



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

October 3, 2018

Chatham County

Chatham County Board of Commissioners
c/o Ms. Diana Hales, Chair
P.O. Box 1809
Pittsboro, NC 27312
diana.hales@chathamnc.org

**Subject: Addition - 0.806 mile Frosty Meadow Drive in the Frosty Meadows
Subdivision, Plat Book 2018, Page 0052**

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned street in the Frosty Meadows Subdivision. Please find attached a street summary, plat, and a county map 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.

Yours truly,

DocuSigned by:

DE44C69F4BC74D9...
Matthew Kitchen, PE
District Engineer

Attachment

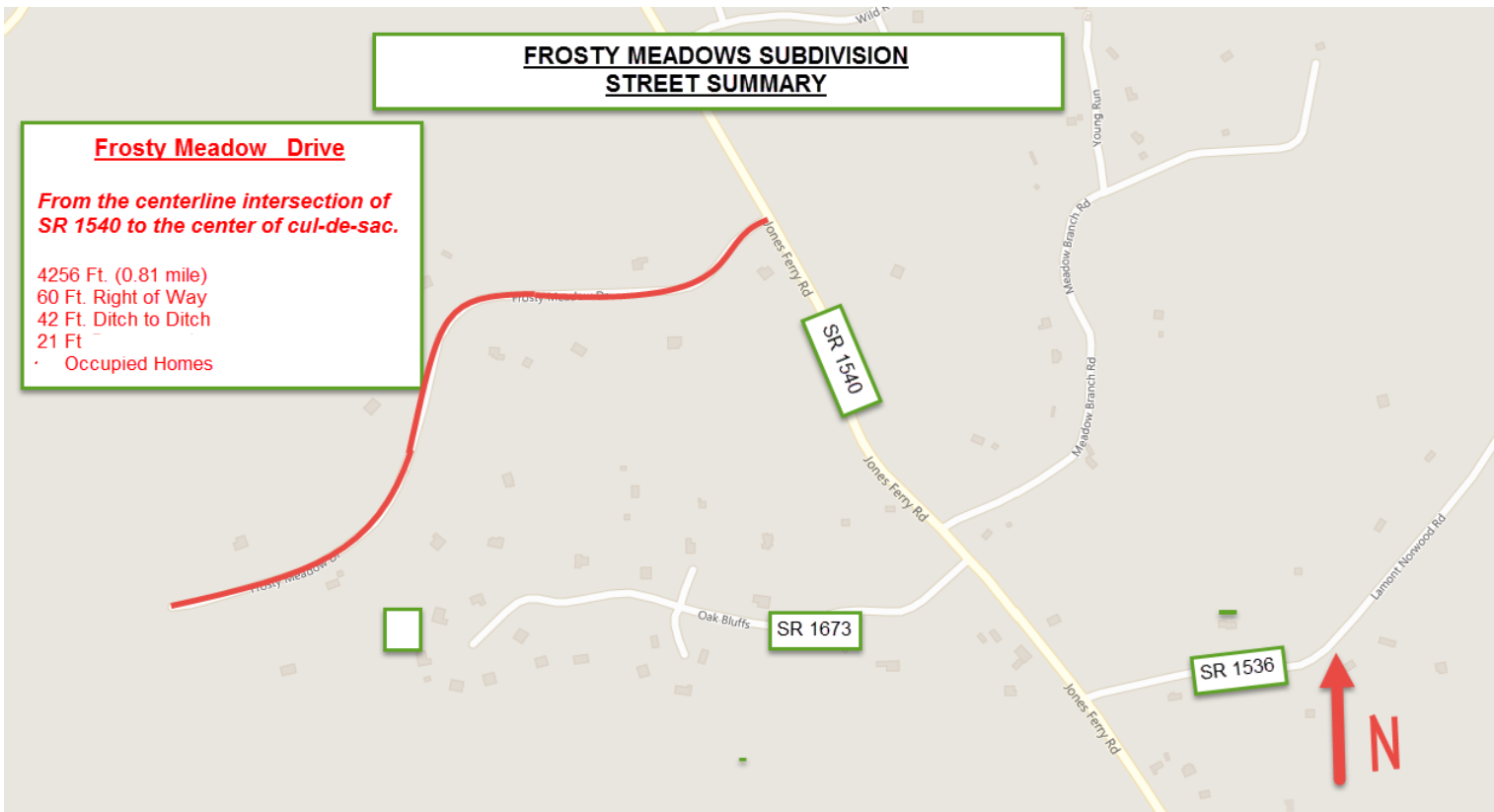
cc: Patrick D. Molamphy, Board Member
Brandon Jones P.E., Division Engineer
Justin Bullock, P.E., Chatham County Maintenance Engineer
Lindsay Ray, Clerk to the Chatham County Board of Commissioners
File

**FROSTY MEADOWS SUBDIVISION
STREET SUMMARY**

Frosty Meadow Drive

*From the centerline intersection of
SR 1540 to the center of cul-de-sac.*

- 4256 Ft. (0.81 mile)
- 60 Ft. Right of Way
- 42 Ft. Ditch to Ditch
- 21 Ft
- Occupied Homes



Occupied Home

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. DESCRIPTION RECORDED IN PLAT SLIDE 2002, PAGE 41; AND DEED BOOK 1846, PAGE 504. THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER 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;
- THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ANY ONE OF THE FOLLOWING:
 - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 - THAT THE SURVEY IS A CONTROL SURVEY OR;
 - NATURAL FEATURE, SUCH AS A WATERCOURSE;
 - THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 47-33;
- 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;
- THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7th DAY OF NOVEMBER, 2017

Stephen M. Hallstrom
STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

Notes

- This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- Adjoiners digitized from Chatham County GIS.
- The purpose of this plat is to establish a public easement to allow NCDOT to accept Frosty Meadow Drive into the public state system for maintenance. No further subdivision of existing lots shall occur on this easement. Further subdivision of existing lots requires the entire Frosty Meadow subdivision to go through the Chatham County Major subdivision process for the dedication of separate and distinct right of way.
- All bearings and distances on this plat are based on those shown on Plat Slide 2002, Page 41. Lot 8 has additional bearings and distances shown per Plat Slide 2016, Book 23.)
- No field work was done for this plat.
- Not shown on this plat are water hazard buffers, creeks, branches, sight easements, private easements, flood hazard areas.

State of North Carolina
County of Chatham

I, Amy Moore 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: Amy Moore Time: 2:35 Date: 3/7/2018

By: Amy Gilbert Title:

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

Proposed Subdivision Road
Construction Standards Certification

APPROVED: [Signature] District Engineer
DATE: 1/2/18

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I hereby certify that the property shown and described hereon is exempt from the subdivision regulations of Chatham County by definition.

Date: March 7, 2018

Synn H. Richardson
Planning Director of Authorized Representative

Parcel ID # (AKPAR) 76174
Mary S. Riggsbee et al
D.B. 682-142
P.S. 2000-10

Parcel ID # (AKPAR) 76173
Chatham Land and Timber Management, LLC & Margaret M. Browning
D.B. 615-238
Lot 1
Western Section of F. E. Stroud Estate
P.S. 2000-10

Parcel ID # (AKPAR) 75687
Kristen D. Puerto
Dorian Puerto
D.B. 1567-911

Parcel ID # (AKPAR) 75686
Lannie Jackson Phillips
Lani Udovin Phillips
D.B. 1846-504

Parcel ID # (AKPAR) 75685
RAPAN, LLC
(a Virginia limited liability company)
D.B. 1842-599

Parcel ID # (AKPAR) 79388
Daniel T. Hornaden, Jr.
Kory J. Goldsmith
D.B. 1154-383

Parcel ID # (AKPAR) 79386
Shane Kirk et al
D.B. 1736-817
Lot 13
Jones Ferry Landing Subdivision
P.S. 2002-118

Parcel ID # (AKPAR) 79387
Robert D. Stroubridge
Ella K. Stroubridge
D.B. 1150-980
Lot 14
Jones Ferry Landing
P.S. 2004-418

Parcel ID # (AKPAR) 1510
Susan Hoyes Kaydos & Wilfred J. Kaydos
D.B. 1769-174

Parcel ID # (AKPAR) 76748
Chatham County
D.B. 1435-937
P.S. 2008-410

Parcel ID # (AKPAR) 75690
Walter C. Lobotsky
Melanie K. Lobotsky
D.B. 1626-135

Parcel ID # (AKPAR) 75682
George D. Fedoriv
Kelly B. Fedoriv
D.B. 1866-117

Parcel ID # (AKPAR) 75681
Frederick W. Salzmann
Marion Lori Salzmann
D.B. 1563-423

Parcel ID # (AKPAR) 75680
Gerald M. Cutler
D.B. 1583-1142

Parcel ID # (AKPAR) 60582
James Malcolm
Bridgman
D.B. 593-221

Parcel ID # (AKPAR) 60581
James Gregory Massey
Wendy Carolyn Massey
D.B. 1688-1118

Parcel ID # (AKPAR) 1480
Steve O'Daniel
Thelma G. O'Daniel
D.B. 330-122

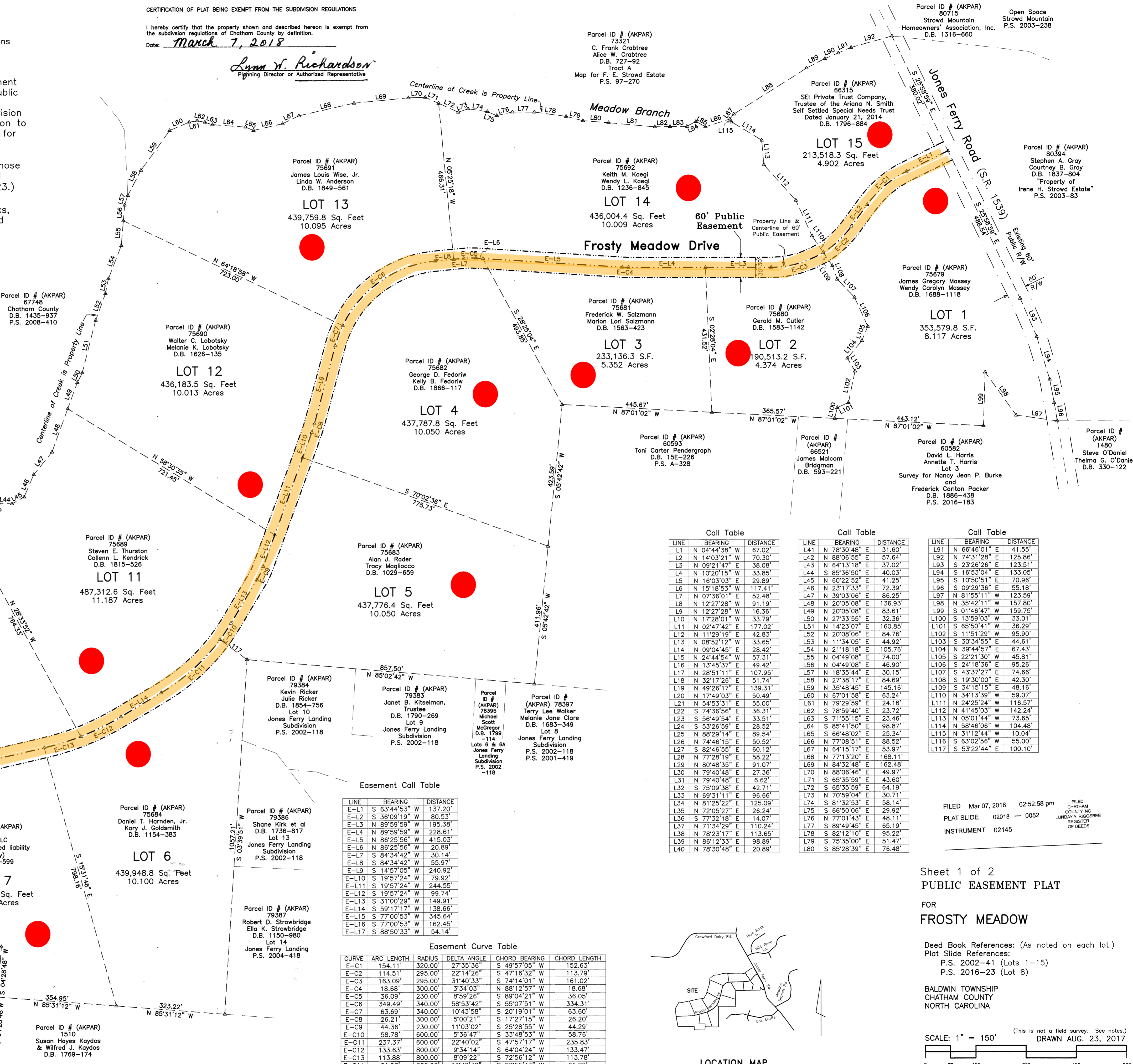
Parcel ID # (AKPAR) 80394
Stephen A. Gray
Courtney B. Gray
D.B. 1837-804
"Property of Irene H. Stroud Estate"
P.S. 2003-83

Parcel ID # (AKPAR) 63315
SEI Private Trust Company,
Trustee of the Arlana N. Smith
Self-Settled Special Needs Trust
Dated January 21, 2014
D.B. 1796-884

Parcel ID # (AKPAR) 73321
C. Frank Crabtree
Alice W. Crabtree
D.B. 727-92
Tract A
Map for F. E. Stroud Estate
P.S. 97-270

Parcel ID # (AKPAR) 80715
Strowd Mountain Homeowners' Association, Inc.
D.B. 1316-660

Open Space
Strowd Mountain
P.S. 2003-238



LEGEND
△ CALCULATED POINT

LOT 9
578,868.7 Sq. Feet
13.289 Acres

LOT 10
520,742.0 Sq. Feet
11.955 Acres

LOT 11
487,312.6 Sq. Feet
11.187 Acres

LOT 12
436,183.5 Sq. Feet
10.013 Acres

LOT 13
439,759.8 Sq. Feet
10.095 Acres

LOT 14
436,004.4 Sq. Feet
10.009 Acres

LOT 15
213,518.3 Sq. Feet
4.902 Acres

LOT 1
353,579.8 S.F.
8.117 Acres

LOT 2
190,513.2 S.F.
4.374 Acres

LOT 3
233,136.3 S.F.
5.352 Acres

LOT 4
437,787.8 Sq. Feet
10.050 Acres

LOT 5
437,776.4 Sq. Feet
10.050 Acres

LOT 6
439,948.8 Sq. Feet
10.100 Acres

LOT 7
310,817.3 Sq. Feet
7.135 Acres

LOT 8 (P.S. 2002-41) & Parcel A (P.S. 2016-23)
752,707.5 Sq. Feet
17.280 Acres

Call Table

LINE	BEARING	DISTANCE
L1	N 04°44'38" W	67.02'
L2	N 14°03'21" W	70.30'
L3	N 09°21'47" E	38.08'
L4	N 10°20'15" W	33.85'
L5	N 16°03'03" E	29.89'
L6	N 15°18'53" W	117.41'
L7	N 07°36'01" E	52.48'
L8	N 12°27'28" W	91.19'
L9	N 12°27'28" W	16.36'
L10	N 17°28'01" W	33.79'
L11	N 02°47'42" E	177.02'
L12	N 11°29'19" E	42.83'
L13	N 08°52'12" W	33.65'
L14	N 09°04'45" E	28.42'
L15	N 24°44'54" W	57.31'
L16	N 13°45'37" E	49.42'
L17	N 11°29'19" E	107.95'
L18	N 32°17'26" E	51.74'
L19	N 49°26'17" E	139.31'
L20	N 17°49'03" E	50.49'
L21	N 54°53'31" E	55.00'
L22	S 74°36'56" E	36.31'
L23	S 68°49'54" E	33.51'
L24	S 52°26'59" E	28.92'
L25	N 88°29'14" E	89.54'
L26	N 74°46'15" E	50.52'
L27	S 82°46'55" E	60.12'
L28	N 77°28'19" E	58.22'
L29	N 80°48'35" E	91.07'
L30	N 79°40'48" E	27.36'
L31	N 79°40'48" E	6.62'
L32	S 75°09'38" E	42.71'
L33	N 69°31'11" E	96.66'
L34	N 81°25'22" E	125.09'
L35	N 72°05'27" E	26.24'
L36	S 77°32'18" E	14.07'
L37	N 71°34'29" E	110.24'
L38	N 78°23'17" E	113.65'
L39	N 86°12'33" E	98.89'
L40	N 78°30'48" E	20.89'

Easement Call Table

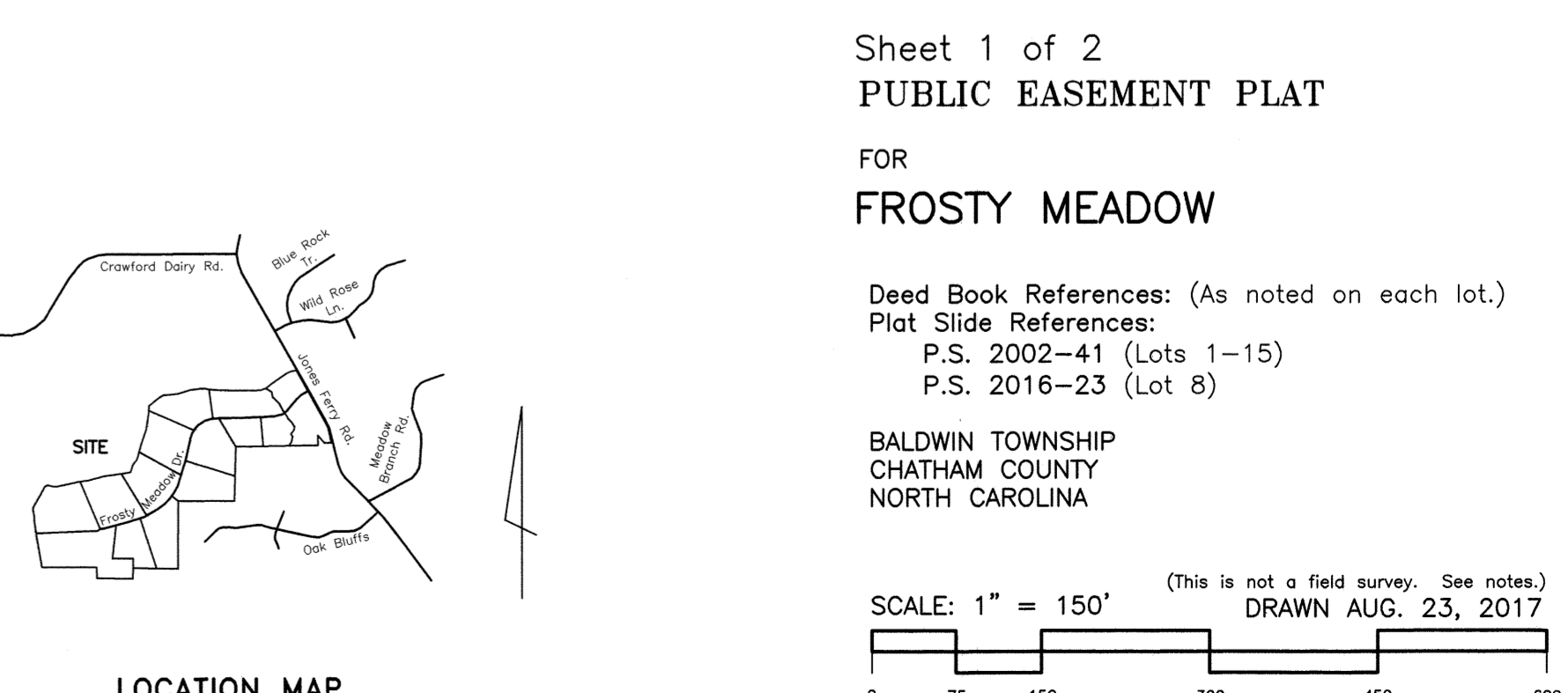
LINE	BEARING	DISTANCE
E-1	S 63°44'53" W	137.20'
E-2	S 36°09'19" W	80.53'
E-3	N 89°59'59" W	195.38'
E-4	N 89°59'59" W	228.61'
E-5	N 86°25'56" W	415.03'
E-6	N 86°25'56" W	20.89'
E-7	S 84°34'42" W	30.14'
E-8	S 84°34'42" W	55.97'
E-9	S 14°57'05" W	240.92'
E-10	S 19°57'24" W	79.92'
E-11	S 19°57'24" W	244.55'
E-12	S 19°57'24" W	99.74'
E-13	S 31°00'29" W	149.91'
E-14	S 59°17'17" W	138.66'
E-15	S 77°00'53" W	345.64'
E-16	S 77°00'53" W	162.45'
E-17	S 88°50'33" W	54.14'

Call Table

LINE	BEARING	DISTANCE
L41	N 78°30'48" E	31.60'
L42	N 88°06'55" E	57.64'
L43	N 64°13'18" E	37.02'
L44	S 85°36'50" E	40.03'
L45	N 60°22'52" E	41.25'
L46	N 23°17'33" E	72.39'
L47	N 39°03'06" E	86.25'
L48	N 20°05'08" E	138.93'
L49	N 20°05'08" E	83.61'
L50	N 27°33'55" W	33.01'
L51	N 14°23'07" E	160.85'
L52	N 20°08'06" E	84.76'
L53	N 11°34'09" E	44.92'
L54	N 21°18'18" E	105.76'
L55	N 04°49'08" E	74.00'
L56	N 04°49'08" E	46.90'
L57	N 18°35'44" E	30.15'
L58	N 27°38'17" E	84.69'
L59	N 35°48'45" E	145.16'
L60	N 67°01'58" E	63.24'
L61	N 79°29'59" E	24.18'
L62	S 78°59'40" E	23.72'
L63	S 71°55'15" E	23.46'
L64	S 85°41'50" E	98.87'
L65	S 66°48'02" E	25.34'
L66	N 77°08'51" E	88.52'
L67	N 64°15'17" E	53.97'
L68	N 77°13'20" E	168.11'
L69	N 84°32'48" E	162.48'
L70	N 88°06'46" E	49.97'
L71	S 65°35'59" E	43.60'
L72	S 65°35'59" E	64.19'
L73	N 70°59'04" E	30.71'
L74	S 81°32'53" E	58.14'
L75	S 66°50'06" E	29.92'
L76	N 77°01'43" E	48.11'
L77	S 89°49'45" E	65.19'
L78	S 82°12'10" E	95.22'
L79	S 75°35'00" E	51.47'
L80	S 85°28'39" E	76.48'

Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E-C1	154.11'	320.00'	27°35'36"	S 49°57'05" W	152.63'
E-C2	114.51'	295.00'	22°14'26"	S 47°16'32" W	113.79'
E-C3	163.09'	295.00'	31°40'33"	S 74°14'01" W	161.02'
E-C4	18.68'	300.00'	3°34'03"	N 88°12'57" W	18.68'
E-C5	36.09'	230.00'	8°59'26"	S 89°04'21" W	36.05'
E-C6	349.49'	340.00'	58°53'42"	S 55°07'51" W	334.31'
E-C7	63.69'	340.00'	10°43'58"	S 20°19'01" W	63.60'
E-C8	26.21'	300.00'	5°00'21"	S 17°27'15" W	26.20'
E-C9	44.36'	230.00'	11°03'02"	S 25°28'55" W	44.29'
E-C10	58.78'	600.00'	5°36'47"	S 33°48'53" W	58.76'
E-C11	237.37'	600.00'	22°40'02"	S 47°57'17" W	235.83'
E-C12	133.63'	800.00'	9°34'14"	S 64°04'24" W	133.47'
E-C13	113.88'	800.00'	8°09'22"	S 72°56'12" W	113.78'
E-C14	61.93'	300.00'	11°49'40"	S 82°55'43" W	61.82'



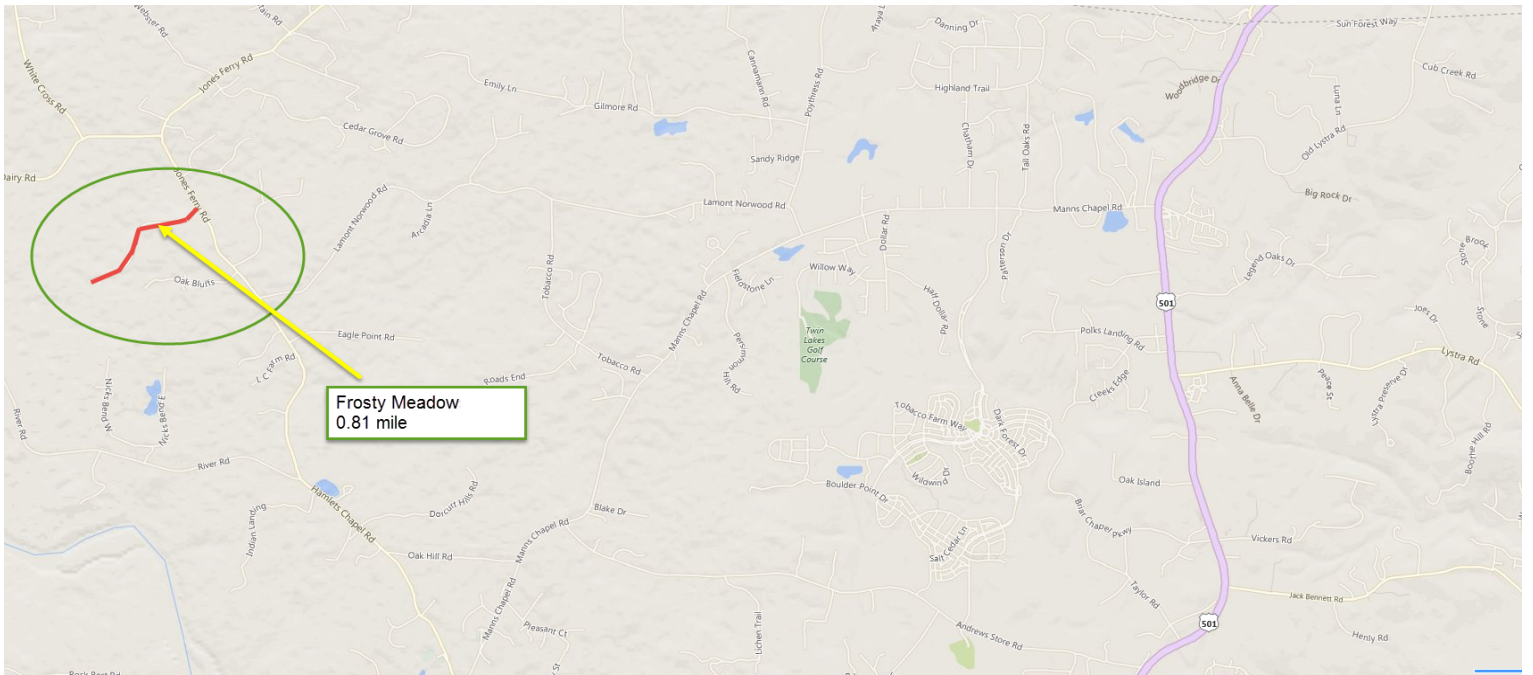
FILED Mar 07, 2018 02:52:58 pm
PLAT SLIDE 02018 - 0052
INSTRUMENT 02145

Sheet 1 of 2
PUBLIC EASEMENT PLAT
FOR
FROSTY MEADOW

Deed Book References: (As noted on each lot.)
Plat Slide References:
P.S. 2002-41 (Lots 1-15)
P.S. 2016-23 (Lot 8)

BALDWIN TOWNSHIP
CHATHAM COUNTY
NORTH CAROLINA

SCALE: 1" = 150'
DRAWN AUG. 23, 2017



Frosty Meadow
0.81 mile