

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: HORIZON PHASE TWO

Subdivision Applicant:

Subdivision Owner:

Name: JOHN COFFEY

Name: COFFEY GROUNDS OF Chapel Hill Inc.

Address: 127 Araya Lane
Chapel Hill, N.C. 27516

Address: 127 Araya Lane
Chapel Hill, N.C. 27516

Phone:(W) 919-942-6677

Phone:(W) 919-942-6677

Phone:(H) 919-942-6677 Fax: _____

Phone:(H) 919-942-6677 Fax: _____

E-Mail coffeygrounds@att.net

E-Mail coffeygrounds@att.net

Township: BALDWIN Zoning: _____

P. I. N. # 9764-05-8356

Flood Map # 3710 976400 J Zone: X

Parcel # 2040

Watershed: WS IV PA

Existing Access Road: S.R. # 1525

S.R. road name HAMLET CHAPEL ROAD

Total Acreage: 13.58 AC.

Total # of Lots: 7
(Phase Two)

Min. Lot Size: 1.302 AC.

Ph. I Acreage _____

Ph. I # of lots _____

Max. Lot Size: 2.729 AC.

Ph. II Acreage: 13.58 AC.

Ph. II # of lots 7

Avg. Lot Size: 1.94 AC.

Ph. III Acreage _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: _____

Type of new road: Private/ Length _____ Public/ Length 1561

Road Surface:

- paved
- gravel

Water System:

- individual wells
 - community wells
 - public system
- name _____

Sewer System:

- septic systems
 - community system
 - public system
- name _____

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:

None

Coffey Grounds of Chapel Hill, Inc.
by: John W. Coffey, Pres. Date 1-10-14
Signature of Applicant

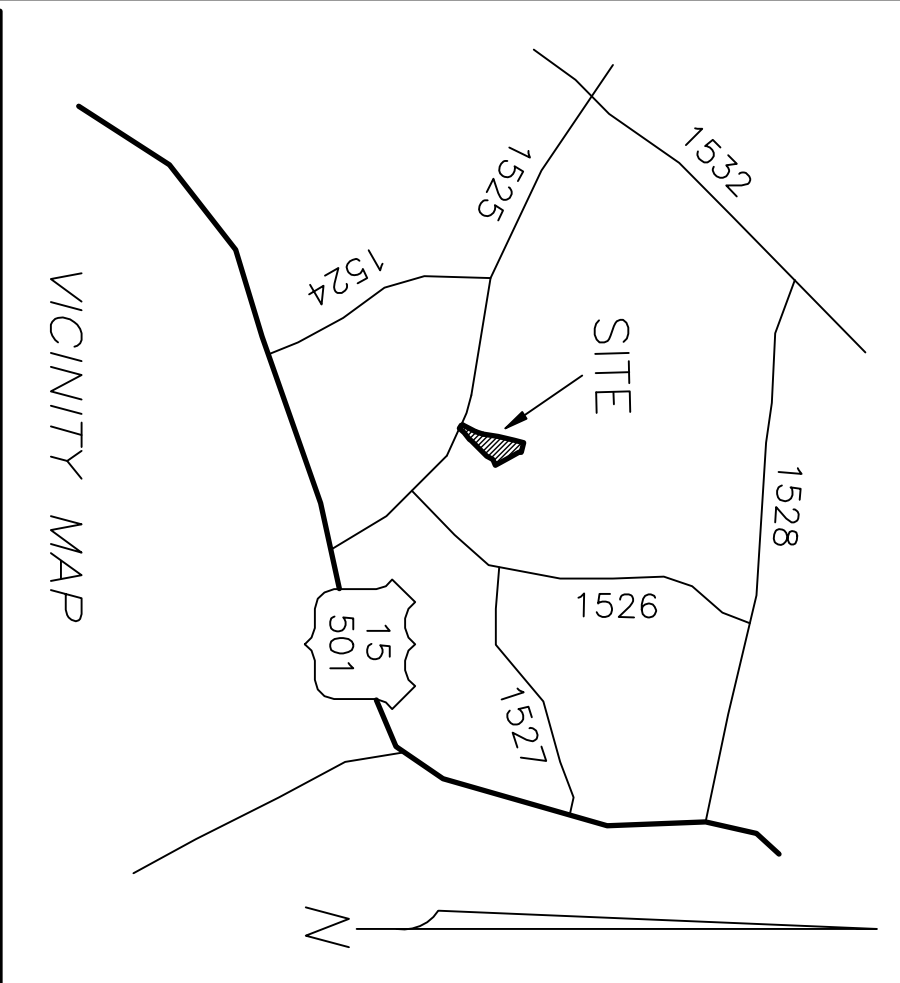
Coffey Grounds of Chapel Hill, Inc.
by: Julian Pro. Date 1-10-14
Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

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



NOTE: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statute § 170-20) requires that a subdivision be protected for existing agricultural operations against nuisance lawsuits.

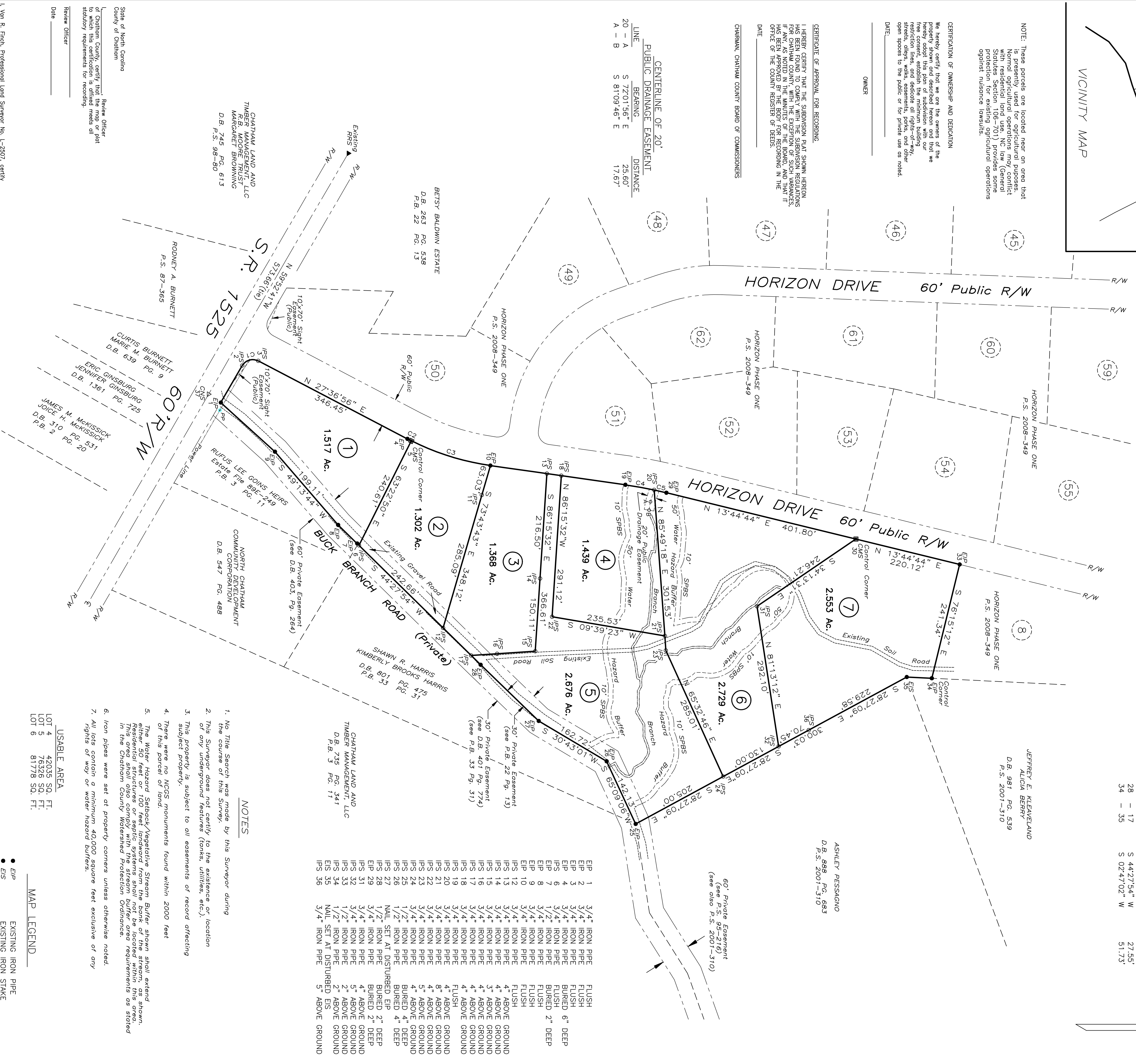
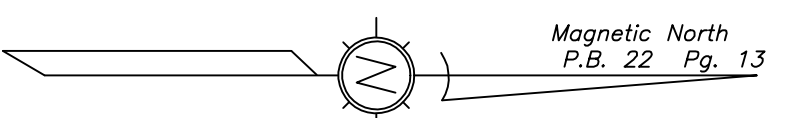
CERTIFICATION OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the land herein adopted, and we hereby adopt this plan of subdivision with our free consent, establish the minimum building setbacks, utility easements, streets, streets, utility easements, ponds, and other open spaces to the public or for private use as noted.
 DATE: _____
 OWNER: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
 DATE: _____
 CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CENTERLINE OF 20' PUBLIC DRAINAGE EASEMENT
 LINE 20 - A S 72°01'56" E 25.60'
 A - B S 81°09'46" E 17.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.17'	34.57'	N 16°07'34" W	87°29'02"
C2	530.00'	9.21'	9.21'	N 27°07'02" E	00°59'43"
C3	530.00'	171.42'	170.68'	N 17°21'13" E	18°31'54"
C4	870.00'	60.26'	60.25'	N 10°04'20" E	03°58'07"
C5	870.00'	25.65'	25.65'	N 12°54'04" E	01°41'20"

LINE	BEARING	DISTANCE
1	N 59°57'20" W	88.09'
2	S 44°07'36" W	3.02'
3	S 44°29'13" W	56.92'
4	S 42°11'20" W	150.89'
5	S 34°43'22" W	30.21'(tie)
6	N 08°05'17" E	117.54'
7	S 03°43'17" E	78.76'
8	S 44°27'54" W	53.66'
9	N 08°05'17" E	81.06'
10	N 08°05'17" E	133.23'
11	N 08°05'17" E	30.09'
12	N 08°05'17" E	30.19'
13	N 08°05'17" E	166.37'
14	S 44°03'03" E	27.55'
15	S 44°27'54" W	51.73'
16	S 02°47'02" W	
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NOTES

- No Title Search was made by this Surveyor during the course of this Survey.
- This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, etc.).
- This property is subject to all easements of record affecting subject property.
- There were no NCGS monuments found within 2000 feet of this parcel or any adjacent parcels.
- The Water Hazard Setback/Vegetative Stream Buffer shown shall extend to the water hazard boundary. Residential structures or septic systems shall not be located within this area. In the Chatham County Watershed Protection Ordinance.
- Iron pipes were set at property corners unless otherwise noted.
- All lots contain a minimum 40,000 square feet exclusive of any rights of way or water hazard buffers.

USABLE AREA

LOT 4	42035 SQ. FT.
LOT 5	76326 SQ. FT.
LOT 6	81778 SQ. FT.

MAP LEGEND

● EIP	EXISTING IRON PIPE
○ EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
■ CWS	CONCRETE MONUMENT SET
■ ECM	EXISTING CONCRETE MONUMENT
▲ EXW	RAILROAD SPIKE
▲ EXN	EXISTING NAIL
● CP	POWER POLE
○ CWP	COMPUTED POINT
---	STREAM PROTECTION BUILDING SETBACK
---	SPBS

AREA COMPUTED BY COORDINATE METHOD

**PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES**

REFERENCE: DEED BOOK 1146 PAGE 471
 DEED BOOK 1146 PAGE 459
 PARCEL #2040 PAGE 15
 P.I.N. 9764-05-8356

**HORIZON Phase Two
 (Lots 1 - 7)**

OWNER: COFFEY GROUNDS OF CHAFFEL HILL, INC. CHAFFEL HILL, N.C. 27516
 DATE: JANUARY 9, 2014
 SCALE: 1" = 100'

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

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made in accordance with the provisions of G.S. 170-20, D.B. 1146, Pg. 471 and D.B. 1146, Pg. 459, that the boundaries not surveyed are clearly indicated as "Estimated" and that the ratio of precision as calculated is 1:10,000. G.S. 170-20, that this plat was calculated in accordance with the provisions of G.S. 170-20, and that the ratio of precision as calculated is 1:10,000. I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made in accordance with the provisions of G.S. 170-20, D.B. 1146, Pg. 471 and D.B. 1146, Pg. 459, that the boundaries not surveyed are clearly indicated as "Estimated" and that the ratio of precision as calculated is 1:10,000. G.S. 170-20, that this plat was calculated in accordance with the provisions of G.S. 170-20, and that the ratio of precision as calculated is 1:10,000. I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made in accordance with the provisions of G.S. 170-20, D.B. 1146, Pg. 471 and D.B. 1146, Pg. 459, that the boundaries not surveyed are clearly indicated as "Estimated" and that the ratio of precision as calculated is 1:10,000. G.S. 170-20, that this plat was calculated in accordance with the provisions of G.S. 170-20, and that the ratio of precision as calculated is 1:10,000.

THIS MEIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. THE SURVEYOR SHALL SIGN AND SEAL THIS PLAT IN THE COUNTY COMMISSIONERS' AND THE SURVEYOR'S FINAL PLAT TO BE RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE AFTER APPROVALS.

LICENSE NUMBER L-2507

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 one of a county or municipality that has an ordinance that regulates parcels of land.
 (b) That the survey is located in each section 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 parcel or parcels of land.
 (d) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (e) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (f) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
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 (h) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (i) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (j) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
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 (s) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (t) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (u) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (v) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (w) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (x) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (y) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.
 (z) That the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land.

State of North Carolina
 County of Chatham
 Review Officer
 of Chatham County, certify that the maps or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer: _____
 Date: _____

CHATHAM LAND AND
 TIMBER MANAGEMENT, LLC
 MARSHLET BROWNING
 D.B. 745 PG. 613
 P.S. 989-80

BETSY BALDWIN ESTATE
 D.B. 283 PG. 538
 P.B. 22 PG. 13

CURTIS BURNETT
 MARIE M. BURNETT
 D.B. 639 PG. 9

ERIC GINSBURG
 JENNIFER GINSBURG
 D.B. 1361 PG. 725

JAMES M. MCKISSICK
 JOCE H. MCKISSICK
 D.B. 310 PG. 531
 P.B. 2 PG. 50

NORTH CHATHAM
 COMMUNITY DEVELOPMENT
 CORPORATION
 D.B. 547 PG. 488

SHAWN R. HARRIS
 KIMBERLY BROOKS HARRIS
 D.B. 601 PG. 479
 P.B. 33 PG. 31

CHATHAM LAND AND
 TIMBER MANAGEMENT, LLC
 D.B. 735 PG. 341
 P.B. 3 PG. 11

ASHLEY PESSAGNO
 D.B. 888 PG. 683
 P.S. 2001-310

JEFFREY E. KLEAVELAND
 ALICIA BERRY
 D.B. 981 PG. 539
 P.S. 2001-310