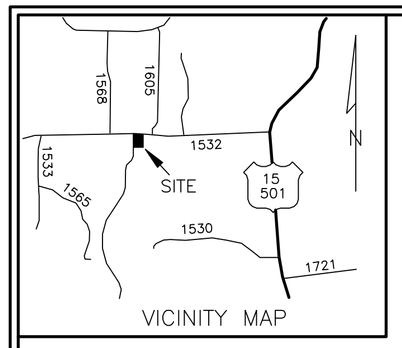

JAMES F. NORWOOD
D.B. 280, PG. 582

NORWOOD ROAD

SCOTT D. DOUGHMAN
D.B. 1107, PG. 50

OSCAR E. MONCADA
D.B. 1301, PG. 535

N.C. GRID (NAD 83)
P.S. 2007-431

R/W

S.R. 1532 (60' R/W

MANNS CHAPEL ROAD

R/W

EIP
J

LINE	BEARING	DISTANCE
H – J	S 89°04'33" W	480.84' (tie)

H
1/2" IPS
(flush)

EOP

N 89°02'37"E 59.86'

1/2" IPS (flush)

S 88°54'16" E 125.06'

1/2" IPS (flush)

S 86°23'34" E 99.65'

1" IPS (flush)

R/W

existing nail found at disturbed 1/2" EIP

S 87°53'36" E
25.61'(tie)

C-2

10' x 70' Sight Easement

Water Line Easement (see detail "A")

1/2" IPS (flush)

59.86'

WV Fire Hydrant

10' x 4' Public Water Easement (centered on Fire Hydrant) (see P.S. 2007-431)

PP

guy wire

guy wire

PP

PP

Power Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2030.00'	213.74'	213.64'	N 02°23'34" E	06°01'58"
C2	25.00'	39.12'	35.25'	N 44°12'36" E	89°40'02"

LINE	BEARING	DISTANCE
G – A	N 62°09'33" E	56.01'(tie)
A – B	N 04°05'33" E	101.30'
B – C	N 79°24'20" E	124.12'
C – D	S 07°01'35" E	101.11'
D – A	S 80°34'31" W	143.54'

60' Public R/W

CHATHAM COUNTY
D.B. 1491 PG. 546
P.S. 2009-216

PARKWAY

Pavement

Existing Gravel Road

N 00°37'25" W 271.17'

179.33'
S 02°34'30" W

E Control Corner
1/2" EIP
(4" above ground)

C1

3.683 Acres

MORIAH R. McCALL
D.B. 1080 PG. 761
P.B. 24 PG. 64

NOTE: These parcels are located near an area that is presently used for agricultural puposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.

Existing Concrete Monument
"Newland Communities–Briar Chapel"

S 80°30'14" W
79.74'(tie)

1/2" IPS (flush)

69.77' (chord)

10' x 4' Public Water Easement (centered on Fire Hydrant) (see P.S. 2007-431)

WV Fire Hydrant

C-1

50' Water Hazard / Vegetative Stream Buffer (See Plat Slide 2007-431) (See Note 5)

ISS C

ISS B

Septic Area (13331 Sq. Ft.)

ISS D

ISS A

1/2" IPS (flush)

62.03'
N 05°24'33" E

1/2" IPS (1" above ground)

302.74'
S 79°13'39" W

50' Water Hazard Buffer

50'

50'

78.28'

1/2" EIP (3" above ground)

F 1/2" IPS (4" above ground)

250.31'
S 02°39'53" W 328.59' (E – F)

146.46' (tie)
S 02°39'53" W

1/2" EIP with pointers (4" above ground)

Branch

GREAT RIDGE

60' PUBLIC R/W AS PER PLAT SLIDE 2007-431

R/W

R/W

NNP–BRIAR CHAPEL, LLC
D.B. 1574 PG. 75
P.S. 2007-431

NNP–BRIAR CHAPEL, LLC
D.B. 1574 PG. 75
P.S. 2007-431

H (PT OF CURVE)
1/2" IPS (flush)
0.89'

C-2

36.41'
N 44°22'35" E

WATERLINE EASEMENT (SHADED AREA)

PC CURVE
1/2" IPS (flush)

0.74'

59.86'

DETAIL "A"
NOT TO SCALE

WV FIRE HYDRANT

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.
5. The Water Hazard 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 is the existing buffer as per the watershed protection regulations in effect prior to 12/1/08. The buffer shown is based upon the "blue line stream" from the U.S.G.S Quad sheets. Future development or division of this property may require a new buffer review by the Chatham County Director of Environmental Resources. The buffer shown may altered or enlarged at that time. In addition, other buffers may also be required.

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.
_ (e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his of her professional ability as to the provisions contained in (a) through (d) above.

NOTE: This document originally issued and sealed by Van R. Finch, P.L.S. L–2507, on 5/13/2013. This media shall not be considered a certified document.

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 1574, Page 75,) (Other); 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 1:22,554; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number, and seal this the 13th day of May, A.D. 2013.

SURVEYOR
LICENSE NUMBER L–2507

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 _____

MAP LEGEND

● EIP	EXISTING IRON PIPE
● EIS	EXISTING IRON STAKE
○ IPS	IRON PIPE SET
○ ISS	IRON STAKE SET
▣ ECM	EXISTING CONCRETE MONUMENT
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
△ CNS	CONCRETE NAIL SET
⊗ PP	POWER POLE
○ CMP	COMPUTED POINT
—— EOP	EDGE OF PAVEMENT
WV	WATER VALVE

REFERENCE: DEED BOOK 1574 PAGE 75
PLAT SLIDE 2007–431
PARCEL #2617
P.I.N. 9765–89–0591

AREA COMPUTED BY COORDINATE METHOD

SURVEY FOR

NORTH CHATHAM FIRE DEPARTMENT

OWNER:
NNP–BRIAR CHAPEL, LLC

DATE: MAY 13, 2013

SCALE: 1" = 50'

50 25 0 50 100 150

BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.

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

M:\TDSC.DWG
N:\TDSC.DWG