

RECREATION EASEMENT
(0.203 Ac.)

LINE	BEARING	DISTANCE
1 - W	N 09°05'52" E	78.87'
W - X	S 73°50'49" E	78.74'
X - Y	S 16°23'42" E	55.59'
Y - Z	S 60°58'51" W	122.12'

CURVE RADIUS ARC LENGTH CHORD LENGTH
Z - 1 270.00' 56.98' 56.88'
CHORD: N 03°03'06" E 56.88'

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

APPROVED _____
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 herein, or proper provisions have been made for their installation.

DATE _____
SIGNATURE _____ ENGINEER NO. _____
TITLE _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	136.80'	135.34'	N 05°25'03" W	29°01'50"
C2	330.00'	86.05'	85.81'	N 01°37'39" E	14°56'27"
C3	770.00'	43.18'	43.18'	N 04°14'11" W	03°12'48"
C4	770.00'	30.02'	30.02'	N 01°30'45" W	02°14'03"
C5	770.00'	30.00'	30.00'	N 00°43'15" E	02°13'57"
C6	770.00'	12.56'	12.56'	N 02°18'15" E	00°56'04"
C7	300.00'	67.09'	66.95'	N 09°10'40" E	12°48'46"
C8	300.00'	345.58'	326.79'	N 48°35'07" E	66°00'07"
C9	25.00'	20.32'	19.76'	S 75°07'49" E	46°34'03"
C10	55.00'	55.25'	52.95'	N 80°37'26" W	57°33'18"
C11	55.00'	33.98'	33.44'	S 52°53'58" W	35°23'54"
C12	55.00'	30.38'	30.00'	S 19°22'25" W	31°39'12"
C13	55.00'	34.38'	33.82'	S 14°21'40" E	35°49'00"
C14	55.00'	60.30'	57.32'	S 63°40'34" E	62°48'47"
C15	55.00'	47.90'	46.40'	N 59°58'05" E	49°53'56"
C16	25.00'	20.32'	19.76'	S 58°18'09" W	46°34'03"
C17	360.00'	144.00'	143.04'	N 70°07'37" E	22°55'06"
C18	360.00'	30.58'	30.57'	N 56°14'02" E	04°52'03"
C19	360.00'	30.14'	30.13'	N 51°24'07" E	04°47'47"
C20	360.00'	179.25'	177.40'	N 34°44'23" E	28°31'42"
C21	360.00'	111.24'	110.80'	N 11°37'25" E	17°42'15"
C22	830.00'	124.79'	124.67'	N 01°32'09" W	08°36'52"
C23	270.00'	70.41'	70.21'	S 01°37'39" W	14°56'27"
C24	330.00'	10.91'	10.91'	S 08°09'03" W	01°53'38"
C25	330.00'	133.56'	132.65'	S 04°23'25" E	23°11'19"

USABLE AREA

LOT 24	1.13 AC.
LOT 25	1.24 AC.
LOT 26	1.16 AC.
LOT 27	1.24 AC.
LOT 28	0.94 AC.
LOT 29	0.93 AC.
LOT 30	1.17 AC.
LOT 37	0.92 AC.
LOT 38	0.92 AC.
LOT 40A	1.26 AC.
LOT 40B	0.93 AC.
LOT 40C	0.92 AC.

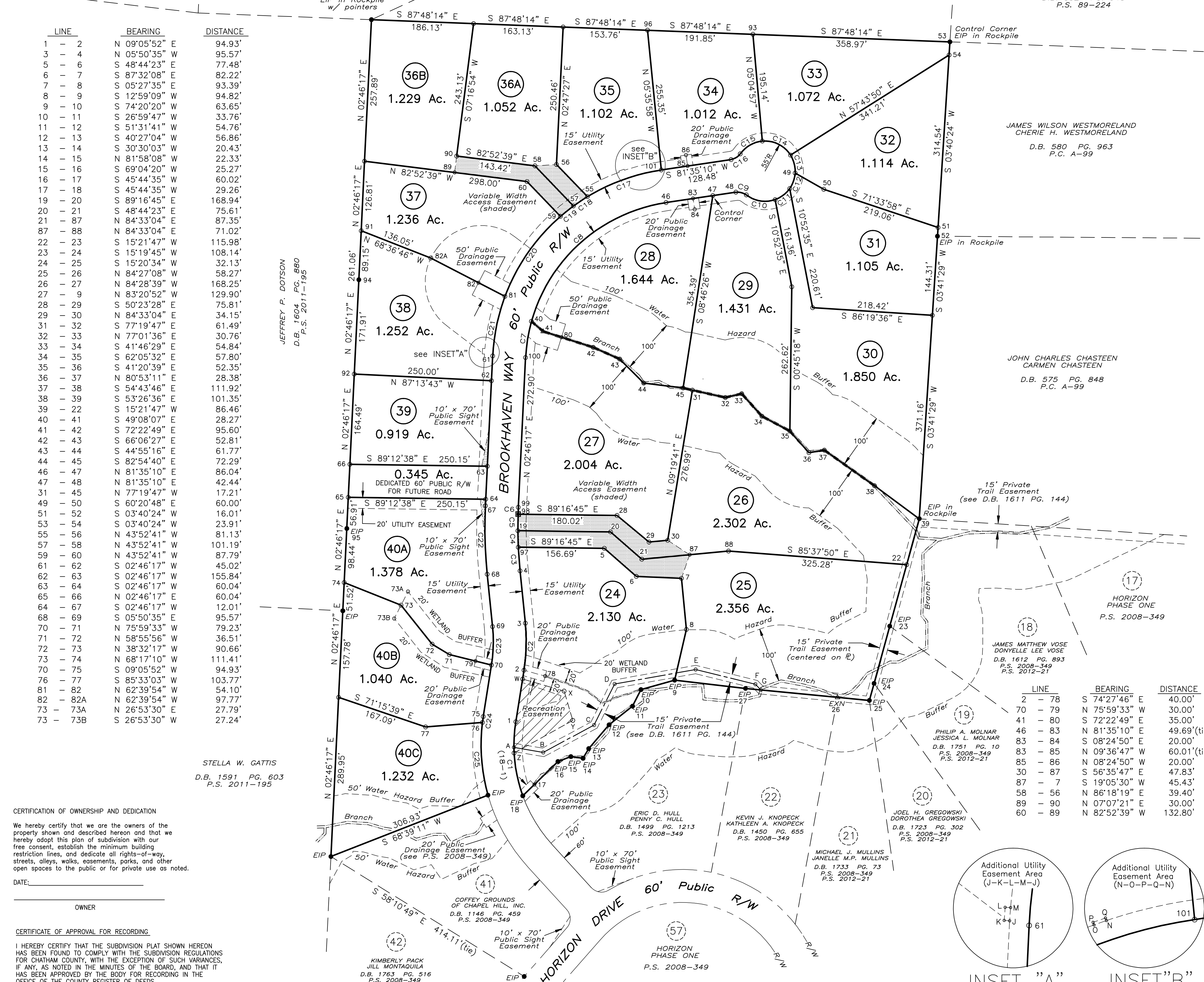
Trail Easement

COURSE	BEARING	DISTANCE
18 - A	N 10°23'26" W	89.52'(tie)
A - B	S 80°18'35" E	54.07'
B - C	N 61°43'25" E	105.14'
C - D	N 26°39'23" E	83.51'
D - E	N 79°50'55" E	149.84'
E - F	S 76°08'20" E	112.02'
F - G	S 43°32'51" E	14.18'
G - 26	S 84°28'39" E	140.32'

JEFFREY P. DOTSON
D.B. 836 PG. 680
P.S. 2000-209
P.S. 2012-24

DOUGLAS R. DOTSON
MAURA DILLION
D.B. 1143 PG. 856
P.S. 2000-209

DOUGLAS C. WILSON
BETSEY L. KRAUS
D.B. 552 PG. 948
P.S. 89-224



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: _____

OWNER _____

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 _____

State of North Carolina
County of Chatham

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, 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.

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 Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.

3/4" iron pipes were set 4" above ground at all property corners, unless otherwise noted.

Points 32, 33, 35, 38, 91, 92, and 96 are 1/2" iron pipes set 3" above ground.

Points 70 and 93 are 3/4" iron pipes set 8" above ground.

Point 94 is an existing iron pipe 10" above ground.

Point 73 is a 3/4" iron pipe set 6" above ground.

Point 96 is a 3/4" iron pipe set 3" above ground.

Point 50 is a 3/4" iron pipe set 2" above ground.

Point 41 is a mag nail set in a concrete headwall.

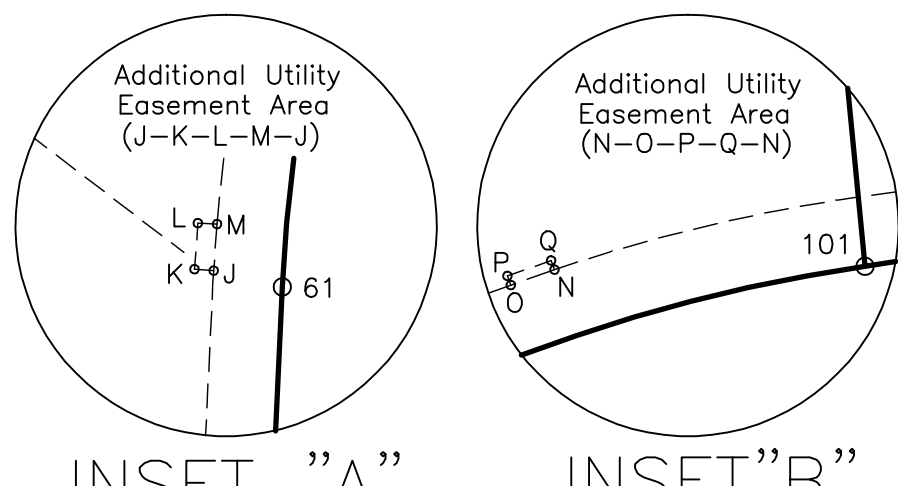
Points 59, 62, and 95(eip) are 3/4" iron pipes set 5" above ground.

Points 1 - 4, 18, 19, 40, 46, 55, 57, 61, 67 - 70, 75, 76, 81, 97, and 99 - 101 are 3/4" iron pipes set 1" above ground.

Point 98 is a concrete monument set and is a control corner.

- 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 of land.
 - The Water Hazard Setback/Vegetative Stream Buffer shown shall extend either 50 feet or 100 feet landward from the bank of the stream, as shown. 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.
 - Until acceptance by either the N.C. Dept. of Transportation or the Horizon Homeowner's Association, maintenance of Brookhaven Way will be the responsibility of Coffey Grounds of Chapel Hill, Inc.
 - All lots contain a minimum 40,000 square feet exclusive of any rights of way or water hazard buffers.
 - There is a 15' Utility Easement along the front of all lots.
 - Per Section 304J(3) of the Chatham County Watershed Protection Ordinance the 15 foot trail easement is subject to the following standards—the walking path shall not exceed 4 feet in width, installation shall not require removal of trees, and no impervious surface shall be added.
 - REFERENCE: DEED BOOK 1146 PAGE 471
DEED BOOK 1146 PAGE 459
PLAT BOOK 22 PAGE 13
PARCEL #1840
P.I.N. 9764-07-4821

LINE	BEARING	DISTANCE
2 - 78	S 74°27'46" E	40.00'
70 - 79	N 75°59'33" W	30.00'
41 - 80	S 72°22'49" E	35.00'
46 - 83	N 81°35'10" E	49.69'(tie)
83 - 84	S 08°24'50" E	20.00'
83 - 85	N 09°36'47" W	60.01'(tie)
85 - 86	N 08°24'50" W	20.00'
30 - 87	S 56°35'47" E	47.83'
87 - 7	S 19°05'30" W	45.43'
58 - 56	N 86°18'19" E	39.40'
89 - 90	N 07°07'21" E	30.00'
60 - 89	N 82°52'39" W	132.80'



MAP LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- CMS CONCRETE MONUMENT SET
- ▲ EXN EXISTING NAIL
- CMP COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

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 D.B. 1146, PG. 471, and D.B. 1146, PG. 459; that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown; 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 _____ 7th day of _____, A.D. 2015.

SURVEYOR
LICENSE NUMBER L-2507

NOTE: This document originally issued and sealed by Van R. Finch, P.L.S. L-2507, on May 7, 2015. This media shall not be considered a certified document.

SURVEY FOR
HORIZON Phase Three
(Lots 24 - 40C)

OWNER: COFFEY GROUNDS OF CHAPEL HILL, INC. 127 ARAYA LANE CHAPEL HILL, N.C. 27516

DATE: APRIL 15, 2015
REVISED: MAY 7, 2015

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

HORIZON PHASE THREE FINAL PLATTING