

**Chatham County Planning Department**

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

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**MAJOR SUBDIVISION APPLICATION****Type of Review**☐ Sketch☐ Preliminary☒ Final**Name of Subdivision:** PENNINGTON AT JORDAN LAKE**Subdivision Applicant:****Subdivision Owner:**Name: Dan Sullivan - Agent for  
Contentnea Creek Dev. co.  
Director - Development OperationsName: Contentnea Creek Development Co.Address: 8502-202 Six Forks Rd.  
Raleigh, NC 27615Address: 8502-202 Six Forks Rd.  
Raleigh, NC 27615Phone:(W) 919-882-2339Phone:(W) 919-882-2339Phone:(H) \_\_\_\_\_ Fax: 919-882-2341Phone:(H) \_\_\_\_\_ Fax: 919-882-2340E-Mail dan@standoutproperties.comE-Mail coachjwh@aol.comTownship: New Hope Zoning: R-40P. I. N. # 9782-03-7073Flood Map # 3710978200J Zone: XParcel # 17347Watershed: WS IV PAExisting Access Road: S.R. # U.S. Hwy. 64S.R. road name U.S. Hwy. 64Total Acreage: 67.522 Ac.Total # of Lots: 45Min. Lot Size: 0.921 ac.Ph. I Acreage 67.522 ac.  
(includes R/W)Ph. I # of lots 45Max. Lot Size: 2.474 ac.

Ph. II Acreage: \_\_\_\_\_

Ph. II # of lots \_\_\_\_\_

Avg. Lot Size: 1.352 ac.

Ph. III Acreage: \_\_\_\_\_

Ph. III # of lots \_\_\_\_\_

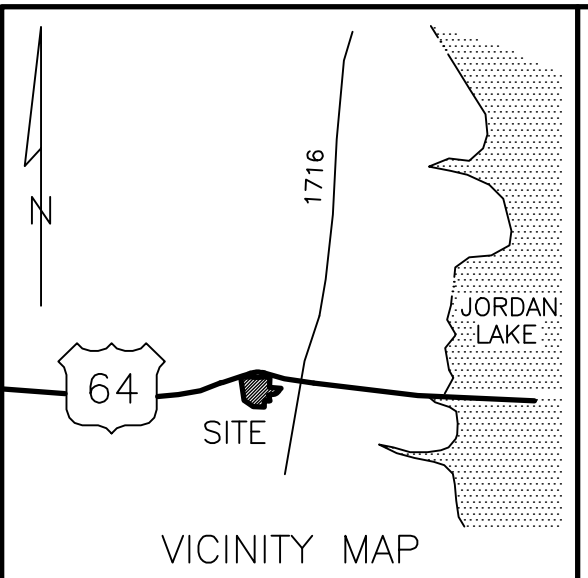
**Name and date of contact with Chatham County Historical Association:** \_\_\_\_\_Type of new road: ☐ Private/ Length \_\_\_\_\_ ☒ Public/ Length 5170 ft.**Road Surface:**☒ paved☐ gravel**Water System:**☐ individual wells☐ community wells☒ public system**Sewer System:**☒ septic systems☐ community system☐ public systemname Chatham Co. water name \_\_\_\_\_**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage: \_\_\_\_\_Daniel Sullivan  
Signature of ApplicantDate 1-7-14P. P. H. H.  
Signature of OwnerDate 1-7-2014**For Office Use Only:**

Notes: \_\_\_\_\_

Approved by County Commissioners: SketchPreliminaryFinal

Payment: Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount: \$ \_\_\_\_\_





SIGN EASEMENTS			SIGHT EASEMENT		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
155 - 152	N 80°46'38" E	30.00'	16 - 9	N 73°30'26"E	52.27'
152 - 153	S 13°11'51" E	30.00'	9 - 10	N 88°58'59"E	7.87'
153 - 154	S 80°46'38" W	30.00'	10 - 142	S 11°38'53"E	10.00'
154 - 1	N 14°11'51" W	18.24'(Chord)	150 - 16	S 85°03'41"W	60.24'
1 - 155	N 11°38'53" W	11.77'			
16 - 150	N 85°03'41" E	60.24'			
150 - 11	S 11°38'53" E	21.16'			
11 - 151	S 12°40'02" E	9.07'(Chord)			
151 - 15	S 82°50'48" W	62.33'			

NOTE: For curve data see Sheet Two

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1 - 2	N 11°38'53"W	21.77'	105 - 106	S 30°28'34"W	89.88'
3 - 4	N 88°58'59"E	26.24'	106 - 107	S 47°17'29"W	150.41'
5 - 6	N 89°27'27"E	50.19'	107 - 108	S 79°47'21"W	40.01'
7 - 8	N 70°17'51"W	53.56'	108 - 109	S 56°37'44"W	75.38'
9 - 10	N 88°58'59"E	7.87'	110 - 111	N 62°22'15"W	64.55'
10 - 11	S 11°38'53"E	31.16'	112 - 113	S 01°27'08"W	104.23'
12 - G	S 23°03'42"W	142.44'	114 - 115	N 84°05'48"E	19.56'
G - 13	S 23°03'42"W	20.77'	116 - 117	S 01°16'36"E	71.34'
14 - B	N 07°42'54"W	228.46'	117 - 118	N 89°52'03"W	110.28'
B - A	N 07°42'54"W	47.65'	119 - 120	N 70°29'57"W	90.77'
A - 15	N 07°45'25"W	222.60'	120 - 121	S 89°36'48"W	203.66'
15 - 16	N 07°42'54"W	32.52'	122 - 123	N 89°36'48"E	201.03'
16 - 9	N 73°30'26"E	52.27'	123 - 124	S 70°29'57"E	88.08'
17 - 18	S 70°17'51"E	127.98'	125 - 126	N 07°36'01"W	57.57'
18 - N	S 00°09'36"E	99.22'	126 - 127	N 07°36'41"W	78.82'
N - 19	S 00°09'36"E	243.80'	128 - 129	S 47°35'20"W	32.09'
19 - 20	S 70°17'51"E	124.94'	130 - 131	N 86°21'53"W	50.71'
20 - 21	N 77°04'52"W	50.97'	132 - 133	S 76°06'33"W	27.97'
21 - 22	S 20°12'54"E	77.47'	134 - 135	N 39°33'08"W	58.63'
22 - 23	S 39°33'08"E	30.96'	135 - 136	N 39°33'08"W	18.84'
23 - 24	N 11°12'28"W	123.91'	136 - 137	N 20°12'54"W	77.47'
24 - 25	S 39°33'08"E	46.51'	B - C	C 40°35'24"E	7.04'
25 - 26	N 27°53'07"W	110.76'	C - D	D 53°18'02"E	39.59'
26 - 27	S 39°33'08"E	46.51'	D - E	E 80°48'20"E	4.90'
27 - 28	S 80°55'23"W	89.95'	E - F	N 89°29'51"E	63.54'
28 - 29	N 27°54'25"W	110.76'	F - G	S 86°19'03"E	14.07'
29 - 30	S 11°12'28"W	123.91'	G - H	S 86°19'03"E	39.57'
30 - 31	N 83°02'23"W	129.45'	H - I	S 59°19'00"E	23.00'
31 - 32	N 03°36'41"E	104.62'	I - J	S 70°48'42"E	41.12'
32 - 33	S 11°12'28"W	100.74'	J - K	N 89°17'12"E	6.78'
33 - 34	S 03°46'24"W	48.07'	K - L	N 41°58'29"E	40.09'
34 - 35	N 86°13'36"W	50.69'	L - M	M 88°22'56"E	36.38'
35 - 36	N 14°15'33"W	102.97'	M - N	S 51°12'45"E	27.48'
36 - 37	N 53°52'06"E	149.96'	N - O	O 65°48'57"E	27.61'
37 - 38	N 57°06'53"E	30.00'	O - P	S 63°58'56"E	31.85'
38 - 39	N 40°49'16"E	88.97'	P - Q	N 74°48'39"E	50.45'
39 - 40	N 17°43'41"W	84.89'	Q - R	S 81°07'31"E	53.03'
40 - 41	N 40°29'19"E	34.00'	R - S	S 72°13'32"E	78.55'
41 - 42	S 56°08'59"W	15.00'	S - TX	N 71°35'41"E	16.36'
42 - 43	S 14°15'33"E	82.99'	TX - T	T 71°35'41"E	21.55'
43 - 44	S 14°15'33"E	102.97'	T - 22	S 22°59'54"E	19.91'(ti
44 - 45	S 86°13'36"E	64.24'	K - U	U 65°15'57"E	23.68'
45 - 46	N 89°22'20"W	35.47'	U - V	S 78°51'26"E	13.99'
46 - 21	N 55°06'32"W	181.04'	V - W	S 55°39'31"E	26.09'
47 - 48	N 55°06'32"W	52.78'	W - X	S 23°47'14"E	20.74'
48 - 49	S 86°13'36"E	155.87'	X - Y	S 05°22'08"E	22.49'
49 - 50	S 86°13'36"E	43.95'	AA - BB	S 25°49'49"W	26.28'
50 - 51	N 84°12'02"E	142.04'	BB - CC	N 64°32'15"E	26.17'
51 - 52	N 84°12'02"E	107.32'	CC - DD	S 25°27'45"E	22.56'
52 - 53	S 41°59'28"W	89.71'	DD - AA	S 56°30'41"W	26.64'
53 - 54	S 89°35'24"W	48.78'	133 - EE	N 29°39'09"W	33.35'
54 - 55	S 89°35'24"W	62.04'	EE - FF	N 60°20'51"E	26.92'
55 - 56	N 68°42'18"W	75.00'	FF - 132	S 29°39'09"E	40.95'
56 - 57	N 82°12'02"E	30.85'	99 - GG	S 29°39'09"E	22.61'
57 - 58	S 84°12'02"E	79.76'	140 - 141	N 42°49'44"E	40.45'
58 - 59	N 00°03'54"W	38.80'	142 - 143	N 55°45'54"W	66.90'
59 - 60	N 81°53'23"E	102.63'	143 - 144	N 27°44'57"W	40.42'
60 - 61	S 86°21'53"E	67.39'	144 - 145	N 42°49'44"E	38.84'
61 - 62	N 80°09'30"E	57.41'	145 - 146	N 46°12'26"W	32.25'
62 - 63	S 84°12'02"E	169.60'	146 - 147	N 46°12'26"W	35.35'(ti
63 - 64	N 89°44'07"E	11.53'	147 - 148	N 64°41'01"W	36.14'
64 - 65	N 86°13'36"W	113.37'	148 - 149	N 63°10'23"W	39.00'
65 - 66	N 03°46'24"E	48.07'			
66 - 67	N 11°12'28"E	61.53'			
67 - 68	N 11°12'28"E	163.11'			
68 - 69	N 76°06'33"E	27.97'			
69 - 70	S 86°21'53"E	50.71'			
70 - 71	N 47°35'20"E	32.09'			
71 - 72	S 62°22'15"E	64.55'			
72 - 73	S 74°24'24"E	98.31'			
73 - 74	S 43°24'47"W	48.14'			
74 - 75	S 34°00'57"W	61.96'			

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown on this plan of the property shown on this plan of property shown

CERTIFICATION OF OWNERSHIP AND DEDICATION  
We hereby certify that we are the owners of the property shown and described herein 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: 2014

OWNER

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 Subdivision Regulations, except as noted herein, or proper provisions have been made for their installation.

DATE

SIGNATURE ENGINEER NO.

TITLE

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCES, OR SALES  
MAP LEGEND

- EIP
  - IPS
  - CMS
  - ECM
  - PP
  - CMP
  - EIS
  - ▲ NS
  - SPBS
- EXISTING IRON PIPE  
IRON PIPE SET  
CONCRETE MONUMENT SET  
EXISTING CONCRETE MONUMENT  
POWER POLE  
COMPUTED POINT  
EXISTING IRON STAKE  
NAIL SET  
STREAM PROTECTION BUILDING SETBACK  
CONTROLLED ACCESS

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

CHARPERSON, CHATHAM COUNTY BOARD OF COMMISSIONERS

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1277, Page 886, ) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 93, shown, Page 1, 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 20 day of January, A.D. 2014.

SURVEYOR  
LICENSE NUMBER L-2507

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. ORIGINAL PLAT WILL BE SIGNED BY NCDOT, PROPERTY OWNERS, COUNTY COMMISSIONERS, AND THE SURVEYOR. FINAL PLAT IS TO BE RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE AFTER APPROVALS.

CONTENTNEA CREEK  
DEVELOPMENT COMPANY  
D.B. 1277 PG. 886

The North Carolina Board of Transportation has identified U.S. Highway 64 as a Strategic Highway Corridor. In order to protect the safety, mobility, and traffic carrying capacity of this Strategic Highway Corridor, the approved access along U.S. Highway 64 may be closed or relocated if an alternative access is developed in the future or if any safety concerns or other traffic impacts arise.

U.S. HWY. 64

CONTENTNEA CREEK  
DEVELOPMENT COMPANY  
D.B. 1277 PG. 886

Note: Lot 12 and Lot 12E are to be considered as one lot with a combined total area of 1.376 Ac.  
Lot 13 and Lot 13E are to be considered as one lot with a combined total area of 1.516 Ac.  
Lot 14 and Lot 14E are to be considered as one lot with a combined total area of 1.474 Ac.  
Lot 18 and Lot 18E are to be considered as one lot with a combined total area of 2.234 Ac.  
Lot 29 and Lot 29E are to be considered as one lot with a combined total area of 2.843 Ac.

Building Setbacks: Front 40 feet  
Side 25 feet  
Rear 25 feet

NOTES

- REFERENCE: Deed Book 1277 Page 886 Plat Slide 2006-288 P.I.N. 9772-93-8396 Parcel Number 17347
- No Title Search was made by this Surveyor during the course of this Survey.
- There were no NCGS monuments found within 2000 feet of this parcel of land.
- Iron Pipes were set at property corners unless otherwise noted.
- This Survey is oriented to the N.C. Grid System as described by the Project Map for B. Everett Jordan Dam and Lake, which was prepared by Moore, Garner, and Associates, Inc. for the U.S. Army Corp of Engineers, Drawing No. NHD&R-1 September 24, 1971.
- This property is subject to all rights of way and easements of record affecting subject property.
- This Surveyor does not certify to the existence or location of any underground features (utilities, tanks, etc.).
- The Water Hazard Setback / Vegetative Stream Buffer shown shall extend either 50 feet or 100 feet (as shown) 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 pre January 23, 2008 Chatham County Watershed Protection Ordinance.
- Until acceptance by the N.C. Department of Transportation, maintenance of Gentry Drive, Cotillion Way, Antebellum Drive, North Julip Court, and South Julip Court will be the responsibility of Contentnea Creek Development Company.
- The net area of each lot (when associated offsite septic lots are included) is greater than 40,000 square feet, exclusive of buffers and rights of way.
- This property is zoned RA-40.
- 20' Public Drainage Easement from TX to T. Private 20' Drainage Easement from B to TX.

SHARON C. MARTIN  
R. CRAIG MARTIN  
D.B. 424 PG. 707

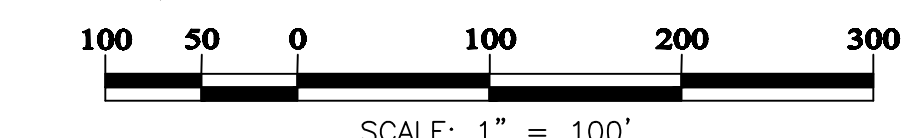
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED  
DATE

USABLE AREA (area exclusive of Water Hazard Setback)	
Lot 12	0.73 Ac.
Lot 12E	0.27 Ac.
Lot 16	1.02 Ac.
Lot 17	0.94 Ac.
Lot 18	0.93 Ac.
Lot 18E	0.69 Ac.
Lot 26	1.75 Ac.
Lot 27	1.80 Ac.
Lot 29	1.45 Ac.

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCES, OR SALES  
PENNINGTON AT JORDAN LAKE  
(Lots 1 - 34)

NEW HOPE TOWNSHIP  
OWNER:  
CONTENTNEA CREEK  
DEVELOPMENT COMPANY  
8502-202 SIX FORKS ROAD  
RALEIGH, N.C. 27615

CHATHAM COUNTY, N.C.  
DATE: APRIL 28, 2009  
REVISED: JULY 13, 2009  
REVISED: JANUARY 30, 2014  
REVISED: NOVEMBER 22, 2013  
REVISED: DECEMBER 5, 2013  
REVISED: JANUARY 9, 2014



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

AREAS COMPUTED BY COORDINATE METHOD

SHEET ONE OF TWO



