



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

DANIEL H. JOHNSON  
SECRETARY

March 10, 2026

**Chatham County**

Chatham County Board of Commissioners  
c/o Ms. Karen Howard, Chair  
P.O. Box 1809  
Pittsboro, NC 27312  
[karen.howard@chathamnc.org](mailto:karen.howard@chathamnc.org)

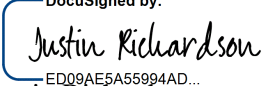
**Subject: Addition - 0.30 mile Bonterra Way in the Bonterra Subdivision, Plat Book 2020, Pages 262, 263, and 264.**

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned street in the Bonterra Subdivision. Please find attached a street summary, plats, and maps showing the location of this street. This office has investigated the subject street and found it to meet minimum requirements for addition.

If you would forward the resolution directly to this office, I will attach it with other necessary documents and forward it through proper channels for addition to the State System.

Sincerely,

DocuSigned by:  
  
ED09AE5A55994AD...  
Justin Richardson  
District Engineer

RJM/psg

Attachments

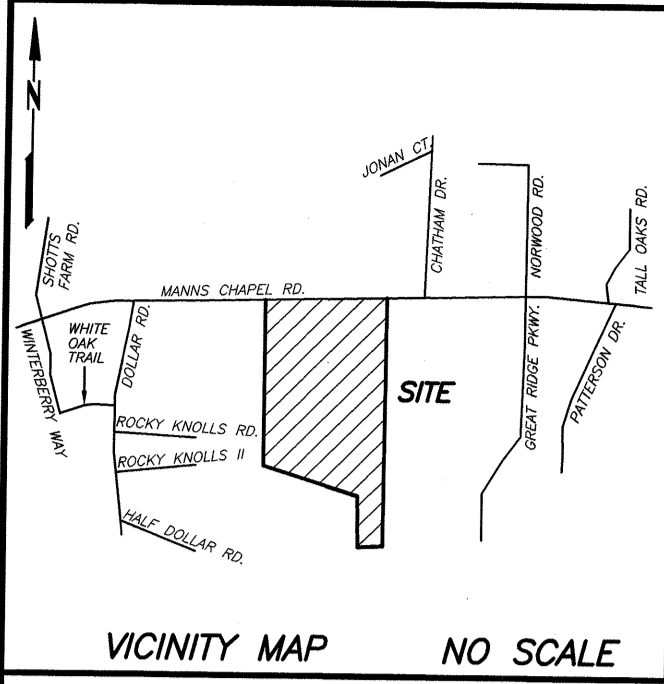
cc: Reuben Blakley, P.E., Division Engineer  
Justin Bullock, P.E., Chatham County Maintenance Engineer  
Jennifer K. Johnson, MMC, Clerk to the Chatham County Board of Commissioners  
([jenifer.johnson@chathamcountync.gov](mailto:jenifer.johnson@chathamcountync.gov))  
Thanh Schado, Transportation Planner, ([thanh.schado@chathamcountync.gov](mailto:thanh.schado@chathamcountync.gov))

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION 8, DISTRICT 1  
POST OFFICE BOX 1164  
ASHEBORO, NC 27204

Telephone: (336) 318-4000  
Fax: (336) 318-4573  
Customer Service: 1-877-368-4968

Location:  
300 DOT DRIVE  
ASHEBORO, NC 27204

Website: [www.ncdot.gov](http://www.ncdot.gov)



CERTIFICATION OF OWNERSHIP AND DEDICATION  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 11/19/2020  
 Signature: [Handwritten Signature]  
 MEMBER  
 Monns Chapel Development, LLC

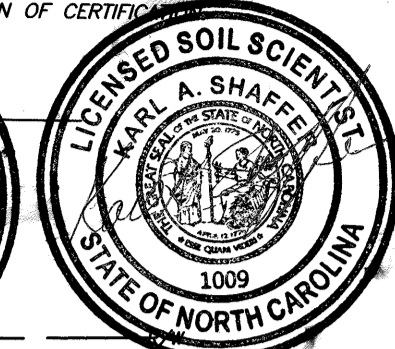
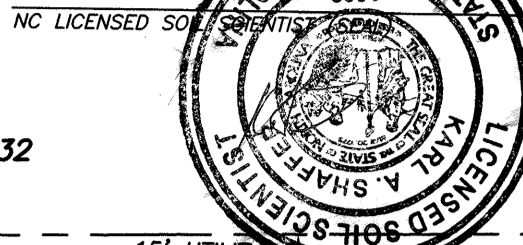
ADEQUATE SOILS CERTIFICATE OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) ALL LOTS HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 0.1800 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, AS OF THIS DATE, AND BASED ON THE REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAN MEETS THESE REGULATIONS.

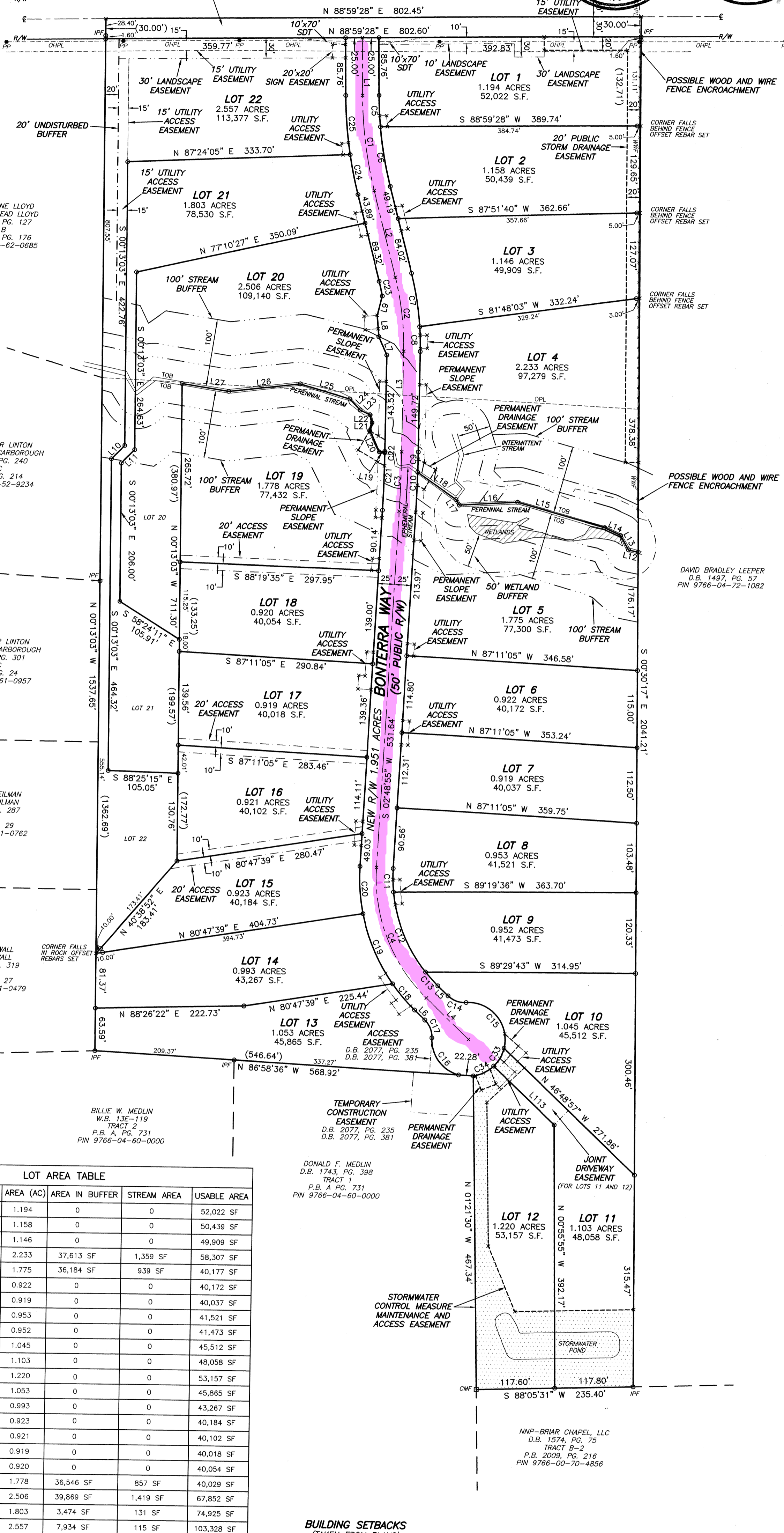
CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

DATE: 11/19/2020  
 NC LICENSED SOIL SCIENTIST



R/W DEDICATION AREA 1  
 0.553 ACRES  
 24,076 S.F.  
 MANNA CHAPEL ROAD SR 1532  
 (60' PUBLIC R/W)  
 D.B. 926, PG. 387



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°00'32" E	85.76'
L2	S 14°41'07" E	133.21'
L3	S 00°18'08" W	149.72'
L4	S 48°25'33" E	88.44'
L5	S 48°28'41" E	21.38'
L6	N 48°28'41" W	21.33'
L7	N 24°25'57" W	29.90'
L8	N 05°08'33" W	31.80'
L9	N 14°08'52" E	28.79'
L10	S 44°48'57" W	28.28'
L11	S 44°48'57" W	28.28'
L12	N 77°17'29" W	14.87'
L13	N 29°16'26" W	24.37'
L14	N 64°57'23" W	26.81'
L15	N 74°48'53" W	135.83'
L16	S 86°24'27" W	87.31'
L17	N 32°27'11" W	9.88'
L18	N 55°22'45" W	70.25'
L19	N 82°23'28" W	8.30'
L20	N 25°52'25" W	35.09'
L21	N 17°01'52" E	12.38'
L22	N 15°48'26" W	12.14'
L23	N 65°36'26" W	16.50'
L24	N 43°50'57" W	22.43'
L25	N 73°59'08" W	77.86'
L26	S 83°15'09" W	107.85'
L27	N 81°18'20" W	70.72'
L28	N 88°59'28" E	10.52'
L29	N 73°09'51" W	118.67'
L30	N 14°41'07" E	10.51'
L31	S 73°09'51" W	10.51'
L32	S 88°00'41" E	10.50'
L33	S 88°00'41" E	10.51'
L34	S 89°41'51" E	10.00'
L35	S 89°41'51" E	10.00'
L36	S 89°41'51" E	10.00'
L37	S 89°41'51" E	10.00'
L38	S 89°41'51" E	10.00'
L39	S 89°41'51" E	10.00'
L40	S 89°41'51" E	10.00'
L41	S 89°41'51" E	10.00'
L42	S 89°41'51" E	10.00'
L43	S 89°41'51" E	10.00'
L44	S 89°41'51" E	10.00'
L45	S 89°41'51" E	10.00'
L46	S 89°41'51" E	10.00'
L47	S 89°41'51" E	10.00'
L48	S 89°41'51" E	10.00'
L49	S 89°41'51" E	10.00'
L50	S 89°41'51" E	10.00'
L51	S 89°41'51" E	10.00'
L52	S 89°41'51" E	10.00'
L53	S 89°41'51" E	10.00'
L54	S 89°41'51" E	10.00'
L55	S 89°41'51" E	10.00'
L56	S 89°41'51" E	10.00'
L57	S 89°41'51" E	10.00'
L58	S 89°41'51" E	10.00'
L59	S 89°41'51" E	10.00'
L60	S 89°41'51" E	10.00'
L61	S 89°41'51" E	10.00'
L62	S 89°41'51" E	10.00'
L63	S 89°41'51" E	10.00'
L64	S 89°41'51" E	10.00'
L65	S 89°41'51" E	10.00'
L66	S 89°41'51" E	10.00'
L67	S 89°41'51" E	10.00'
L68	S 89°41'51" E	10.00'
L69	S 89°41'51" E	10.00'
L70	S 89°41'51" E	10.00'
L71	S 89°41'51" E	10.00'
L72	S 89°41'51" E	10.00'
L73	S 89°41'51" E	10.00'
L74	S 89°41'51" E	10.00'
L75	S 89°41'51" E	10.00'
L76	S 89°41'51" E	10.00'
L77	S 89°41'51" E	10.00'
L78	S 89°41'51" E	10.00'
L79	S 89°41'51" E	10.00'
L80	S 89°41'51" E	10.00'
L81	S 89°41'51" E	10.00'
L82	S 89°41'51" E	10.00'
L83	S 89°41'51" E	10.00'
L84	S 89°41'51" E	10.00'
L85	S 89°41'51" E	10.00'
L86	S 89°41'51" E	10.00'
L87	S 89°41'51" E	10.00'
L88	S 89°41'51" E	10.00'
L89	S 89°41'51" E	10.00'
L90	S 89°41'51" E	10.00'
L91	S 89°41'51" E	10.00'
L92	S 89°41'51" E	10.00'
L93	S 89°41'51" E	10.00'
L94	S 89°41'51" E	10.00'
L95	S 89°41'51" E	10.00'
L96	S 89°41'51" E	10.00'
L97	S 89°41'51" E	10.00'
L98	S 89°41'51" E	10.00'
L99	S 89°41'51" E	10.00'
L100	S 89°41'51" E	10.00'
L101	S 89°41'51" E	10.00'
L102	S 89°41'51" E	10.00'
L103	S 89°41'51" E	10.00'
L104	S 89°41'51" E	10.00'
L105	S 89°41'51" E	10.00'
L106	S 89°41'51" E	10.00'
L107	S 89°41'51" E	10.00'
L108	S 89°41'51" E	10.00'
L109	S 89°41'51" E	10.00'
L110	S 89°41'51" E	10.00'
L111	S 89°41'51" E	10.00'
L112	S 89°41'51" E	10.00'
L113	S 89°41'51" E	10.00'
L114	S 89°41'51" E	10.00'
L115	S 89°41'51" E	10.00'
L116	S 89°41'51" E	10.00'
L117	S 89°41'51" E	10.00'
L118	S 89°41'51" E	10.00'
L119	S 89°41'51" E	10.00'
L120	S 89°41'51" E	10.00'
L121	S 89°41'51" E	10.00'
L122	S 89°41'51" E	10.00'

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 DESIGN STANDARDS CERTIFICATION  
 APPROVED: [Signature]  
 DISTRICT ENGINEER  
 DATE: 11/19/2020

NC DOT NOTE:  
 UPON ADDITION OF A ROAD TO THE STATE SYSTEM, NC DOT WOULD NOT OWN OR MAINTAIN CLUSTER MAILBOX UNITS (CBU'S) OR OTHER APPURTENANCES ASSOCIATED WITH THESE UNITS SUCH AS CONCRETE RAILS, THE CBU'S AND APPURTENANCES SHALL BE CONSIDERED AN ENCROACHMENT AND ADMINISTERED IN ACCORDANCE WITH THE CURRENT EDITION OF THE POLICIES AND PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS OF WAY. IN ADDITION, NC DOT WOULD NOT BE RESPONSIBLE FOR CLEARING SNOW, ICE, LIMBS, TRASH ACCUMULATION, SPECIALIZED VEGETATION MANAGEMENT, ETC. FROM ASSOCIATED PARKING AREAS (IF APPLICABLE) AND THE IMMEDIATE AREA AROUND THE CBU. THESE MAINTENANCE ACTIVITIES MUST BE PROVIDED BY MAILBOX USERS OF HOMEOWNER'S ASSOCIATION AS A CONDITION OF THE ENCROACHMENT AGREEMENT.

NC DOT NOTES:  
 1. ONLY NC DOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.  
 2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).  
 3. SIGHT DISTANCE TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.  
 4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLORS THE NC DOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.  
 5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NC DOT.

SHELTON GENE LLOYD  
 LINDA WHITEHEAD LLOYD  
 D.B. 1449, PG. 127  
 LOT 8  
 P.B. 2007, PG. 176  
 PIN 9766-00-62-0895

JAMES COOPER LINTON  
 ROSA ANDREA SCARBOROUGH  
 D.B. 1921, PG. 240  
 LOT 9  
 P.B. 92, PG. 214  
 PIN 9766-00-52-9234

JAMES COOPER LINTON  
 ROSA ANDREA SCARBOROUGH  
 D.B. 2000, PG. 301  
 LOT 3  
 P.B. 34, PG. 24  
 PIN 9766-00-61-0957

THOMAS N. HEILMAN  
 HAREN B. HEILMAN  
 D.B. 1654, PG. 287  
 LOT 4C  
 P.B. 29, PG. 29  
 PIN 9766-00-61-0762

R. NELSON WALL  
 JANICE C. WALL  
 D.B. 1346, PG. 319  
 LOT 5C  
 P.B. 29, PG. 27  
 PIN 9766-00-61-0479

BILLIE W. MEDLIN  
 W.B. 135-119  
 TRACT 1  
 P.B. A, PG. 731  
 PIN 9766-04-60-0000

DONALD F. MEDLIN  
 D.B. 1743, PG. 398  
 TRACT 2  
 P.B. A, PG. 731  
 PIN 9766-04-60-0000

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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: 11/12/2020  
 Signature: [Handwritten Signature]  
 PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF UTILITIES  
 I HEREBY CERTIFY THAT THE WATER SYSTEM IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE: 11/12/2020  
 Signature: [Handwritten Signature]  
 MEMBER - Monns Chapel Development, LLC

REVIEW OFFICER CERTIFICATION  
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
 I, Amy N. Moon, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Signature: Amy N. Moon  
 REVIEW OFFICER  
 DATE: 11/12/2020

CHATHAM COUNTY SUBDIVISION REGULATIONS:  
 1. JURISDICTION SHENKLEY OF THE FEATURES SHOWN HAS BEEN DETERMINED BY DEBBIE EDWARDS PERMITS WITH S&EC. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITH PROTECTED AREAS. LOT NUMBER(S) 4, 5, AND 19-22, IS SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.

NOTES:  
 1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
 2. TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C. PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE AS BY FEMA FIRM MAP NO. 370576000K, PANEL 9766, LAST REVISED ON 11-17-2017.  
 3. REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 4. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.  
 5. 100' STREAM BUFFERS, STREAM, WETLANDS AND 50' WETLAND BUFFER TAKEN FROM PLANS BY PENNON ASSOCIATES INC. ENTITLED "BONTERA SUBDIVISION-MAJOR SUBDIVISION CONSTRUCTION DRAWING APPROVAL, 3954 MANNA CHAPEL ROAD" AND DATED JULY 29, 2019.  
 6. NO NO GRID MONUMENT FOUND WITHIN 2000 FEET OF SUBJECT PROPERTIES.  
 7. PUBLIC ROAD MAY BE EXTENDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EXTENSION. THE STUB STREETS SHOWN ON THIS PLAT IS PROVIDED FOR THE PURPOSE OF FUTURE ROAD EXTENSION. ONCE THE ROAD IS EXTENDED AND/OR CONNECTS TO ANOTHER ROAD, ANY EASEMENTS PROVIDED FOR THE PURPOSE OF A TEMPORARY TURNAROUND MAY BE REMOVED THROUGH THE LAWFUL ACTIONS OF THE PROPERTY OWNER.

LOT #	TOTAL AREA (SF)	AREA (AC)	AREA IN BUFFER	STREAM AREA	USABLE AREA
LOT 1	52,022 SF	1.194	0	0	52,022 SF
LOT 2	50,439 SF	1.158	0	0	50,439 SF
LOT 3	49,909 SF	1.146	0	0	49,909 SF
LOT 4	97,279 SF	2.233	37,613 SF	1,359 SF	58,307 SF
LOT 5	77,300 SF	1.775	36,184 SF	939 SF	40,177 SF
LOT 6	40,172 SF	0.922	0	0	40,172 SF
LOT 7	40,037 SF	0.919	0	0	40,037 SF
LOT 8	41,521 SF	0.953	0	0	41,521 SF
LOT 9	41,473 SF	0.952	0	0	41,473 SF
LOT 10	45,512 SF	1.045	0	0	45,512 SF
LOT 11	48,058 SF	1.103	0	0	48,058 SF
LOT 12	53,157 SF	1.220	0	0	53,157 SF
LOT 13	45,865 SF	1.053	0	0	45,865 SF
LOT 14	43,267 SF	0.993	0	0	43,267 SF
LOT 15	40,184 SF	0.923	0	0	40,184 SF
LOT 16	40,102 SF	0.921	0	0	40,102 SF
LOT 17	40,018 SF	0.919	0	0	40,018 SF
LOT 18	40,054 SF	0.920	0	0	40,054 SF
LOT 19	77,432 SF	1.778	36,546 SF	857 SF	40,029 SF
LOT 20	109,140 SF	2.506	39,869 SF	1,419 SF	67,852 SF
LOT 21	78,530 SF	1.803	3,474 SF	131 SF	74,925 SF
LOT 22	111,377 SF	2.557	7,934 SF	115 SF	103,328 SF

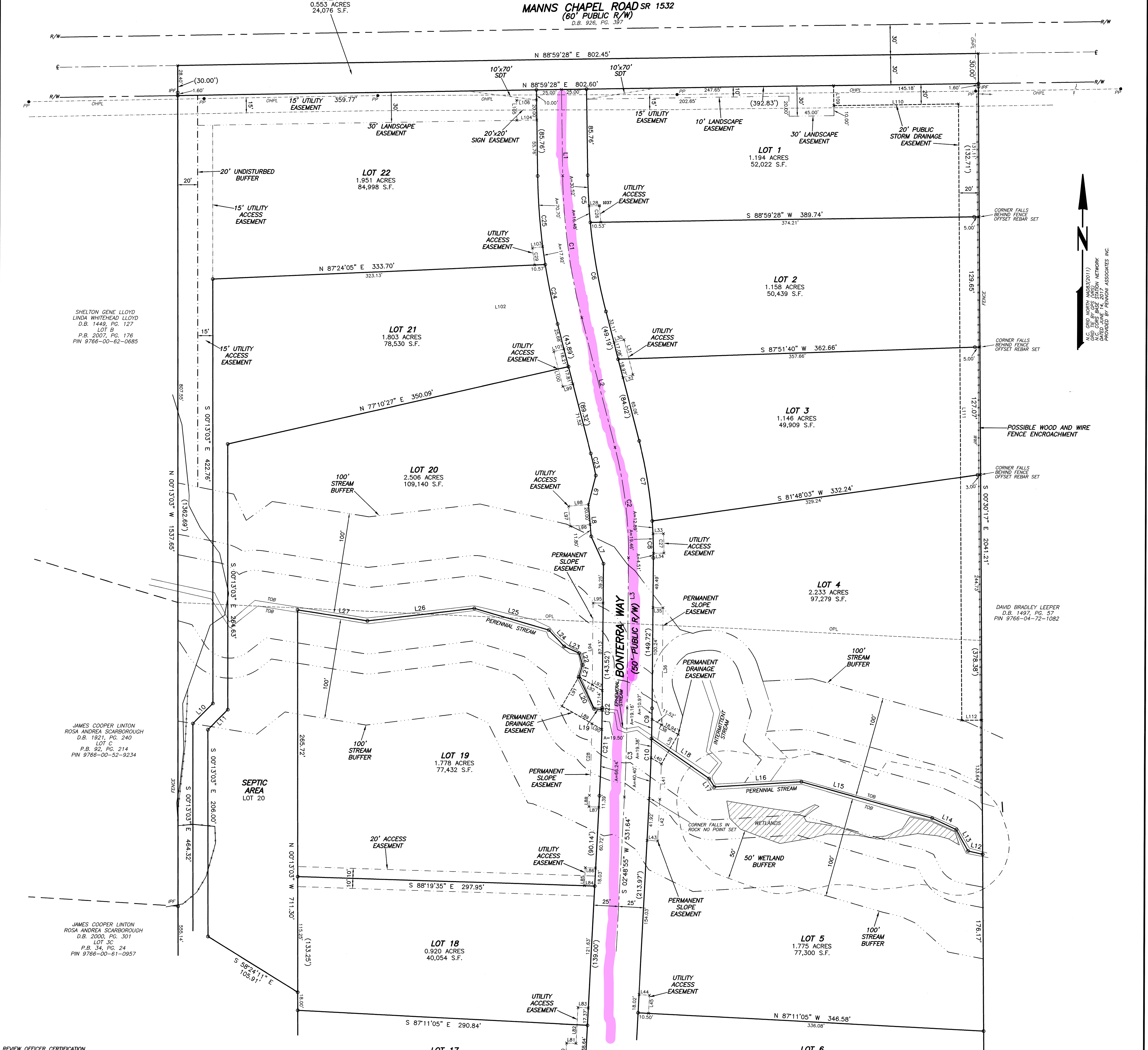
LEGEND  
 (CMF)-CONCRETE MONUMENT FOUND  
 (OPF)-IRON PIPE FOUND  
 (PP)-POWER POLE  
 (OHP)-OVERHEAD POWER LINE  
 (SDT)-SHORT DISTANCE TRIANGLE  
 (TD)-TOP OF BANK  
 (R/W)-RIGHT OF WAY  
 (C/L)-CENTER LINE  
 (A)-ARC LENGTH  
 (OPL)-OLD PROPERTY LINE  
 (M)-METLANDS  
 (S)-SOM MAINTENANCE AND ACCESS EASEMENT

SUBDIVISION ACREAGE TOTALS  
 28.991 ACRES (AREA IN LOTS)  
 +2.504 ACRES (AREA IN R/W)  
 31.495 ACRES (TOTAL AREA)

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°40'36"	600.00'	143.22'	142.88'	71.95'	S 07°50'50" E
C2	14°59'15"	425.00'	111.17'	111.17'	55.51'	S 07°11'30" E
C3	2°30'47"	2025.00'	88.82'	88.81'	44.42'	S 04°03'11" W
C4	49°15'36"	250.00'	214.94'	208.38'	114.62'	S 21°48'53" E
C5	4°40'59"	575.00'	47.00'	46.98'	23.51'	N 03°21'01" W
C6	8°59'37"	575.00'	90.25'	90.16'	45.22'	N 10°11'19" W
C7	10°17'42"	450.00'	80.86'	80.76'	40.54'	N 09°32'18" W
C8	44°13'33"	450.00'	36.85'	36.84'	18.44'	N 02°02'38" W
C9	0°50'32"	2050.00'	30.13'	30.13'	15.07'	N 00°43'24" E
C10	14°01'15"	2050.00'	59.78'	59.78'	29.89'	N 01°38'39" E
C11	8°55'07"	225.00'	35.02'	34.99'	17.55'	N 01°38'39" E
C12	33°16'24"	225.00'	130.66'	128.24'	67.23'	N 22°44'24" W
C13	7°04'05"	225.00'	27.76'	27.74'	13.90'	N 02°54'39" W
C14	48°11'23"	35.00'	29.44'	28.58'	15.65'	N 07°32'22" W
C15	107°26'41"	55.00'	103.14'	88.68'	74.93'	N 40°52'16" W
C16	77°03'47"	55.00'	73.98'	68.52'	43.80'	S 36°45'42" E
C17	48°12'53"	35.00'	29.45'	28.59'	15.66'	S 22°20'15" E
C18	10°39'52"	275.00'	51.18'	51.18'	25.59'	N 02°02'38" W
C19	2°31'36"	275.00'	114.52'	113.69'	58.10'	S 23°51'01" E
C20	14°44'08"	275.00'	70.73'	70.53'	35.56'	S 04°33'09" E
C21	227°23'	2000.00'	85.74'	85.74'	42.88'	S 01°35'13" W
C22	0°03'24"	2000.00'	1.98'	1.98'	0.99'	S 00°19'50" W
C23	2°13'30"	400.00'	22.51'	22.51'	11.26'	S 13°04'22" E
C24	5°33'10"	625.00'	60.57'	60.55'	30.31'	S 11°54'32" E
C25	80°27'26"	625.00'	88.62'	88.54'	44.38'	S 05°04'15" E
C26	14°02'23"	564.50'	16.48'	16.48'	8.24'	S 04°56'34" E
C27	225°15'	460.50'	19.46'	19.46'	9.73'	S 01°31'18" E
C28	203°24'	1990.00'	71.43'	71		

**MANN'S CHAPEL ROAD SR 1532**  
(60' PUBLIC R/W)

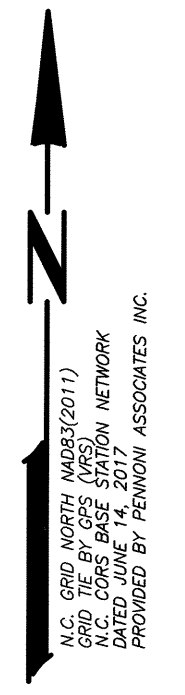
R/W DEDICATION  
AREA 1  
0.553 ACRES  
24,076 S.F.



SHELTON GENE LLOYD  
LINDA WHITEHEAD LLOYD  
D.B. 1449, PG. 127  
LOT 9  
P.B. 2007, PG. 176  
PIN 9786-00-62-0685

JAMES COOPER LINTON  
ROSA ANDREA SCARBOROUGH  
D.B. 1921, PG. 240  
LOT 16  
P.B. 92, PG. 214  
PIN 9786-00-52-9234

JAMES COOPER LINTON  
ROSA ANDREA SCARBOROUGH  
D.B. 2000, PG. 301  
LOT 36  
P.B. 34, PG. 24  
PIN 9786-00-61-0957



REVIEW OFFICER CERTIFICATION  
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
I, Amy W. Moon, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT  
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Amy W. Moon 11/12/2020  
REVIEW OFFICER DATE

- NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
  - PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE AS BY FEMA FIRM MAP NO. 3710976600, PANEL 9786, LAST REVISED ON 11-17-2017.
  - REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 100' STREAM BUFFERS, STREAM, WETLANDS AND 50' WETLAND BUFFER TAKEN FROM PLANS BY PENNONI ASSOCIATES INC. ENTITLED "BONTERRA SUBDIVISION-MAJOR SUBDIVISION CONSTRUCTION DRAWING APPROVAL 3954 MANN'S CHAPEL ROAD" AND DATED JULY 29, 2019.
  - NO I.C. GRID MONUMENT FOUND WITHIN 2000 FEET OF SUBJECT PROPERTIES.
  - PUBLIC ROAD MAY BE EXTENDED IN THE FUTURE AND THE CONFIGURATION OF THE EXTENSION WILL BE SUBJECT TO NCDOT REQUIREMENTS AT THE TIME OF EXTENSION.
  - THE STUB STREET(S) SHOWN ON THIS PLAT IS PROVIDED FOR THE PURPOSE OF FUTURE ROAD EXTENSION. ONCE THE ROAD IS EXTENDED AND/OR CONNECTS TO ANOTHER ROAD, ANY EASEMENTS PROVIDED FOR THE PURPOSE OF A TEMPORARY TURNAROUND MAY BE REMOVED THROUGH THE LAWFUL ACTIONS OF THE PROPERTY OWNER.

- SINGLE FAMILY RESIDENTIAL LOTS:  
AT LEAST ONE OF THE FOLLOWING DESIGN STANDARDS SHALL BE UTILIZED IN THE DEVELOPMENT OR REDEVELOPMENT OF AN INDIVIDUAL LOT FOR A SINGLE FAMILY RESIDENCE:
- ALL ROOF DOWNSPOUTS SHALL DISCHARGE ONTO THE SURFACE OF THE NATURAL GROUND AT LEAST 25 FEET FROM THE PROPERTY BOUNDARY AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
  - COLLECT THE FIRST 1/2" EQUIVALENT RUNOFF VOLUME FROM AT LEAST 1/2 OF THE TOTAL ROOF AREA BY CONNECTING DOWNSPOUTS TO OPERATING RAIN BARRELS OR CISTERNS.
  - DRIVEWAYS, WALKWAYS AND PATIOS SHALL DRAIN INTO WELL-MAINTAINED LANDSCAPED BEDS USING NATIVE VEGETATION AND AMENDED SOILS.

STORMWATER NOTE:  
THIS PLAT CONTAINS STORMWATER MANAGEMENT MEASURES THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED CONVEYANT OR OPERATIONS AND MAINTENANCE AGREEMENT. MAINTENANCE OF THE PRIVATE STORMWATER BMP'S TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.

NOTE:  
ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

FILED Nov 12, 2020 02:01:41 pm  
PLAT SLIDE 02020 - 0263  
INSTRUMENT 14348

FILED CHATHAM COUNTY, NC  
LINDA A. REGISBEE REGISTER OF DEEDS

**BUILDING SETBACKS**  
(TAKEN FROM PLANS)  
MANN'S CHAPEL-40'  
INTERIOR FRONT-40'  
REAR-25'  
SIDE-25'

**LEGEND**  
(CMF)-CONCRETE MONUMENT FOUND  
(FPF)-IRON PIPE FOUND  
(PP)-POWER POLE  
(OHP)-OVERHEAD POWER LINE  
(SDT)-SIGHT DISTANCE TRIANGLE  
(TDB)-TOP OF BANK  
(RW)-RIGHT OF WAY  
(CL)-CENTER LINE  
(AL)-ARC LENGTH  
(OPL)-OLD PROPERTY LINE  
-WETLANDS  
-SCM MAINTENANCE AND ACCESS EASEMENT

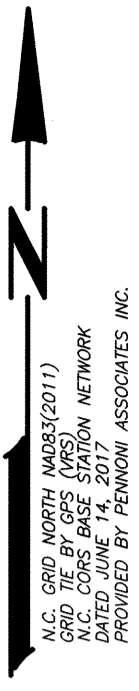
SEE SHEET 1 FOR LINE AND CURVE TABLES, CERTIFICATES, AND ACREAGE TOTALS.

OWNER:  
MANN'S CHAPEL DEVELOPMENT, LLC  
2100 COOK RIDGE CT.  
RALEIGH, NC 27615

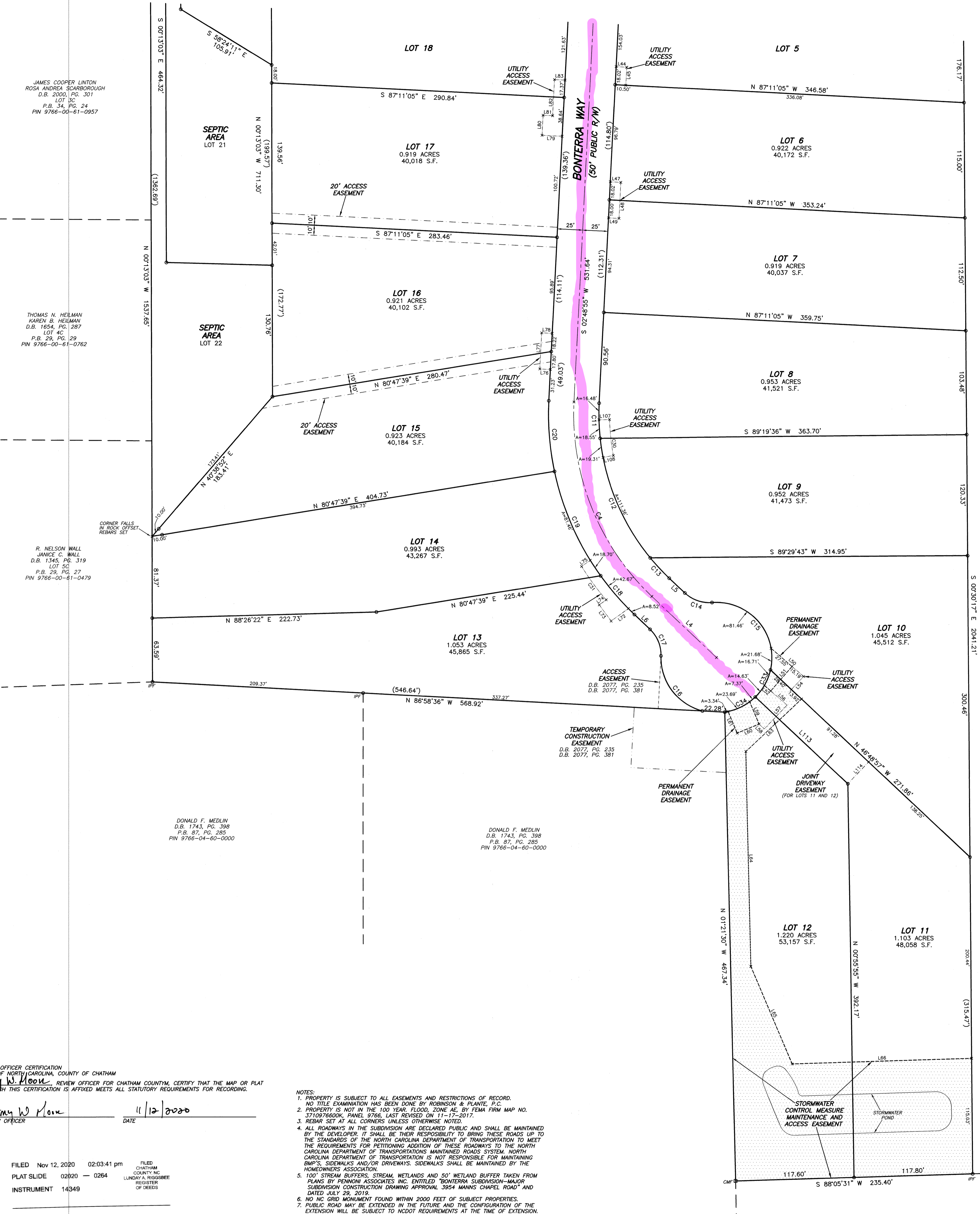
SUBDIVISION AND RECOMBINATION MAP FOR <b>BONTERRA SUBDIVISION</b>		<b>ROBINSON &amp; PLANTE, P.C.</b> LAND SURVEYING C-2887 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6031	
TOWNSHIP: BALDWIN	COUNTY: CHATHAM	SURVEY DATE: 11-06-2020	SURVEYED BY: KG
STATE: NORTH CAROLINA		SCALE: 1"=50'	DRAWN BY: KW/HS
ZONE: R-1	P.I.N.: 9766-00-62-8525 9766-04-61-8738	PARCEL ID: 0002532 0002533	CHECKED & CLOSURE BY: SEP FILE: BONTERRA2 SHEET: 2 OF 3



2020-263



ALL DATA FROM THIS SURVEY WAS OBTAINED FROM THE NORTH CAROLINA STATE GEODETIC SURVEY NETWORK PROVIDED BY PENNIM ASSOCIATES INC.



JAMES COOPER LINTON  
ROSA ANDREA SCARBOROUGH  
D.B. 2000, PG. 301  
LOT 3C  
P.B. 34, PG. 24  
PIN 9766-00-61-0957

THOMAS N. HELLMAN  
KAREN B. HELLMAN  
D.B. 1854, PG. 197  
LOT 4C  
P.B. 29, PG. 29  
PIN 9766-00-61-0762

R. NELSON WALL  
JANICE C. WALL  
D.B. 1345, PG. 319  
LOT 5C  
P.B. 29, PG. 27  
PIN 9766-00-61-0479

DONALD F. MEDLIN  
D.B. 1743, PG. 399  
P.B. 87, PG. 285  
PIN 9766-04-60-0000

DONALD F. MEDLIN  
D.B. 1743, PG. 399  
P.B. 87, PG. 285  
PIN 9766-04-60-0000

DAVID BRADLEY LEEPER  
D.B. 1497, PG. 57  
PIN 9766-04-72-1082

REVIEW OFFICER CERTIFICATION  
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
I, Ann W. Hone, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ann W. Hone 11/12/2020  
REVIEW OFFICER DATE

FILED Nov 12, 2020 02:03:41 pm FILED CHATHAM COUNTY NC  
PLAT SLIDE 02020 - 0264 LUNDY A WIGSBEE REGISTER OF DEEDS  
INSTRUMENT 14349

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
Stuart E. Plante 11/6/2020  
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA MAKE COUNTY I, STUART E. PLANTE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:114,826 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-20 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 6th DAY OF NOVEMBER, 2020 A.D.  
Stuart E. Plante PROFESSIONAL LAND SURVEYOR  
LICENSE NO. L-4432

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OWNER:  
MANNS CHAPEL DEVELOPMENT, LLC  
2100 COOK RIDGE CT.  
RALEIGH, NC 27615

SEE SHEET 1 FOR LINE AND CURVE TABLES, CERTIFICATES, AND ACREAGE TOTALS.

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(TAKEN FROM PLANS)  
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(R/W)-RIGHT OF WAY  
(C/L)-CENTER LINE  
(AL)-ARC LENGTH  
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-WETLANDS  
-SCM MAINTENANCE AND ACCESS EASEMENT

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SCALE IN FEET

REVISIONS	SUBDIVISION AND RECOMBINATION MAP FOR <b>BONTERRA SUBDIVISION</b>		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6031	
	TOWNSHIP: BALDWIN	COUNTY: CHATHAM	SURVEY DATE: 11-06-2020	SURVEYED BY: KG
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RECORDED IN BOOK OF MAPS PAGE

2020-264

**BONTERRA WAY in the**  
**BONTERRA SUBDIVISION**  
**STREET SUMMARY**

**Bonterra Way**

*From the centerline intersection of SR 1532 Manns Chapel Rd and Bonterra Way south to a point in the end of the cul-de-sac.*

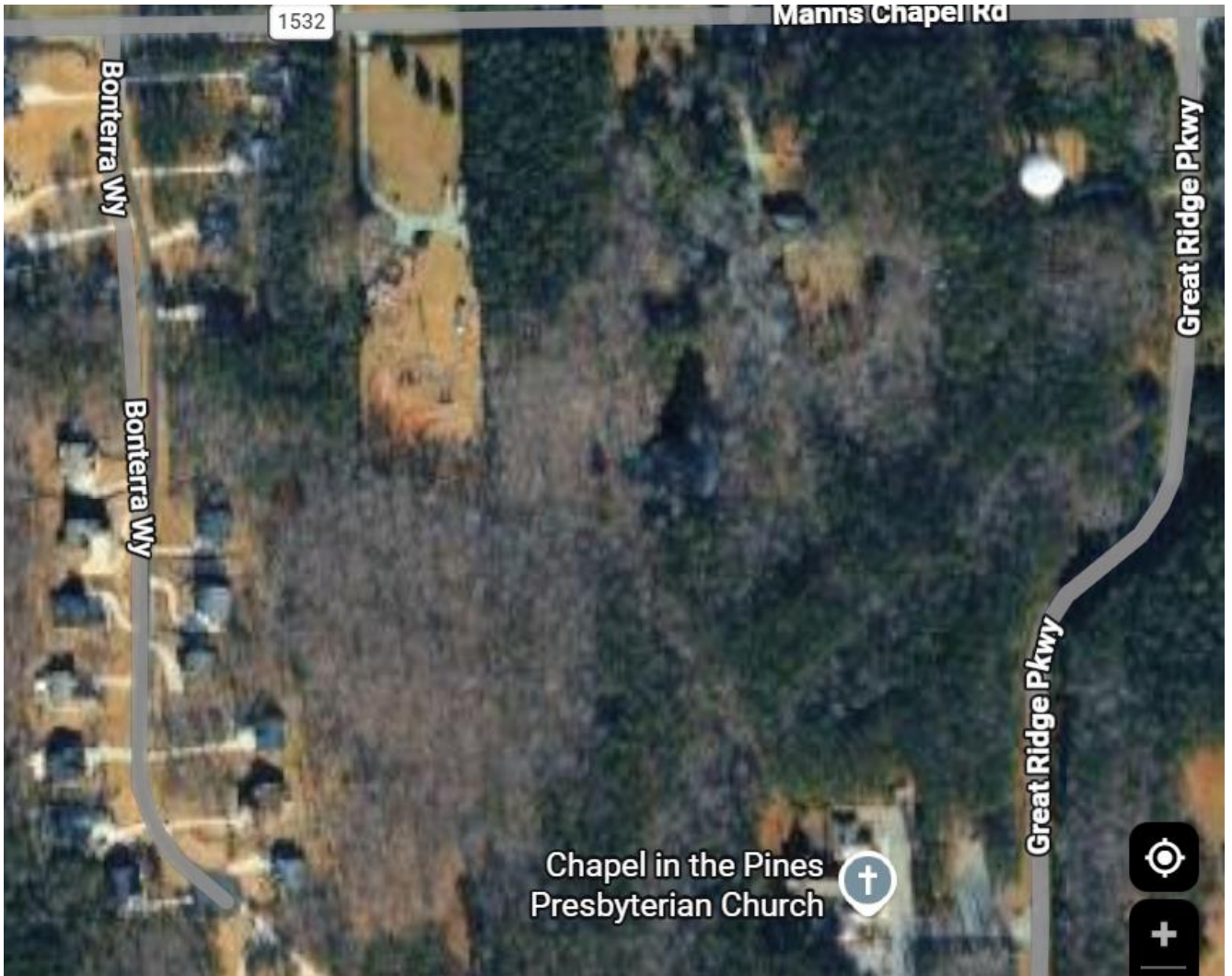
1,584 Ft. (0.30 miles)

50 Ft. Public Right-of-way

40-45 Ft. Ditch to Ditch

20 Ft. Asphalt Surface

22 Occupied Homes



1532

Manns Chapel Rd

Bonterra Wy

Bonterra Wy

Great Ridge Pkwy

Great Ridge Pkwy

Chapel in the Pines  
Presbyterian Church



