



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

January 8, 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

Subject: Addition - 0.41 miles Catullo Run in the Briar Chapel Subdivision, Plat Book 2007, Page 438 and 440, Plat Book 2013, Page 22 and 98 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, 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

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
(jenifer.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

Location:
300 DOT DRIVE
ASHEBORO, NC 27205

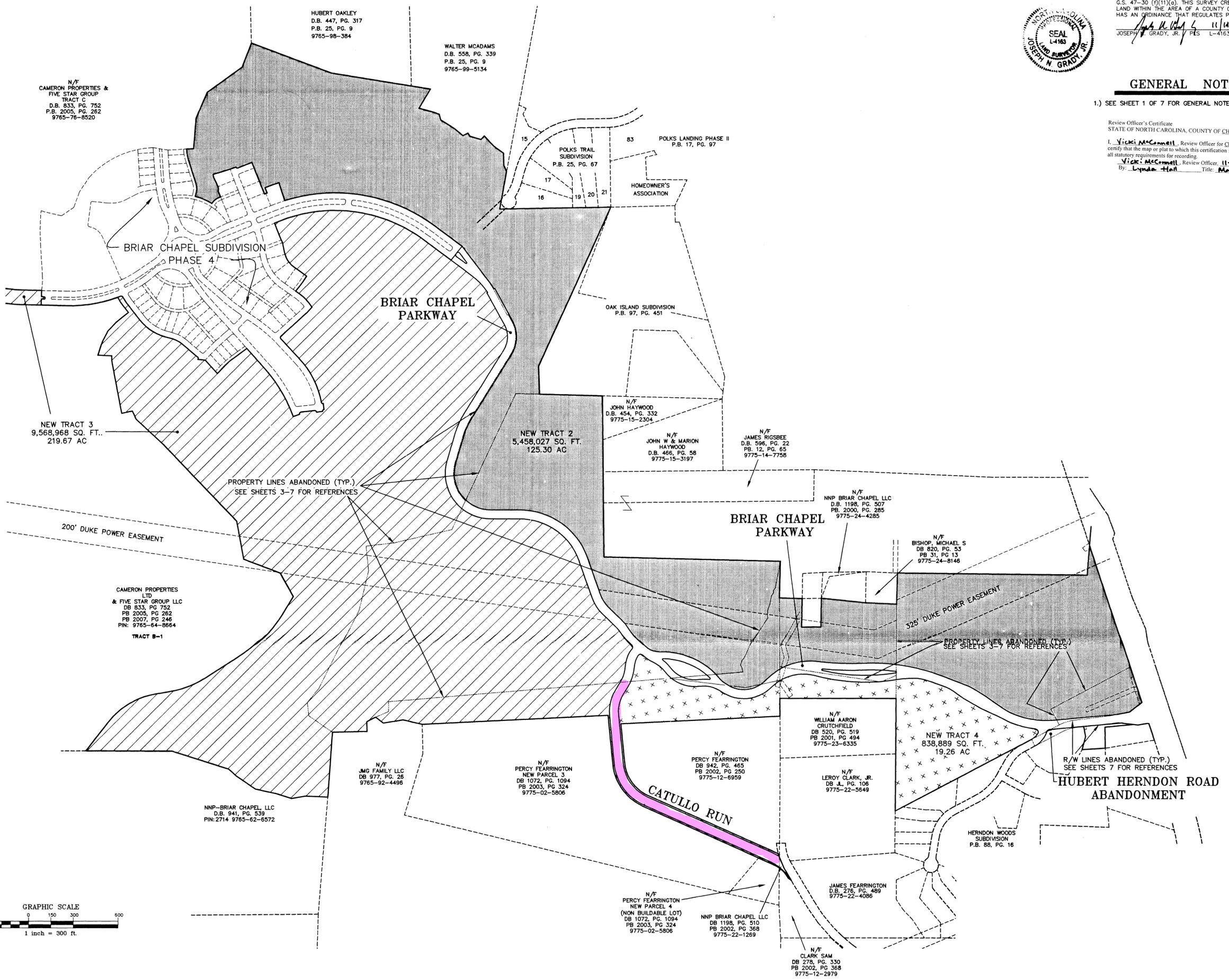
Website: www.ncdot.gov



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (1)(11)(c). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 JOSEPH N. GRADY, JR. / PLS L-4163
 11/14/07

GENERAL NOTES

- 1.) SEE SHEET 1 OF 7 FOR GENERAL NOTES AND CERTIFICATES.
- Review Officer's Certificate
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
- I, Vicki McConnell, Review Officer for Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Vicki McConnell, Review Officer: 11-16-07, Date
 By: Lynne Hill Title: Mapper



N/F
 CAMERON PROPERTIES &
 FIVE STAR GROUP
 TRACT C
 D.B. 833, PG. 752
 P.B. 2005, PG. 262
 9765-76-8520

HUBERT OAKLEY
 D.B. 447, PG. 317
 P.B. 25, PG. 9
 9765-98-384

WALTER MCADAMS
 D.B. 558, PG. 339
 P.B. 25, PG. 9
 9765-99-5134

POLKS TRAIL
 SUBDIVISION
 P.B. 25, PG. 67

POLKS LANDING PHASE II
 P.B. 17, PG. 97

HOMEOWNER'S
 ASSOCIATION

OAK ISLAND SUBDIVISION
 P.B. 97, PG. 451

N/F
 JOHN HAYWOOD
 D.B. 454, PG. 332
 9775-15-2304

N/F
 JOHN W & MARION
 HAYWOOD
 D.B. 466, PG. 58
 9775-15-3197

N/F
 JAMES RIGSBEE
 D.B. 596, PG. 22
 P.B. 12, PG. 65
 9775-14-7758

N/F
 NNP BRIAR CHAPEL LLC
 D.B. 1198, PG. 507
 P.B. 2000, PG. 285
 9775-24-4285

N/F
 BISHOP, MICHAEL S
 DB 820, PG. 53
 PB 31, PG 13
 9775-24-8146

NEW TRACT 3
 9,568,968 SQ. FT.,
 219.67 AC

NEW TRACT 2
 5,458,027 SQ. FT.
 125.30 AC

PROPERTY LINES ABANDONED (TYP.)
 SEE SHEETS 3-7 FOR REFERENCES

200' DUKE POWER EASEMENT

CAMERON PROPERTIES
 LTD
 & FIVE STAR GROUP LLC
 DB 833, PG 752
 PB 2005, PG 262
 PB 2007, PG 246
 PIN: 9765-64-8664
 TRACT B-1

BRIAR CHAPEL
 PARKWAY

325' DUKE POWER EASEMENT

PROPERTY LINES ABANDONED (TYP.)
 SEE SHEETS 3-7 FOR REFERENCES

R/W LINES ABANDONED (TYP.)
 SEE SHEETS 7 FOR REFERENCES

CAMERON PROPERTIES
 LTD
 & FIVE STAR GROUP LLC
 DB 833, PG 752
 PB 2005, PG 262
 PB 2007, PG 246
 PIN: 9765-64-8664
 TRACT B-1

N/F
 JMG FAMILY LLC
 DB 977, PG. 26
 9765-92-4496

N/F
 PERCY FEARRINGTON
 NEW PARCEL 3
 DB 1072, PG. 1094
 PB 2003, PG. 324
 9775-02-5806

N/F
 PERCY FEARRINGTON
 DB 942, PG. 465
 PB 2002, PG. 250
 9775-12-6959

N/F
 WILLIAM AARON
 CRUTCHFIELD
 DB 520, PG. 519
 PB 2001, PG. 494
 9775-23-6335

N/F
 LEROY CLARK, JR.
 DB JL, PG. 108
 9775-22-5649

NEW TRACT 4
 838,889 SQ. FT.,
 19.26 AC

NNP-BRIAR CHAPEL, LLC
 D.B. 941, PG. 539
 PIN: 2714 9765-62-6572

N/F
 PERCY FEARRINGTON
 NEW PARCEL 4
 (NON BULDABLE LOT)
 DB 1072, PG. 1094
 PB 2003, PG. 324
 9775-02-5806

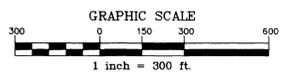
NNP BRIAR CHAPEL LLC
 DB 1198, PG. 510
 PB 2000, PG. 368
 9775-22-1269

JAMES FEARRINGTON
 D.B. 276, PG. 489
 9775-22-4086

N/F
 CLARK SAM
 DB 278, PG. 330
 PB 2002, PG. 368
 9775-12-2979

HERNDON WOODS
 SUBDIVISION
 P.B. 88, PG. 16

FILED IN
 COUNTY NC
 PLAT SLIDE 02007 - 0438
 INSTRUMENT 14791
 REBAG THOMAS
 OF DEEDS



NC GRID (NAD 83)

RECOMBINATION OF REMAINING ADJOINING PARCELS

BRIAR CHAPEL - PHASE 2
 RECOMBINATION, EASEMENT DEDICATION
 & RIGHT-OF-WAY DEDICATION PLAT

PROJECT NO.	NEW-05020
FILENAME	NEW-05020-F1
SURVEYOR	JNG
DRAWN BY	EMM
SCALE	1"=100'
DATE	08/08/2007
SHEET NO.	2-7



THE JOHN R. MCADAMS
 COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000

REVISIONS:

SURVEY FOR:
 NEWLAND COMMUNITIES
 5850 FAYETTEVILLE ROAD
 SUITE 201
 DURHAM, NORTH CAROLINA 27713

BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

2007-438



I HEREBY CERTIFY THAT THIS PLAN IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (1)(1)(g). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 Joseph M. Grady, Jr. 11/14/07
 JOSEPH M. GRADY, JR. FILE NO. 4163

GENERAL NOTES

1.) SEE SHEET 1 OF 7 FOR GENERAL NOTES AND CERTIFICATES.

Review Officer's Certificate
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
 I, Vicki McConnell, Review Officer for Chatham County,
 certify that the map or plan to which this certification is affixed meets
 all statutory requirements for recording.
 Vicki McConnell, Review Officer, 11-16-07 Date
 By: Lynda Hall Title: Mapper

THE JOHN R. McADAMS
 COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000

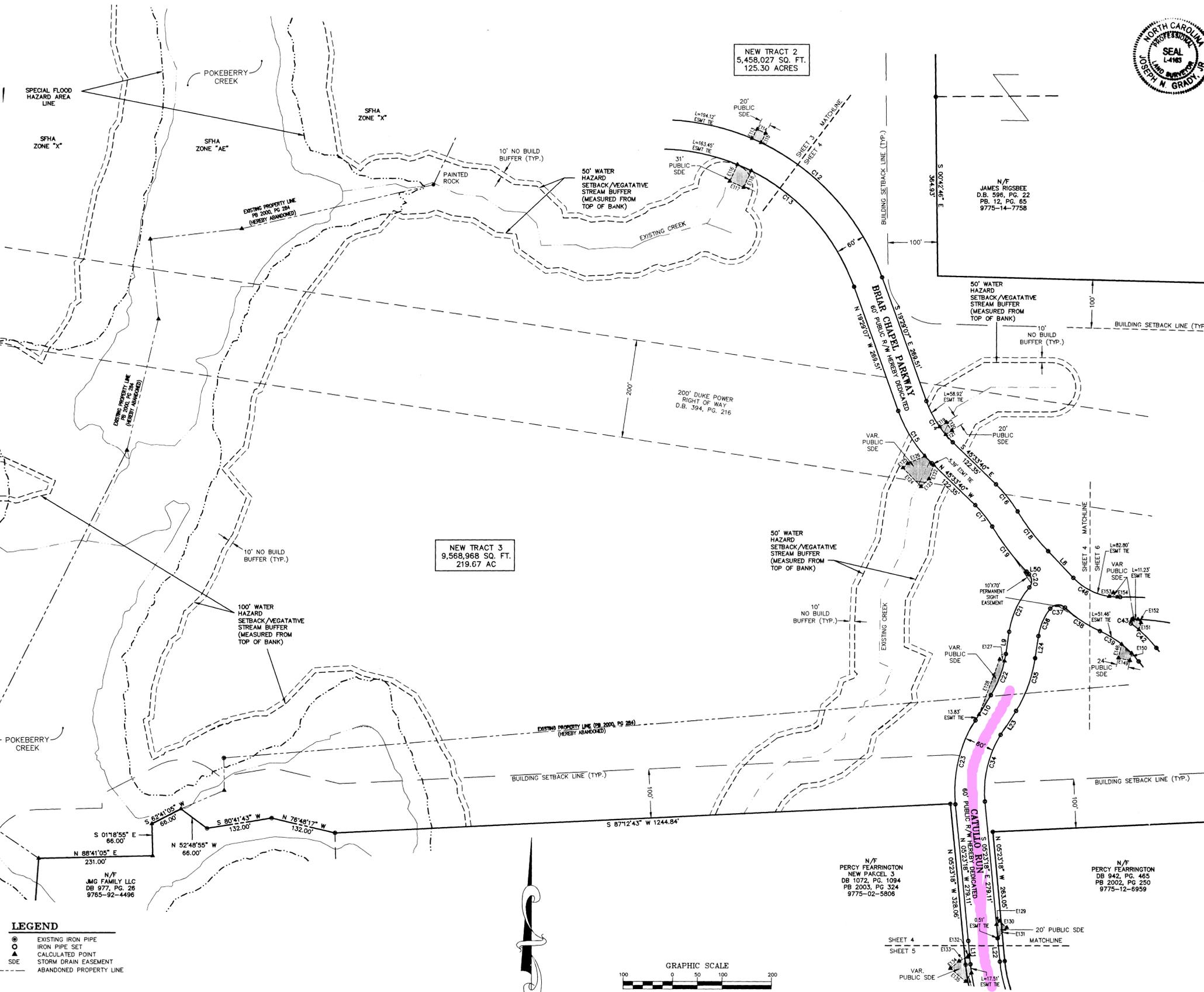
NEW TRACT 2
 5,458,027 SQ. FT.
 125.30 ACRES

NEW TRACT 3
 9,568,968 SQ. FT.
 219.67 AC

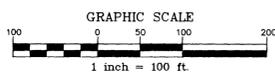
LINE	LENGTH	BEARING
E113	21.84'	S 261°54'7" W
E114	20.00'	N 63°54'04" W
E115	21.23'	N 261°54'7" E
E116	37.42'	S 24°48'08" W
E117	31.00'	S 63°55'25" E
E118	37.24'	N 24°50'27" E
E119	16.61'	N 56°36'05" E
E120	20.00'	N 33°23'55" W
E121	15.19'	N 56°36'05" E
E122	29.70'	N 18°48'34" E
E123	24.65'	N 43°35'46" E
E124	53.03'	S 43°38'30" E
E125	15.33'	S 46°23'30" W
E126	34.71'	S 68°53'30" W
E127	10.54'	N 69°29'12" W
E128	119.35'	S 20°30'48" W
E129	9.32'	N 41°38'48" E
E130	20.00'	S 48°21'12" E
E131	27.95'	S 41°38'48" W
E132	6.35'	N 41°38'48" E
E133	18.69'	N 64°08'48" E
E134	22.96'	N 49°48'09" E
E148	28.81'	S 131°22'27" W
E149	24.00'	S 78°27'33" E
E150	15.34'	N 131°22'27" E
E151	15.20'	S 171°8'57" W
E152	9.34'	S 42°31'26" E
E153	11.77'	N 47°28'34" E
E154	12.65'	S 42°31'26" E

LINE	LENGTH	BEARING
L8	74.26'	N 43°34'43" W
L9	45.90'	N 08°18'10" E
L10	59.75'	N 31°34'11" E
L11	47.47'	N 05°23'18" W
L20	67.11'	S 02°28'54" W
L21	1.49'	N 33°47'35" W
L22	47.47'	N 05°23'18" W
L23	59.75'	N 31°34'11" E
L24	45.90'	N 08°18'10" E
L50	7.11'	N 43°34'43" W

CURVE	RADIUS	LENGTH	CHORD		DELTA	TANGENT
			BEARING	DISTANCE		
C12	480.00'	590.74'	N 54°44'34" W	554.16'	70°30'53"	339.32
C13	420.00'	516.90'	N 54°44'34" W	484.89'	70°30'53"	296.91
C14	220.00'	100.12'	S 32°31'23" E	99.26'	26°04'33"	50.94
C15	280.00'	127.43'	S 32°31'23" E	126.33'	26°04'33"	64.84
C16	280.00'	70.74'	N 38°19'24" W	70.55'	14°28'34"	35.56
C17	220.00'	55.58'	N 38°19'24" W	55.43'	14°28'34"	27.94
C18	470.00'	102.48'	S 37°19'55" E	102.28'	12°29'35"	51.44
C19	530.00'	115.56'	S 37°19'55" E	115.33'	12°29'35"	58.01
C20	20.00'	29.27'	N 01°39'23" W	26.72'	83°50'39"	17.96
C21	180.00'	100.41'	S 24°17'03" W	99.12'	31°57'47"	51.55
C22	220.00'	89.34'	N 19°56'10" E	88.73'	23°10'01"	45.29
C23	280.00'	180.61'	S 13°05'26" W	177.50'	36°37'29"	93.57
C34	220.00'	141.91'	S 13°05'26" W	139.46'	36°37'29"	73.52
C35	280.00'	113.70'	N 19°56'10" E	112.92'	23°16'01"	57.65
C36	120.00'	61.58'	S 23°00'17" W	60.91'	29°24'15"	31.49
C37	20.00'	33.53'	S 89°44'04" W	29.74'	96°03'18"	22.23
C38	294.00'	86.00'	S 55°56'14" E	85.89'	19°23'54"	43.41
C39	206.00'	100.78'	N 51°37'17" W	99.75'	28°01'49"	51.42
C42	251.00'	71.94'	N 45°49'01" W	71.69'	16°25'18"	36.22
C43	5.00'	12.65'	S 18°28'19" W	9.54'	145°00'00"	15.86
C46	125.00'	105.28'	S 67°42'24" E	102.19'	48°15'22"	55.99



LEGEND
 ● EXISTING IRON PIPE
 ○ IRON PIPE SET
 ▲ CALCULATED POINT
 SDE STORM DRAIN EASEMENT
 --- ABANDONED PROPERTY LINE



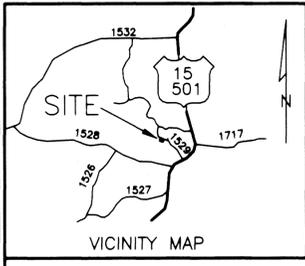
FILED Nov 16, 2007 10:58:27 AM
 PLAT SLIDE 02007 - 0440
 COUNTY: MC
 INSTRUMENT 14783
 REBA G. THOMAS
 CLERK OF RECORDS

BRIAR CHAPEL - PHASE 2
 RECOMBINATION, EASEMENT DEDICATION
 & RIGHT-OF-WAY DEDICATION PLAT

PROJECT NO: NEW-05020
 FILENAME: NEW-05020-F1
 SURVEYOR: JNG
 DRAWN BY: EMM
 SCALE: 1"=100'
 DATE: 08/08/2007
 SHEET NO: 4-7



2007-440



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 108-701) provides some protection for existing agricultural operations against nuisance lawsuits.

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon 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: 2-12-13
Kim C. Clark
 OWNER(S)

APPROVAL FOR MINOR SUBDIVISION

I hereby certify that the subdivision plat shown hereon is a minor subdivision and has been found to comply with the subdivision regulations for Chatham County. This plat has been approved for recording in the office of the county register of deeds.

Anna H. Richardson
 CHATHAM COUNTY PLANNING DEPARTMENT

DATE: February 12, 2013

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon 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: 2-11-13
John R. Ruffin Sr.
Matthew J. Ruffin
Colin D. Ruffin
Scott H. Ruffin Jr.
James Ruffin
Stephanie Ruffin
Sumner Allen Clark
Joseph Ruffin Clark
 OWNER(S)

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.

Van R. Finch

I, VAN R. FINCH, certify that this plot was drawn under my supervision from an actual survey made under my supervision (dead description recorded in Book 942, Page 465.) (Other): that the boundaries not surveyed are clearly indicated as drawn from information found in Book 98, Page 124; that the ratio of precision as calculated is 1:10,000; that this plot was prepared in accordance with G.S. 170-30 as amended. Witness my original signature, license number, and seal this 12th day of February, A.D. 2013.

Van R. Finch
 SURVEYOR

LICENSE NUMBER L-2507

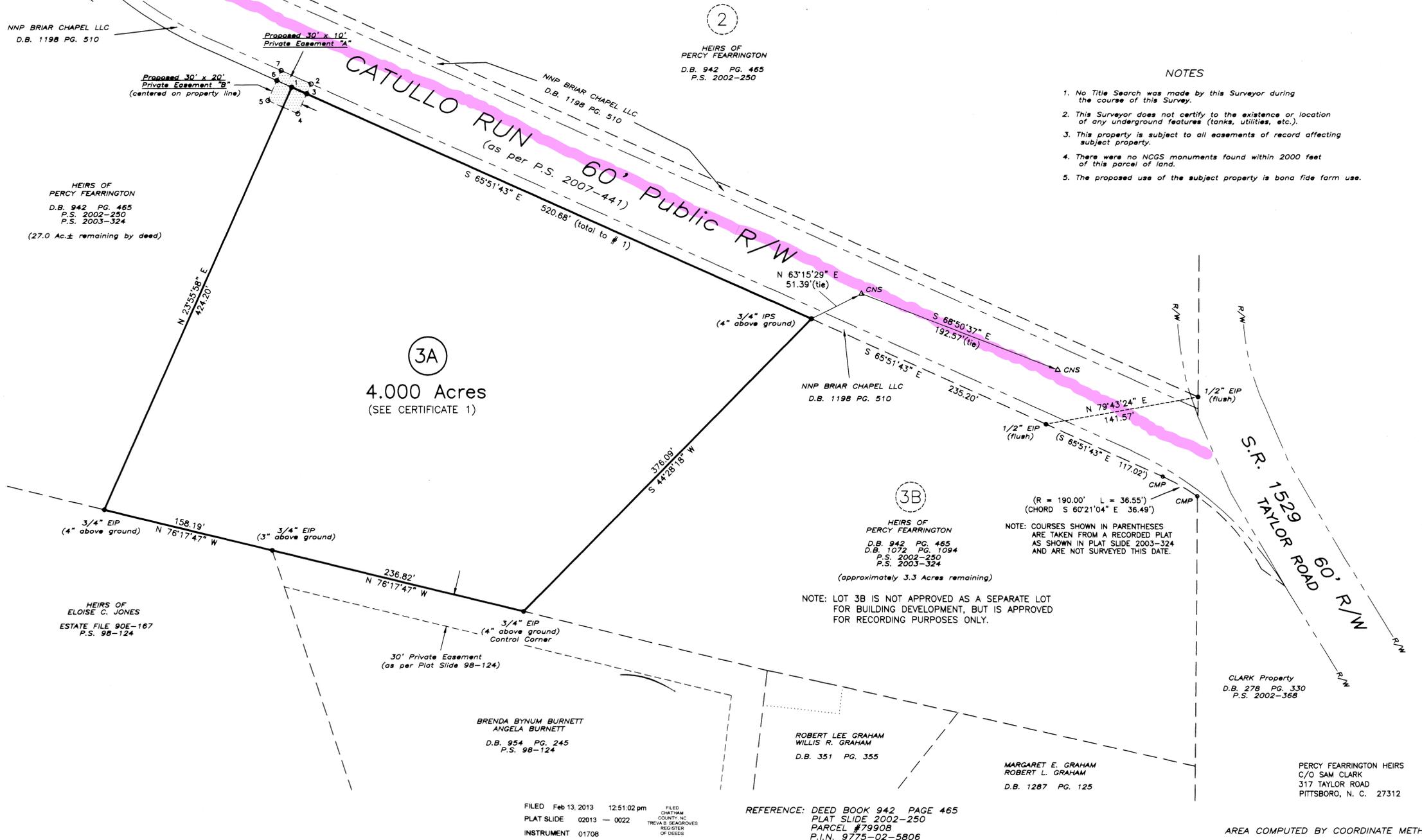


State of North Carolina
 County of Chatham
 I, *Margaret F. Caldwell*, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Margaret F. Caldwell
 Review Officer
 Date 2-12-2013

NOTE: Development or redevelopment of a Minor Subdivision or an individual residential or non-residential lot cumulatively exceeding 20,000 sq. ft. 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.

LINE	BEARING	DISTANCE
2 - 3	S 23°55'58" W	10.00'
3 - 4	S 23°55'58" W	20.00'
4 - 5	N 65°51'43" W	30.00'
5 - 6	N 23°55'58" E	20.00'
6 - 7	N 23°55'58" E	10.00'
7 - 2	S 65°51'43" E	30.00'
3 - 1	N 65°51'43" W	15.00'
1 - 6	N 65°51'43" W	15.00'

NOTE: Points 1 - 7 are 3/4" Iron Pipes set 4" above ground



CERTIFICATE 1
 CERTIFICATE FOR LOTS CREATED FOR NON-RESIDENTIAL USES

I hereby certify that this plat creates lot(s) for non-residential uses, and such lot(s) were exempt from Section 7.5(A)(2) of the Chatham County Subdivision Regulations. Any conversion of the lot(s) shown on this plat as non-residential lot(s) to residential uses shall require compliance with Section 7.5(A)(2) of the Chatham County Subdivision Regulations before any residential use may be made of the lots.

February 8, 2013
Nancy Wisniewski

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 proposed use of the subject property is bona fide farm use.

NOTE: LOT 3B IS NOT APPROVED AS A SEPARATE LOT FOR BUILDING DEVELOPMENT, BUT IS APPROVED FOR RECORDING PURPOSES ONLY.

FILED Feb 13, 2013 12:51:02 pm
 PLAT SLIDE 02013 - 0022
 INSTRUMENT 01708

REFERENCE: DEED BOOK 942 PAGE 465
 PLAT SLIDE 2002-250
 PARCEL #79908
 P.I.N. 9775-02-5806

MAP LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ECM EXISTING CONCRETE MONUMENT
- ▲ RRS RAILROAD SPIKE
- △ EXN EXISTING NAIL
- △ CNS CONCRETE NAIL SET
- PP POWER POLE
- CMP COMPUTED POINT

SURVEY FOR

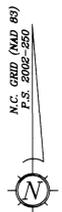
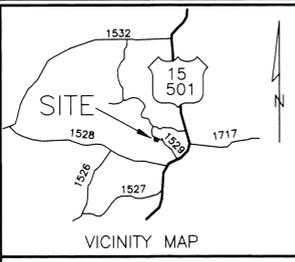
NANCY WISNIEWSKI

OWNER: PERCY FEARRINGTON HEIRS
 DATE: SEPTEMBER 21, 2012
 REVISED: FEBRUARY 6, 2013
 SCALE: 1" = 50'

BALDWIN TOWNSHIP
 CHATHAM COUNTY, N.C.

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

2013-22



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.

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I hereby certify the property shown and described hereon is exempt from the Subdivision Regulations of Chatham County by definition.

June 18, 2013
Syma V. Richardson
 Planning Director or Authorized Representative

OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

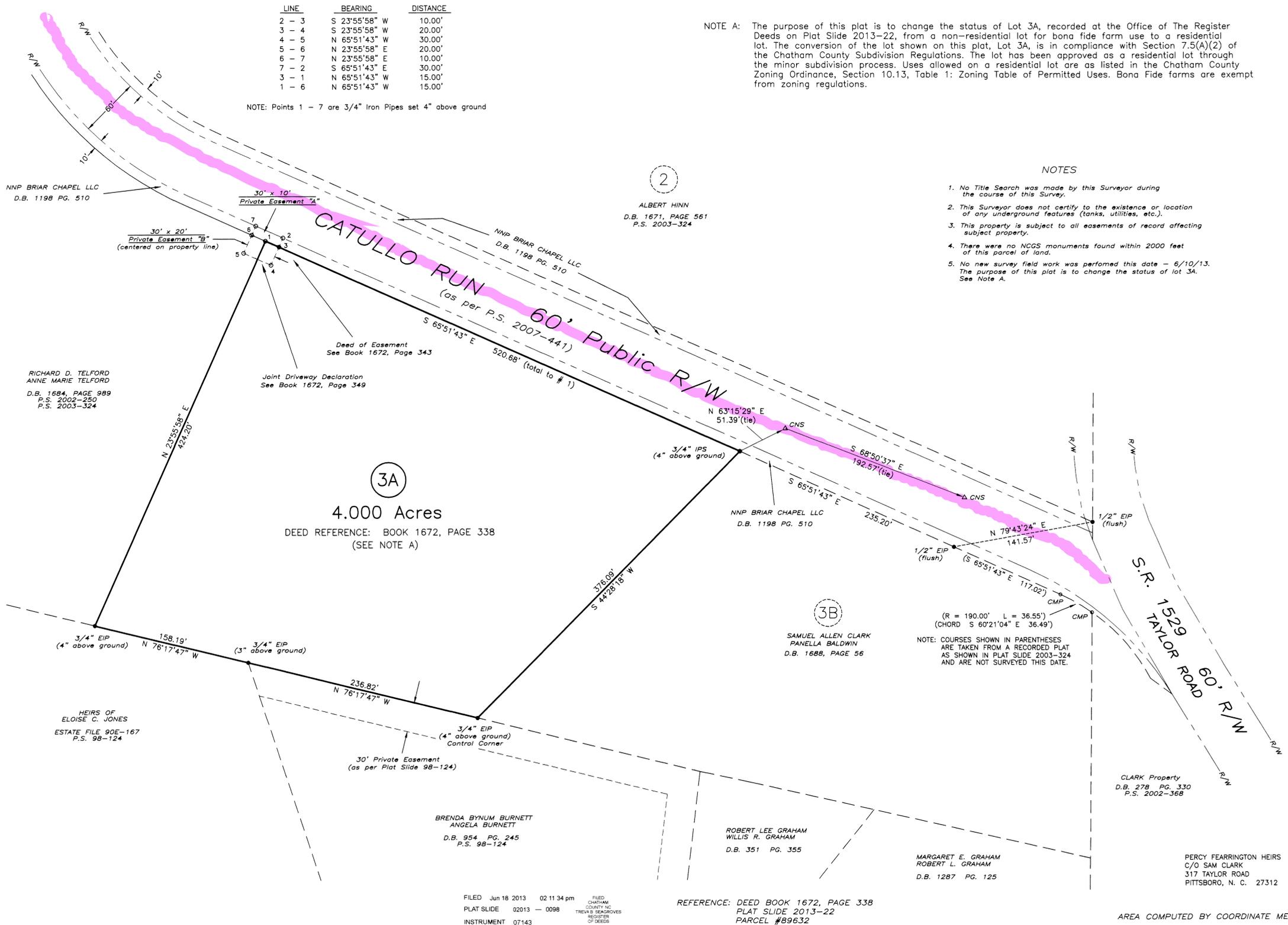
I (We) certify that I am (We are) the owner(s) of the property shown and described hereon and that said property is exempt from the Subdivision Regulations of Chatham County by definition.

June 18, 2013
Nancy Wisniewski
 Owner or Authorized Agent and Title

LINE	BEARING	DISTANCE
2 - 3	S 23°55'58" W	10.00'
3 - 4	S 23°55'58" W	20.00'
4 - 5	N 65°51'43" W	30.00'
5 - 6	N 23°55'58" E	20.00'
6 - 7	N 23°55'58" E	10.00'
7 - 2	S 65°51'43" E	30.00'
3 - 1	N 65°51'43" W	15.00'
1 - 6	N 65°51'43" W	15.00'

NOTE: Points 1 - 7 are 3/4" Iron Pipes set 4" above ground

NOTE A: The purpose of this plat is to change the status of Lot 3A, recorded at the Office of The Register Deeds on Plat Slide 2013-22, from a non-residential lot for bona fide farm use to a residential lot. The conversion of the lot shown on this plat, Lot 3A, is in compliance with Section 7.5(A)(2) of the Chatham County Subdivision Regulations. The lot has been approved as a residential lot through the minor subdivision process. Uses allowed on a residential lot are as listed in the Chatham County Zoning Ordinance, Section 10.13, Table 1: Zoning Table of Permitted Uses. Bona Fide farms are exempt from zoning regulations.



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.
- No new survey field work was performed this date - 6/10/13. The purpose of this plat is to change the status of lot 3A. See Note A.

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.

Van R. Finch
 SURVEYOR

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 1672, Page 338.) (Other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book 98-124, Page 1, 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 the 11th day of June, A.D. 2013.



State of North Carolina
 County of Chatham
 Review Officer
Sarah Gitt
 Review Officer
Van R. Finch
 Date: 6/18/2013

FILED Jun 18 2013 02:11:34 pm
 PLAT SLIDE 02013 - 0098
 INSTRUMENT 07143
 FILED CHATHAM COUNTY NC
 TREVIA B. SEAGROVES
 REGISTER OF DEEDS

REFERENCE: DEED BOOK 1672, PAGE 338
 PLAT SLIDE 2013-22
 PARCEL #89632

MAP LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ECM EXISTING CONCRETE MONUMENT
- ▲ RRS RAILROAD SPIKE
- △ EXN EXISTING NAIL
- △ CNS CONCRETE NAIL SET
- PP POWER POLE
- CMP COMPUTED POINT

SURVEY FOR

NANCY WISNIEWSKI

OWNER: NANCY WISNIEWSKI DATE: SEPTEMBER 21, 2012
 REVISOR: FEBRUARY 6, 2013
 REVISOR: JUNE 11, 2013

BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.

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

SCALE: 1" = 50'

AREA COMPUTED BY COORDINATE METHOD

2013-98

GENERAL NOTES

- 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.
- 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.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. GRID TIE BY GPS IVRS.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
- 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.
- 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 (5) (D) AND (E)] OF THE CHATHAM COUNTY STORMWATER ORDINANCE.
- LOT 1 ONLY HAS ACCESS TO CATULLO RUN. LOTS 2 THROUGH 5 WILL ONLY HAVE EGRESS & INGRESS ACCESS FROM KHAKI PLACE.
- 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 # 625
 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 CORS ARP PID: DL3891
 NORTHING: 739,273.05' ELLIPSOID HEIGHT: 105.91 sft
 EASTING: 1,989,789.68' GEOD 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

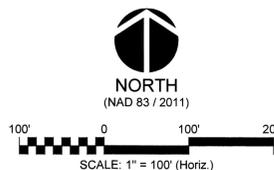
AG ABOVE GROUND
 C/O CARE OF
 DB DEED BOOK
 EG EDGE OF GRAVEL
 EX EXISTING
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 MBSL MINIMUM BUILDING SET BACK
 N/F NOW OR FORMERLY
 PB PLAT BOOK
 PG PAGE
 PK NAIL FOUND
 P/F RIGHT-OF-WAY
 SF SQUARE FEET
 SF SURVEY FEET
 SR STATE ROAD
 TYP TYPICAL

SYMBOL LEGEND

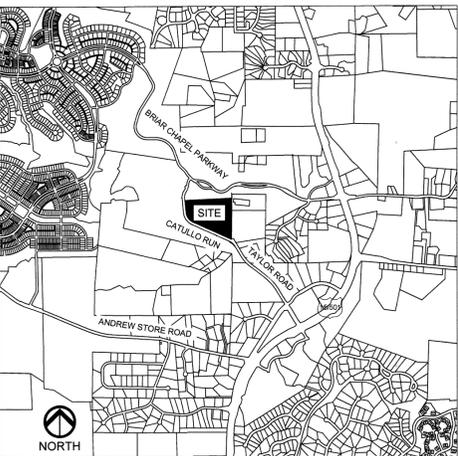
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
□	DATUM CONTROL POINT
○	UTILITY POLE
○	UTILITY POLE WITH DROP
○	UTILITY POLE WITH LIGHT

LINE & HATCH LEGEND

---	PROPERTY LINE (PL)
---	PL NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	EASEMENT
---	TOP OF BANK
---	IRON PIPE FOUND
---	EDGE OF GRAVEL
---	IRON PIPE SET
---	MINIMUM BUILDING SET BACK
---	OVERHEAD UTILITY WIRES
---	RIPARIAN BUFFER
---	MINIMUM BUILDING SETBACK
---	RIPARIAN BUFFER
---	GRAVEL
---	ASPHALT
---	BUILDING
---	EXISTING ACCESS EASEMENT



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.



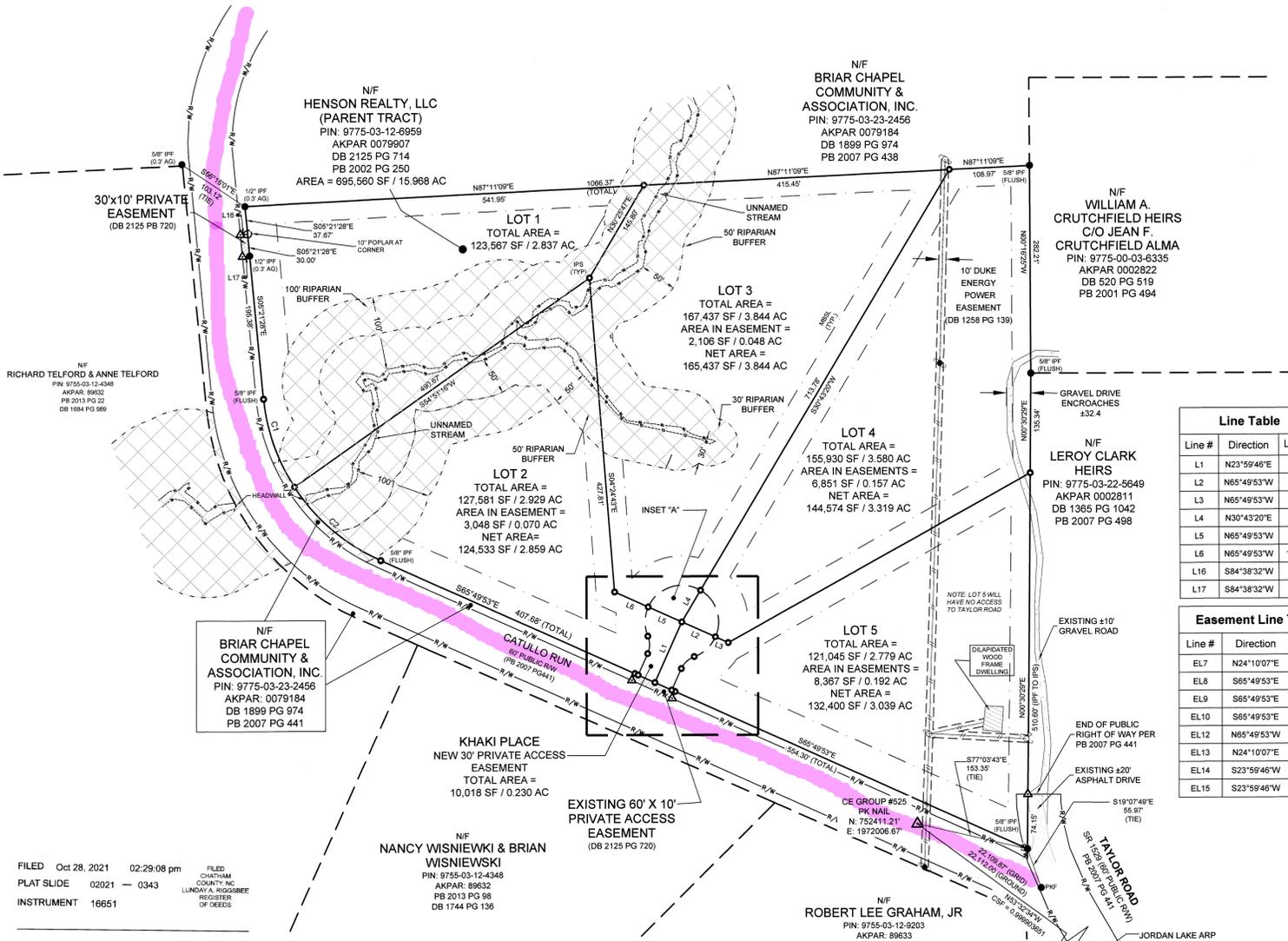
VICINITY MAP
NTS

NO.	REVISIONS	DATE
5.	REVISE LOT 4 & 5 PER CLIENT	08/10/21
4.	REVISE RIPARIAN BUFFER AND LOT AREAS	12/28/21
3.	CHATHAM COUNTY COMMENTS	11/21/21
2.	CHANGE LOT LAYOUT	12/12/20
1.	ADD STREAM AND 50' RIPARIAN BUFFER	09/10/20

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



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'

LOT AREA TABLE

TRACT / LOT	PRE-SUBDIVISION	POST-SUBDIVISION	AREA IN EASEMENT	AREA INSIDE BUFFER	AREA INSIDE STREAM	TOTAL USABLE AREA
LOT 1	N/A	123,567 SF / 2.837 AC	N/A	N/A	96,936 SF / 2.217 AC	121,270 SF / 2.794 AC
LOT 2	N/A	127,581 SF / 2.929 AC	3,048 SF / 0.070 AC	3,048 SF / 0.070 AC	3,885 SF / 0.089 AC	123,696 SF / 2.840 AC
LOT 3	N/A	167,437 SF / 3.844 AC	2,106 SF / 0.048 AC	39,178 SF / 0.899 AC	3,062 SF / 0.071 AC	164,375 SF / 3.773 AC
LOT 4	N/A	144,574 SF / 3.319 AC	8,851 SF / 0.202 AC	N/A	N/A	144,574 SF / 3.319 AC
LOT 5	N/A	121,045 SF / 2.779 AC	8,367 SF / 0.192 AC	N/A	N/A	132,400 SF / 3.039 AC
ACCESS EASEMENT	N/A	10,018 SF / 0.230 AC	N/A	N/A	N/A	10,018 SF / 0.230 AC

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

FILED CHATHAM COUNTY, NC
 LUNDAY A. RIGGSBREE
 REGISTER OF DEEDS

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. LICENSE 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. LICENSE NUMBER L-4669

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 A. Miller
 OWNER(S)

PAUL G. MILLER
 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. Patton
 DIRECTOR OF PLANNING OR AUTHORIZED AGENT

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM

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

Amy GILBERT
 REVIEW OFFICER

10 | 28 | 2021
 DATE

Survey Date: December 21, 2020

Scale: 1" = 100'

Drawn: TM

Checked: JSS

Project No: 127-298

Computer Dwg. Name: 127-298_Survey_Slot_Sub_201221.dwg

Sheet No: 1 of 1

2021-343

CATULLO RUN IN THE BRIAR CHAPEL SUBDIVISION STREET SUMMARY

Catullo Run

From the centerline intersection of SR 1529 Taylor Rd to the centerline intersection of SR 2595 Deardom Way

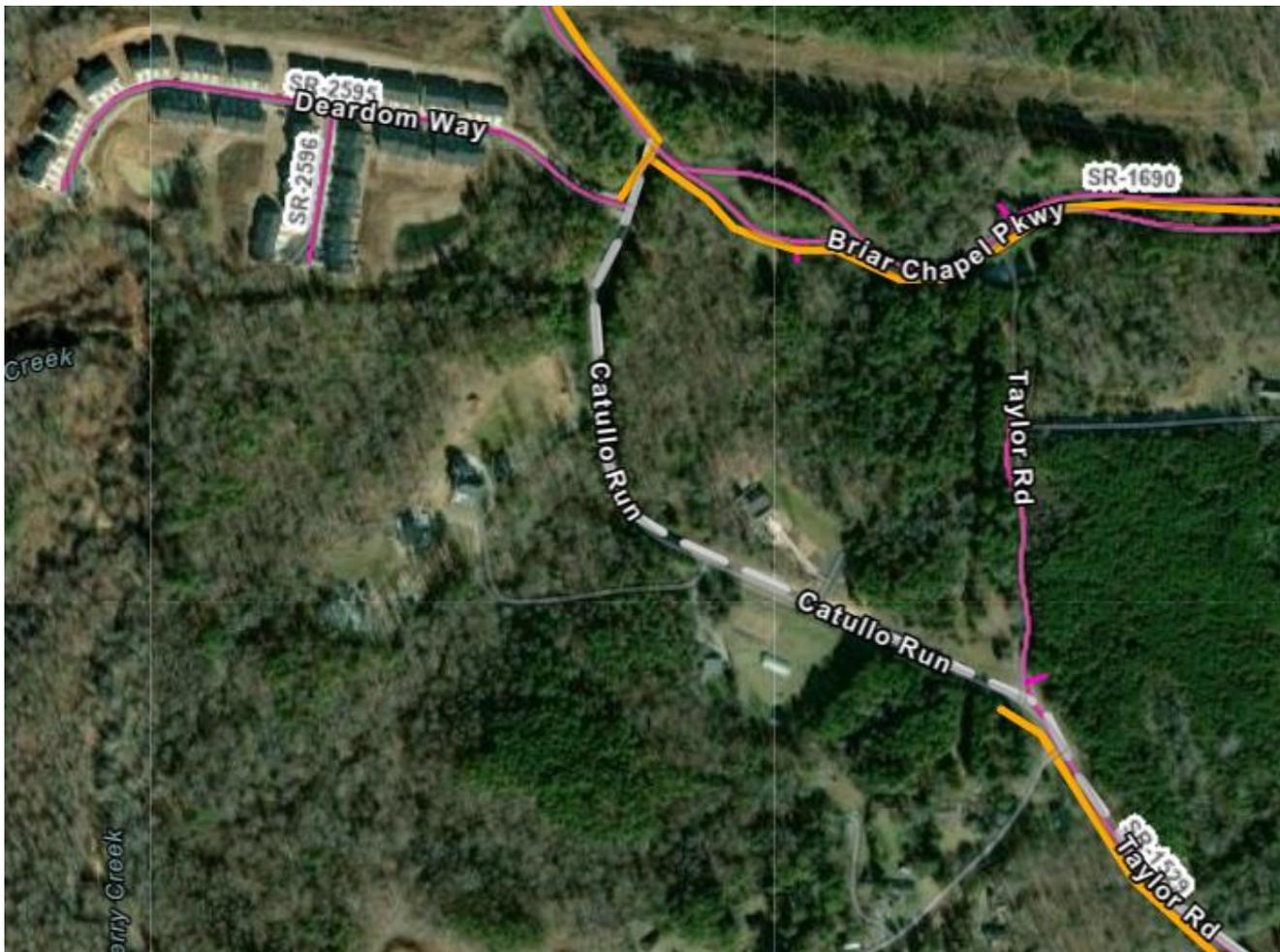
2160 Ft. (0.41 mile)

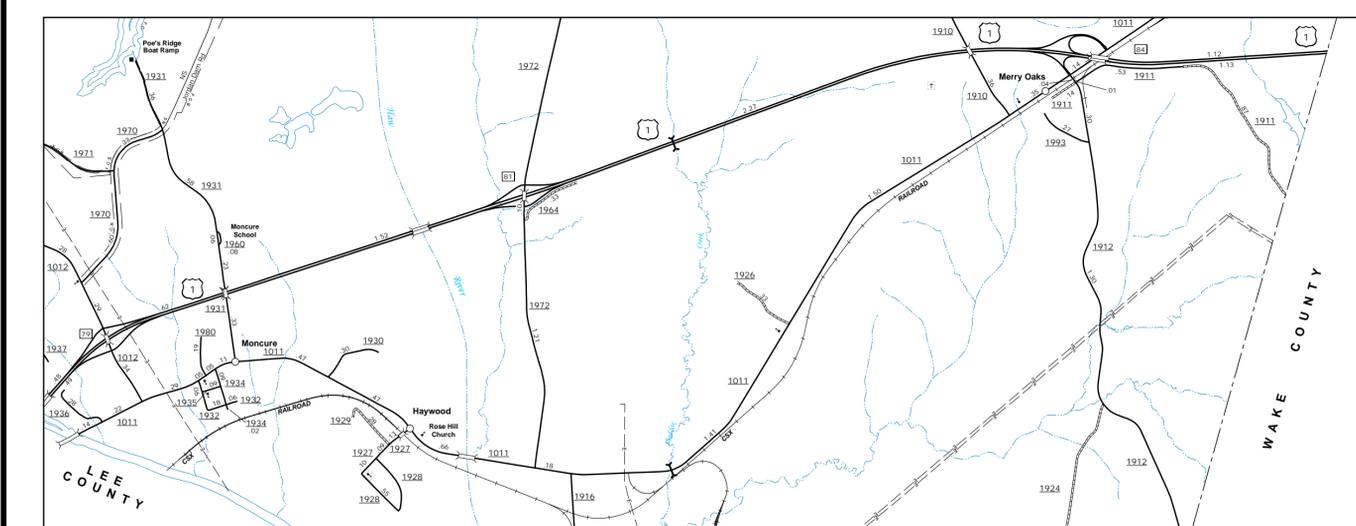
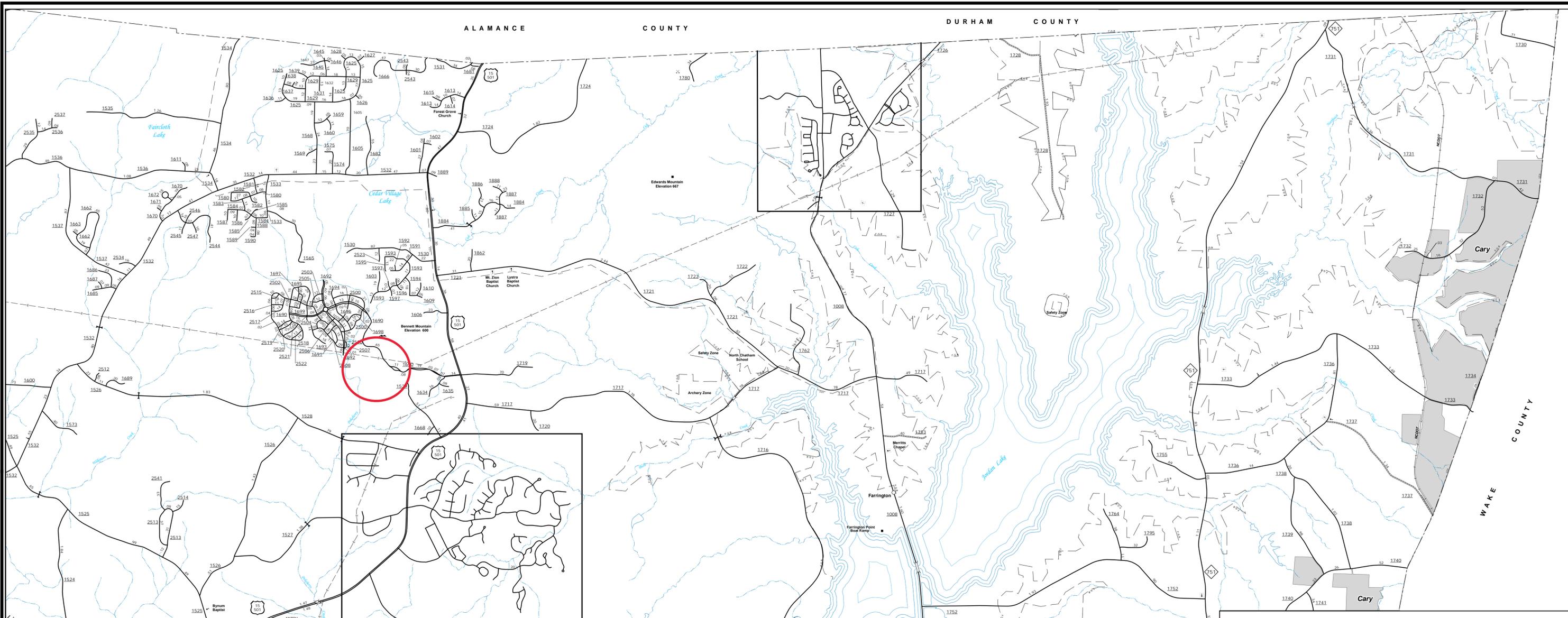
60 Ft. Right-of-way

40-45 Ft. Ditch to Ditch

22 Ft. Asphalt Surface

3 Occupied Homes





Moncure

Jordan Lake

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



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

The Mapping Section's goal is to provide the most accurate and current information possible. Map data is compiled from various sources and is subject to change. The information on this map is for informational purposes only. The information on this map is not intended to be used for legal purposes. For more information, visit our website at www.ncdot.gov/transportation/mapping and click on Data Providers or contact us by phone at (919) 835-8480.

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