32" W	23.34'
25 – 26	S 41°37'10" W	26.54'
26 – 27	S 28°21'41" W	29.64'
27 – 28	S 32°44'28" W	23.69'
28 – 29	S 17°37'03" W	16.82'
29 – 30	S 08°45'05" E	12.30'
30 – 31	S 25°10'55" W	49.05'
31 – 32	S 13°30'47" W	33.46'
32 – 33	S 07°32'17" E	41.89'
33 – 34	S 72°24'08" W	31.49'
34 – 35	S 56°10'02" W	22.83'
35 – 36	S 37°03'28" W	28.18'
36 – 37	S 10°15'38" W	42.04'
37 – 38	S 43°22'34" W	58.04'

ISOLATED WETLAND

LINE	BEARING	DISTANCE
47 – 81	N 49°45'30" W	15.91'
81 – 82	N 56°30'25" W	18.99'
82 – 83	N 60°31'18" W	17.12'
83 – 84	N 62°36'03" W	21.80'

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 2007-123, Chatham County Registry.*
5. *The Water Hazard Setback / Vegetative Stream Buffer shown shall extend 50 ft. 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 public road "Burke Place" will be the responsibility of Fitch Creations, Inc. until acceptance by the N.C. Department of Transportation.*
7. *Areas shown were computed by the coordinate method.*
8. *Unless otherwise noted, 3/4" iron pipes were set at all lot corners. All other points shown are computed points only.*

Building Setbacks
Front 25 ft.
Sides 7 ft.
Rear 25 ft.

OPEN SPACE "A" 4.808 Ac.
OPEN SPACE "B" 0.165 Ac.

MAP LEGEND

● EIP	EXISTING IRON PIPE
● EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
○ ISS	IRON STAKE SET
■ CMS	CONCRETE MONUMENT SET
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
⊕ PP	POWER POLE
○ CMP	COMPUTED POINT
◉ SSMH	SANITARY SEWER MANHOLE
— — VWSSE	VARIABLE WIDTH SANITARY SEWER EASEMENT

SURVEY FOR

FEARRINGTON "BURKE PLACE"

SECTION 2C – AREA A

SCALE: 1" = 50'

WILLIAMS TOWNSHIP CHATHAM COUNTY, N.C.
DATE: SEPTEMBER 12, 2014

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

REFERENCE: DEED BOOK 386 PAGE 112
PLAT BOOK 16 PAGE 97
PARCEL #18998
P.I.N. 9774-27-3144
DEED BOOK 646 PAGE 233
PLAT SLIDE 94-260
PARCEL #88197
P.I.N. 9774-63-9981

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

BFFP.DWG
FVCP1C.DWG