



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

September 29, 2025

Chatham County

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

Subject: Addition - 0.41 miles Catullo Run in the Briar Chapel Subdivision, Plat Book 2007, Page 438, Plat Book 2013, Page 22 and Plat Book 2021, Page 343.

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned street in the Briar Chapel Subdivision. Please find attached a street summary, plat, 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

JR/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
(jennifer.johnson@chathamcountync.gov)
Thanh Schado, Transportation Planner, (thanh.schado@chathamcountync.gov)

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27205

Telephone: (336) 318-4000
Fax: (336) 318-4010
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27205

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A MINOR SUBDIVISION SURVEY ON THE PROPERTY OF HENSON REALTY, LLC LOCATED AT 409 TAYLOR ROAD IN BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, BEARING PIN: 9775-03-12-6959, AKPAR: 0079907, HAVING A DEED REFERENCE IN DEED BOOK 2125 PAGE 714 AND A PLAT REFERENCE OF PLAT BOOK 2003 PAGE 324 RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS.
2. PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
3. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREA(S) CALCULATED BY THE COORDINATE METHOD.
6. NO NCOS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. GRID TIE BY GPS / VRS.
7. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
8. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
9. ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON PIPE FOUND (IPF) FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
10. DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL COMPLY WITH SECTION 165.045 (E) (D) AND (E) [FORMERLY SECTION 400 (S) (D) AND (E)] OF THE CHATHAM COUNTY STORMWATER ORDINANCE.
11. LOT 1 ONLY HAS ACCESS TO CATULLO RUN. LOTS 2 THROUGH 5 WILL ONLY HAVE EGRESS & INGRESS ACCESS FROM KHAKEI PLACE.
12. LOTS 1 THROUGH 5 WILL BE SEVERED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

SURVEY CONTROL DATA :

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY(S) (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). SURVEY METADATA IS AS FOLLOWS:

HORIZONTAL DATUM: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM
 VERTICAL DATUM: NAVD83 (GEOID12B)
 POINT OF LOCALIZATION: CONTROL POINT # 525
 COMBINED FACTOR: 0.999903651
 DATE OF GPS SURVEY: 06/18/2020
 UNITS OF SURVEY: U.S. SURVEY FEET
 GPS ANTENNA: SPECTRA SP80 (SERIAL # 5913550088)
 GPS TECHNIQUE: REAL TIME KINEMATICS
 FIXED STATION HELD FOR THE SURVEY:
 NAME: JORDAN LAKE CORP ARP PID: DL3891
 NORTHING: 739,273.05' ELLIPSOID HEIGHT: 105.91' sft
 EASTING: 1,809,789.68' GEOID HEIGHT: -103.08' sft
 ELEVATION: 254.00'
 ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) VER. 5.x USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.
 POSITIONAL ACCURACY: HORIZONTAL: 0.017 VERTICAL: 0.067
 CLASS OF SURVEY: CLASS AA

SURVEY REFERENCES

PLAT BOOK 2001 PAGE 494
 PLAT BOOK 2002 PAGE 250 (CURRENT)
 PLAT BOOK 2007 PAGE 438
 PLAT BOOK 2007 PG 441
 PLAT BOOK 2007 PAGE 498
 DEED BOOK 520 PAGE 519
 DEED BOOK 1365 PAGE 1042
 DEED BOOK 1899 PAGE 974
 DEED BOOK 2125 PAGE 714 (CURRENT)
 DEED BOOK 2125 PAGE 720
 OTHERS AS SHOWN HEREON

ABBREVIATIONS

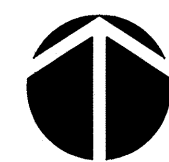
AG ABOVE GROUND
 C/O CARE OF
 DB DEED BOOK
 EX EXISTING
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 MBSL MINIMUM BUILDING SET BACK
 NOW OR FORMERLY
 PB PLAT BOOK
 PG PAGE
 PKF PK NAIL FOUND
 R/W RIGHT-OF-WAY
 SF SQUARE FEET
 SFT SURVEY FEET
 SR STATE ROAD
 TYP TYPICAL

SYMBOL LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- △ COMPUTED POINT
- ⊙ DATUM CONTROL POINT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE WITH DROP
- ⊙ UTILITY POLE WITH LIGHT

LINE & HATCH LEGEND

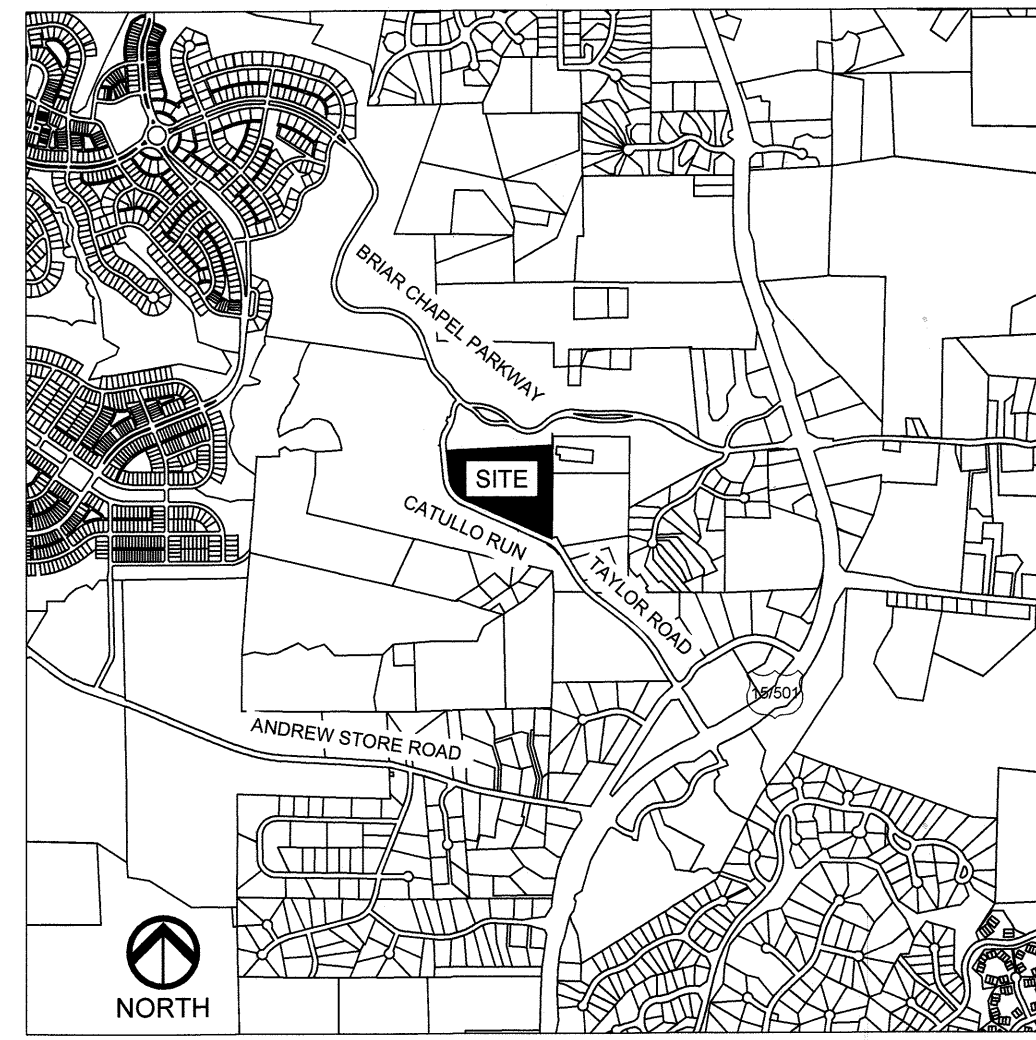
- PROPERTY LINE (PL)
- - - PL NOT SURVEYED
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- - - TB - - - TOP OF BANK
- - - BUILDING
- - - IRON PIPE FOUND
- - - EDGE OF GRAVEL
- - - MINIMUM BUILDING SET BACK
- - - NOW OR FORMERLY
- - - PLAT BOOK
- - - PAGE
- - - PK NAIL FOUND
- - - RIGHT-OF-WAY
- - - SQUARE FEET
- - - SURVEY FEET
- - - STATE ROAD
- - - TYPICAL
- ▨ GRAVEL
- ▨ ASPHALT
- ▨ BUILDING
- ▨ EXISTING ACCESS EASEMENT



SCALE: 1" = 100' (Horiz.)

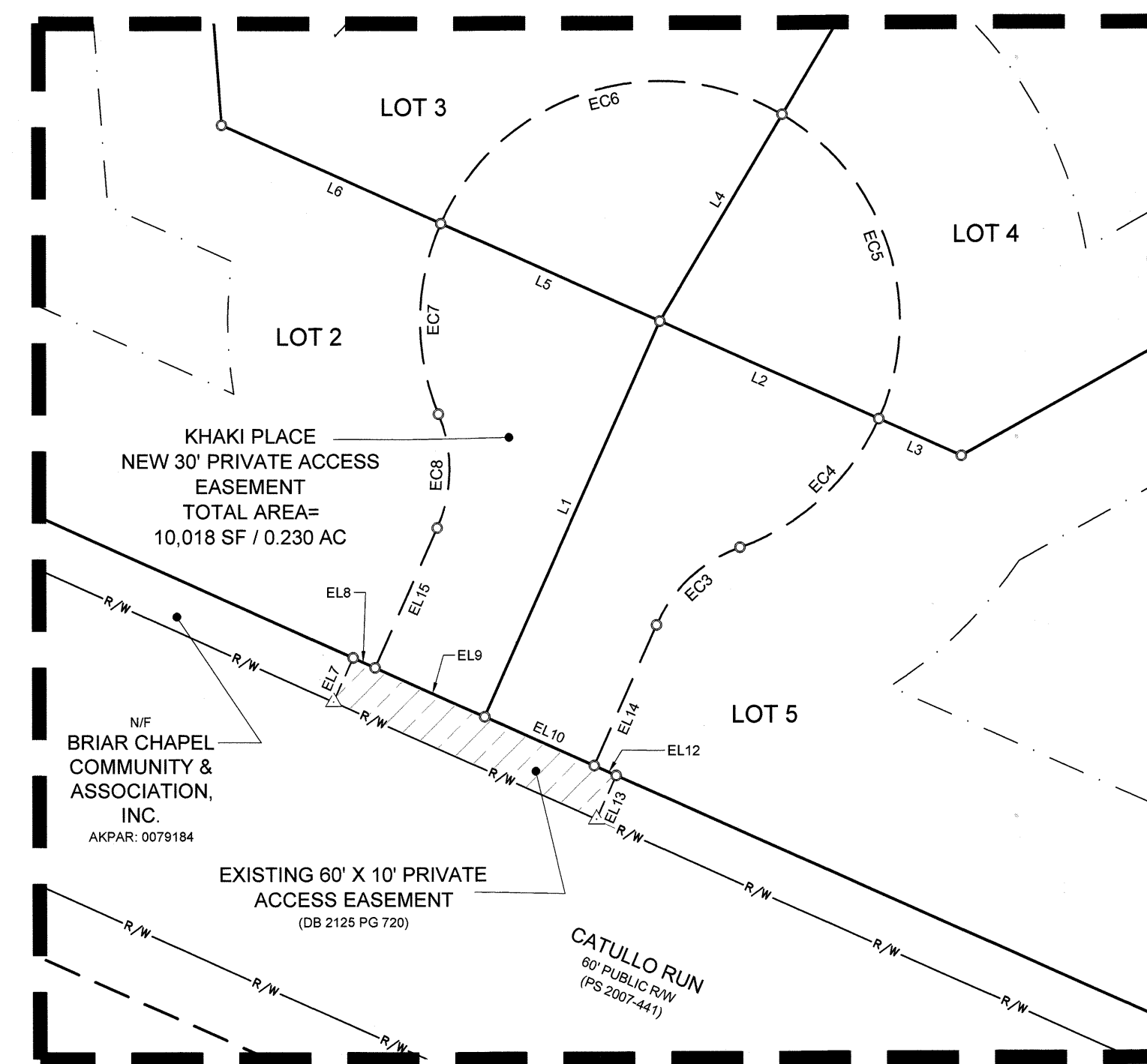
FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9775 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710977500K, DATED NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
NTS

INSERT "A" 1"=30'



PROPERTY DATA
 CURRENT OWNER: HENSON REALTY, LLC
 SITE ADDRESS: 409 TAYLOR ROAD
 CHAPEL HILL, NC 27516
 PIN: 9775-03-12-6869
 AKPAR: 0079907
 PARCEL AREA (PER PB 2003 PG 324): 15.98 ACRES

Easement Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
EC3	30.00'	24.38'	S47°16'47"W	23.72'
EC4	50.00'	40.49'	N47°21'58"E	39.39'
EC5	50.00'	72.82'	N17°33'16"W	66.55'
EC6	50.00'	84.26'	S72°26'44"W	74.64'
EC7	50.00'	40.79'	S0°47'55"W	39.67'
EC8	30.00'	24.38'	N0°42'44"E	23.72'

Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
C1	270.00'	127.91'	S19°11'57"E	126.71'
C2	270.00'	156.16'	S49°20'21"E	153.99'

Line Table

Line #	Direction	Length
L1	N23°59'46"E	90.00'
L2	N65°49'53"W	50.00'
L3	N65°49'53"W	18.85'
L4	N30°43'20"E	50.00'
L5	N65°49'53"W	50.00'
L6	N65°49'53"W	100.00'
L16	S84°38'32"W	10.00'
L17	S84°38'32"W	10.00'

Easement Line Table

Line #	Direction	Length
EL7	N24°10'07"E	10.00'
EL8	S65°49'53"E	5.00'
EL9	S65°49'53"E	25.00'
EL10	S65°49'53"E	25.00'
EL12	N65°49'53"W	5.00'
EL13	N24°10'07"E	10.00'
EL14	S23°59'46"W	31.98'
EL15	S23°59'46"W	31.83'

FORM 13

CONSTRUCTION OF THE ENTIRE PRIVATE TRAVELWAY SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A BUILDING ON ANY LOT SERVED BY THE EASEMENT PER SECTION 7.4.B(3).

FORM 16

FIELD LOCATION TO LOCATE PERENNIAL, INTERMITTENT AND EPHEMERAL STREAMS, PERENNIAL WATER BODIES AND WETLANDS HAS BEEN COMPLETED BY CHATHAM COUNTY. LOT NUMBER(S) 4 & 5 DOES NOT HAVE ANY WATER FEATURES SUBJECT TO CHATHAM COUNTY RIPARIAN BUFFER REQUIREMENTS.

FORM 17

JURISDICTIONAL AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY CHATHAM COUNTY. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED BUFFER AREAS. LOT NUMBER(S) 1, 2, & 3 IS SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.

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.

October 27th 2021

PAUL K. MILAN
OWNER(S)

PAUL G. MILAN
OWNER(S)

APPROVAL FOR MINOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A MINOR SUBDIVISION AND HAD BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

October 27 2021

Paul D. Phillips
DIRECTOR OF PLANNING OR AUTHORIZED AGENT

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, Any GILBERT REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Any GILBERT
REVIEW OFFICER

10 28 2021
DATE

NO.	REVISIONS	DATE
5.	REVISE LOT 4 & 5 PER CLIENT	08/10/21
4.	REVISE RIPARIAN BUFFER AND LOT AREAS	12/26/21
3.	CHATHAM COUNTY COMMENTS	1/7/21
2.	CHANGE LOT LAYOUT	2/22/20
1.	ADD STREAM AND 50' RIPARIAN BUFFER	02/1/20

CE GROUP

301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032

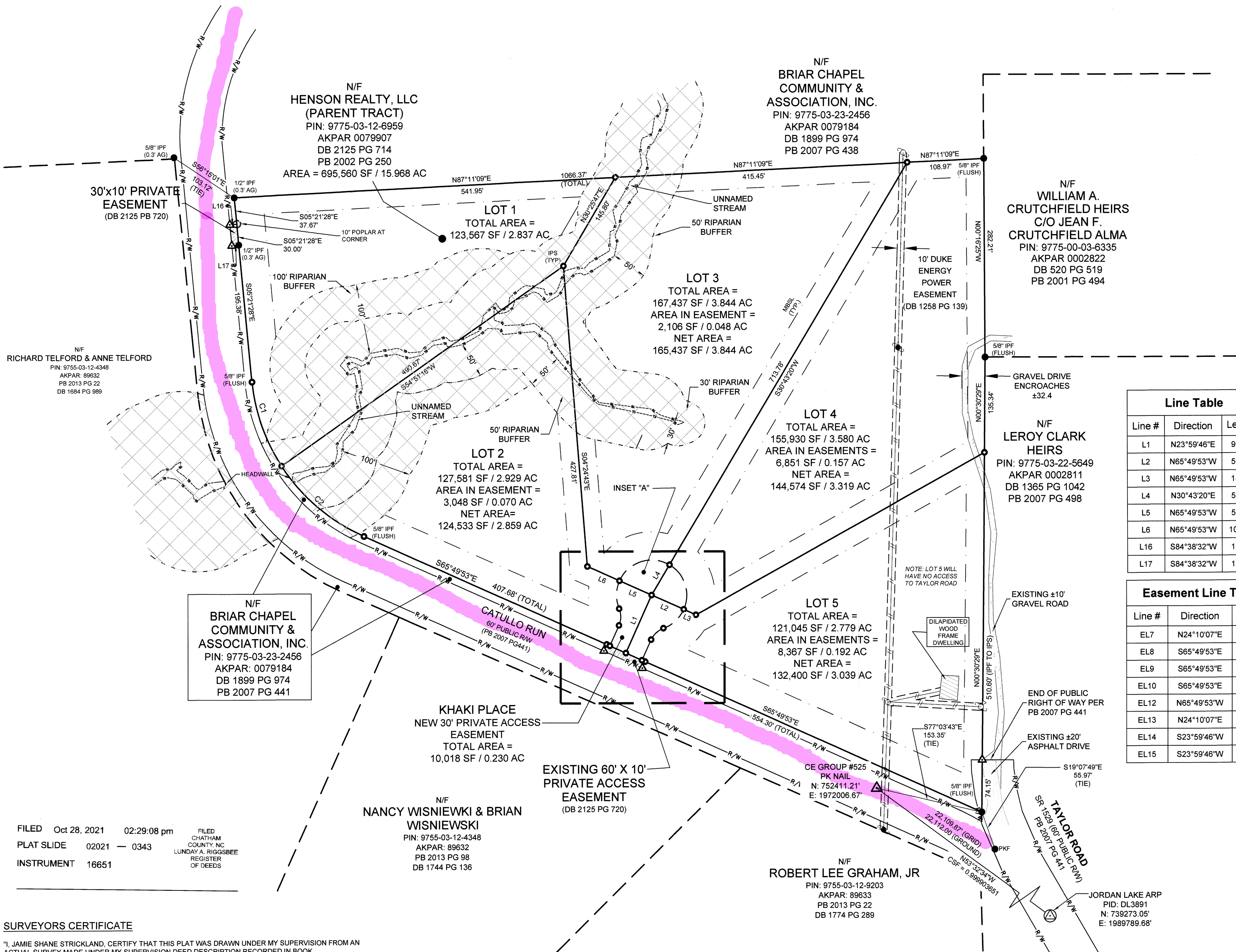
www.cegroupinc.com

License # C-1739

MINOR SUBDIVISION PLAT
 PROPERTY OF
 HENSON REALTY, LLC
 409 TAYLOR ROAD
 BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	December 21, 2020
Scale:	1" = 100'
Drawn:	TM
Checked:	JSS
Project No.:	127-298
Computer Dwg. Name:	127-298_Survey_Plat_5th_201221.dwg

Sheet No:
1
Of 1



TRACT / LOT	PRE-SUBDIVISION	POST-SUBDIVISION	AREA IN EASEMENT	AREA INSIDE BUFFER	AREA INSIDE STREAM	TOTAL USABLE AREA
LOT 1	N/A	N/A	123,567 SF / 2.837 AC	N/A	96,936 SF / 2.214 AC	121,270 SF / 2.784 AC
LOT 2	N/A	N/A	127,581 SF / 2.929 AC	3,048 SF / 0.070 AC	3,885 SF / 0.089 AC	123,696 SF / 2.840 AC
LOT 3	N/A	N/A	167,437 SF / 3.844 AC	2,106 SF / 0.048 AC	39,178 SF / 0.899 AC	164,375 SF / 3.773 AC
LOT 4	N/A	N/A	144,574 SF / 3.319 AC	6,851 SF / 0.157 AC	N/A	144,574 SF / 3.319 AC
LOT 5	N/A	N/A	132,400 SF / 3.039 AC	8,367 SF / 0.192 AC	N/A	132,400 SF / 3.039 AC
ACCESS EASEMENT	N/A	N/A	10,018 SF / 0.230 AC	N/A	N/A	10,018 SF / 0.230 AC

FILED Oct 28, 2021 02:29:08 pm
 PLAT SLIDE 02021 0343
 INSTRUMENT 16651

SURVEYORS CERTIFICATE

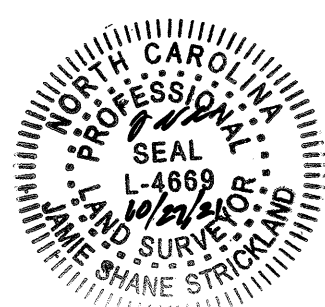
"I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 2125 PAGE 714 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2125 PAGE 714. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,

THIS 27th DAY OF Oct. A.D. 2021.

JAMIE SHANE STRICKLAND, PLS
 N.C. LICENCE NUMBER: L-4669

I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY 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.

JAMIE SHANE STRICKLAND, PLS
 N.C. LICENCE NUMBER: L-4669



2021-343

CATULLO RUN IN THE BRIAR CHAPEL SUBDIVISION STREET SUMMARY

Catullo Run

From the centerline intersection of SR 1540 Jones Ferry Rd to a point in the centerline of Cedar Grove Road measured 50ft E of the intersection with Pheasant Court (creates a T-turnaround configuration for maintenance forces)

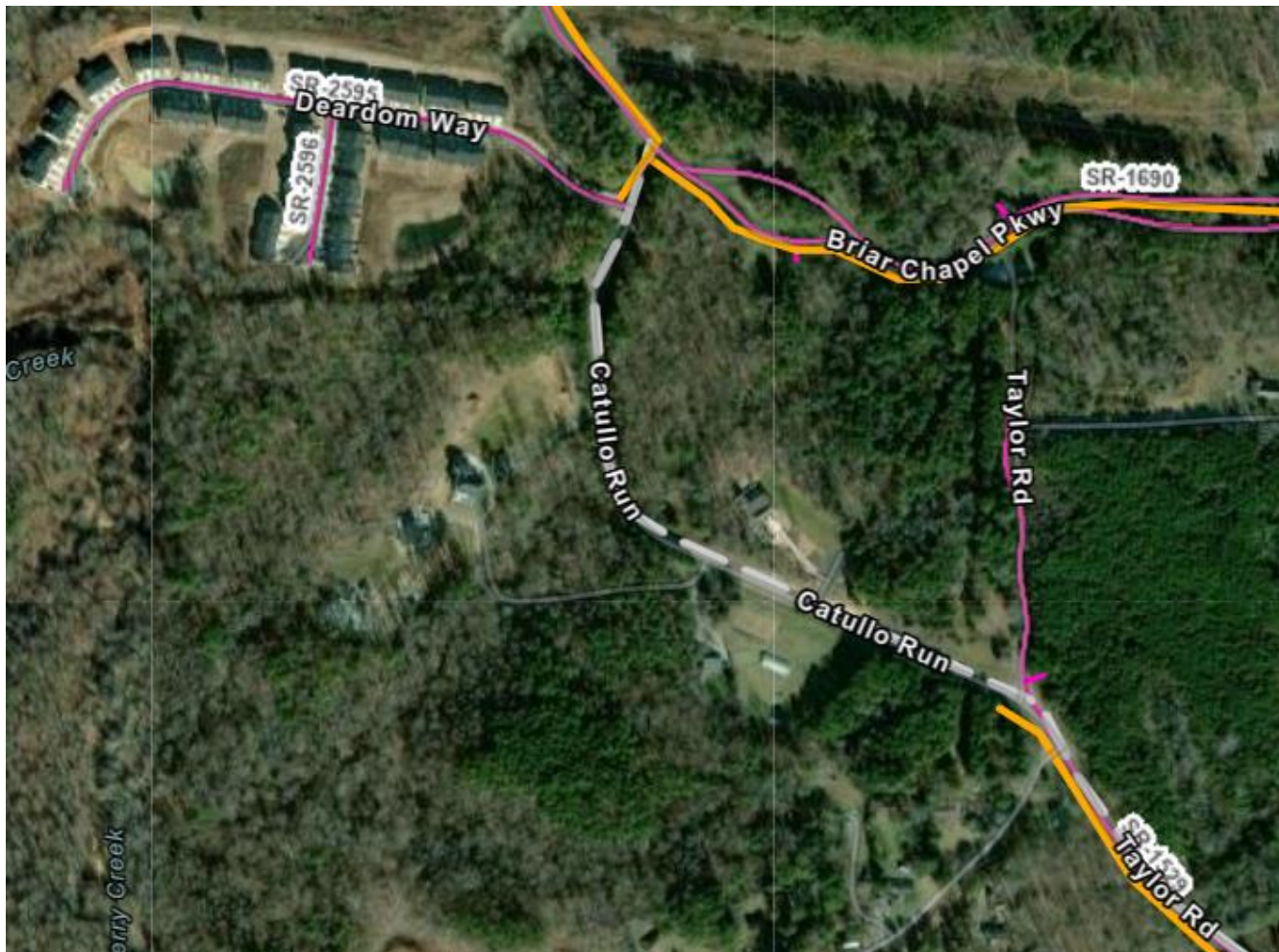
2160 Ft. (0.41 mile)

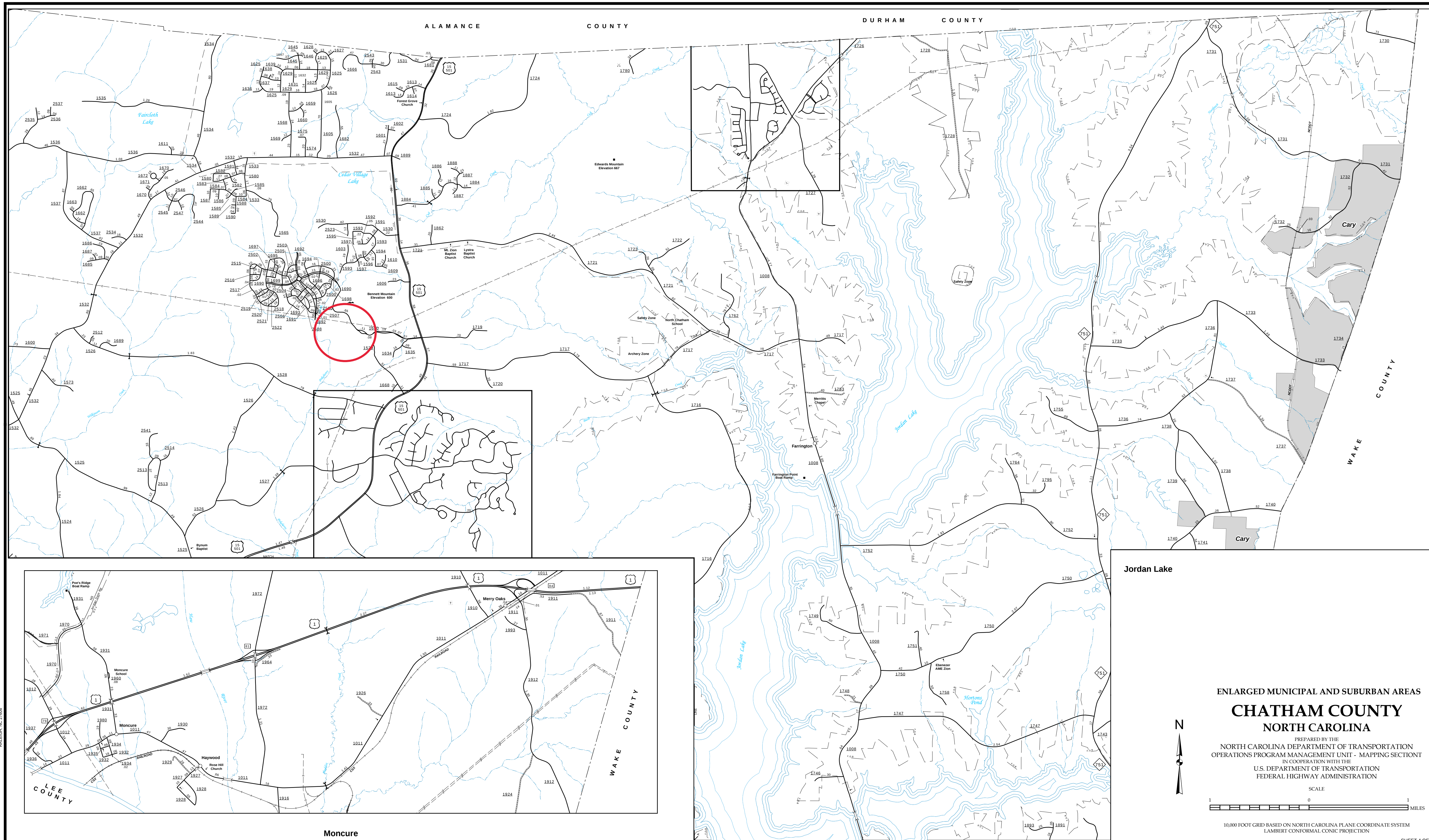
60 Ft. Right-of-way

40-45 Ft. Ditch to Ditch

22 Ft. Asphalt Surface

3 Occupied Homes





The Mapping Section's goal is to provide the most accurate and current information possible. Map data is compiled from numerous sources with varying dates of publication and map accuracy standards. As a result, the accuracy and currency and completeness of the data provided will vary. This map includes state-maintained roads and important non-system roads.

The information shown on this map was last updated in July 2022. For additional information, visit <http://www.nodot.gov/travel/statemaint/index> and click on Data. Providers or contact us by phone at (919) 835-6480.

COPIES OF THIS MAP ARE AVAILABLE
TO THE PUBLIC AT NOMINAL COST.
ADDRESS:

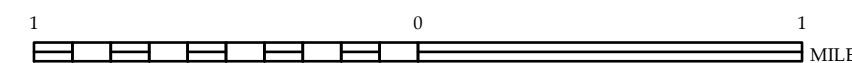
N. C. DEPARTMENT OF TRANSPORTATION
MSAU - MAPPING SECTION
4100-PIEDMONT RD.
Raleigh, NC 27601

ENLARGED MUNICIPAL AND SUBURBAN AREAS

CHATHAM COUNTY
NORTH CAROLINA

PREPARED BY THE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
OPERATIONS PROGRAM MANAGEMENT UNIT - MAPPING SECTION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE



10,000 FOOT GRID BASED ON NORTH CAROLINA PLANE COORDINATE SYSTEM
LAMBERT CONFORMAL CONIC PROJECTION

SHEET 4 OF 6