



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 - 0.35 mile Seaforth Preserve Drive in the Seaforth Preserve Subdivision,  
Plat Book 2021, Page 199.**

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned street in the Seaforth Preserve 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

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)

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 17 NEW RESIDENTIAL LOTS, ON THE PROPERTY OF ROBUCK HOMES TRIANGLE, LLC LOCATED IN NEW HOPE TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA; BEARING PIN: 9771-82-4559 & AKPAR: 91403; HAVING A DEED REFERENCE OF BOOK 2146 PAGE 322 & PLAT REFERENCE BOOK 2016 PAGE 50 RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS.
  - PROPERTIES SHOWN HEREON ARE SUBJECT 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 NCSS MONUMENT OF SUSTAINABLE ORDER WAS FOUND WITHIN 2000 FEET OF THE SITE.
  - 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 1/2" IRON PIPES SET (IPS) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
  - THE TWO 1/2" IRF (0.5' AG) WERE SET BY THE ADJOINING PROPERTY OWNER (KELLY T. LANE - PIN: 9771-72-5249 - AKPAR: 17476) ACCORDING TO SAID OWNER DURING A VISIT ON SITE. THEY WERE NOT THE RESULT OF A BOUNDARY SURVEY BY THIS SURVEYOR. THE SUBJECT PARCELS PROPERTY LINES WERE NOT CLEARLY DEFINED IN THIS AREA AND DURING THE COURSE OF THIS SURVEY, A REFERENCE WAS FOUND THAT INDICATED THE CENTER LINE OF THE OLD ROAD BED RUNNING BETWEEN THE PARCELS WAS THE ORIGINAL PROPERTY LINE. THE PLANIMETRICS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY OF SAID OLD ROAD BED AND FOUND THAT THE CENTER OF THE ROAD RAN THROUGH THE EASTERN 1/2" IRF BUT NOT THE WESTERN 1/2" IRF.
  - ALL PROPERTY CORNERS FOUND ARE 3/8" IRON PIPES (IPF) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
  - PROPERTIES SHOWN HEREON ARE SUBJECT TO A POWER EASEMENT FOR DUKE PROGRESS ENERGY RECORDED IN DEED BOOK 1890 PAGE 1025.
  - ROBUCK HOMES TRIANGLE, LLC WILL BE RESPONSIBLE FOR ROAD MAINTENANCE UNTIL TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT. TO BE MAINTAINED BY SEAFORTH PRESERVE HOA.
  - SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES.

- SURVEY REFERENCES**
- PLAT BOOK 2016 PAGE 115
  - PLAT BOOK 2017 PAGE 160
  - PLAT BOOK 2017 PAGE 157
  - PLAT BOOK 2016 PAGE 50
  - PLAT BOOK 4 PAGE 28
  - PLAT BOOK 37 PAGE 8
  - DEED BOOK 1861 PAGE 554
  - DEED BOOK 1861 PAGE 550
  - DEED BOOK 1890 PAGE 1025 (EASEMENT)
  - DEED BOOK 1782 PAGE 559 (EASEMENT)
  - DEED BOOK 1295 PAGE 483
  - DEED BOOK 1817 PAGE 164
  - DEED BOOK 1812 PAGE 108
  - DEED BOOK 2146 PAGE 322 (Current)
  - OTHERS AS SHOWN HEREON

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

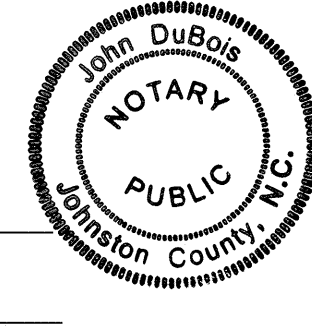
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS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

**JUNE 21** 2021  
*Debi Head*  
 OWNER(S) AUTHORIZED REPRESENTATIVE  
 ROBUCK HOMES TRIANGLE, LLC - MEMBER / MANAGER

**NOTARY CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF WAKE  
 I, **John Dubois**, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT **Debi Head** PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
 THIS 21th DAY OF June 2021.



**DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROADS**

MINIMUM DESIGN STANDARDS CERTIFICATION  
 APPROVED: **K. J. Monroe**  
 DISTRICT ENGINEER  
 DATE: **6/30/2021**

**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.

**April 14** 2021  
*Joan Hallie*  
 PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

**REVIEW OFFICER CERTIFICATE**

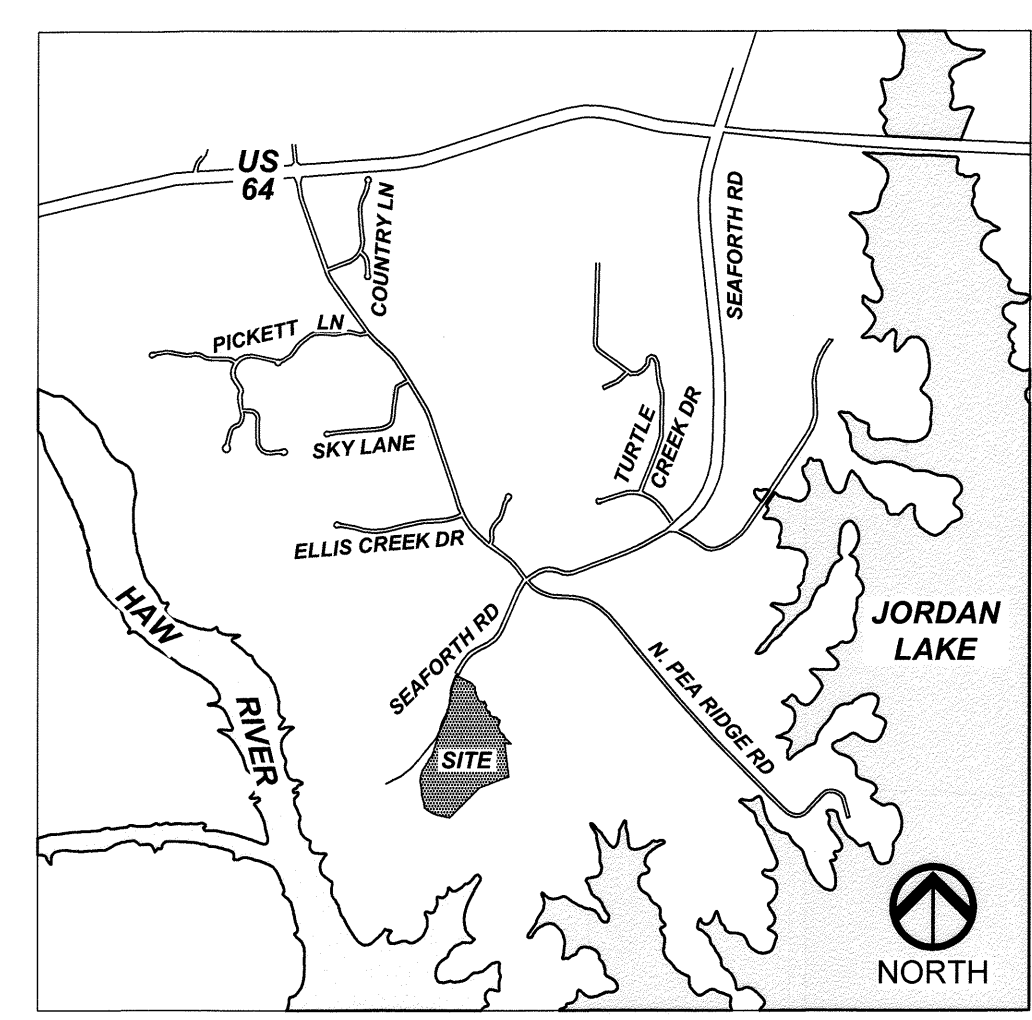
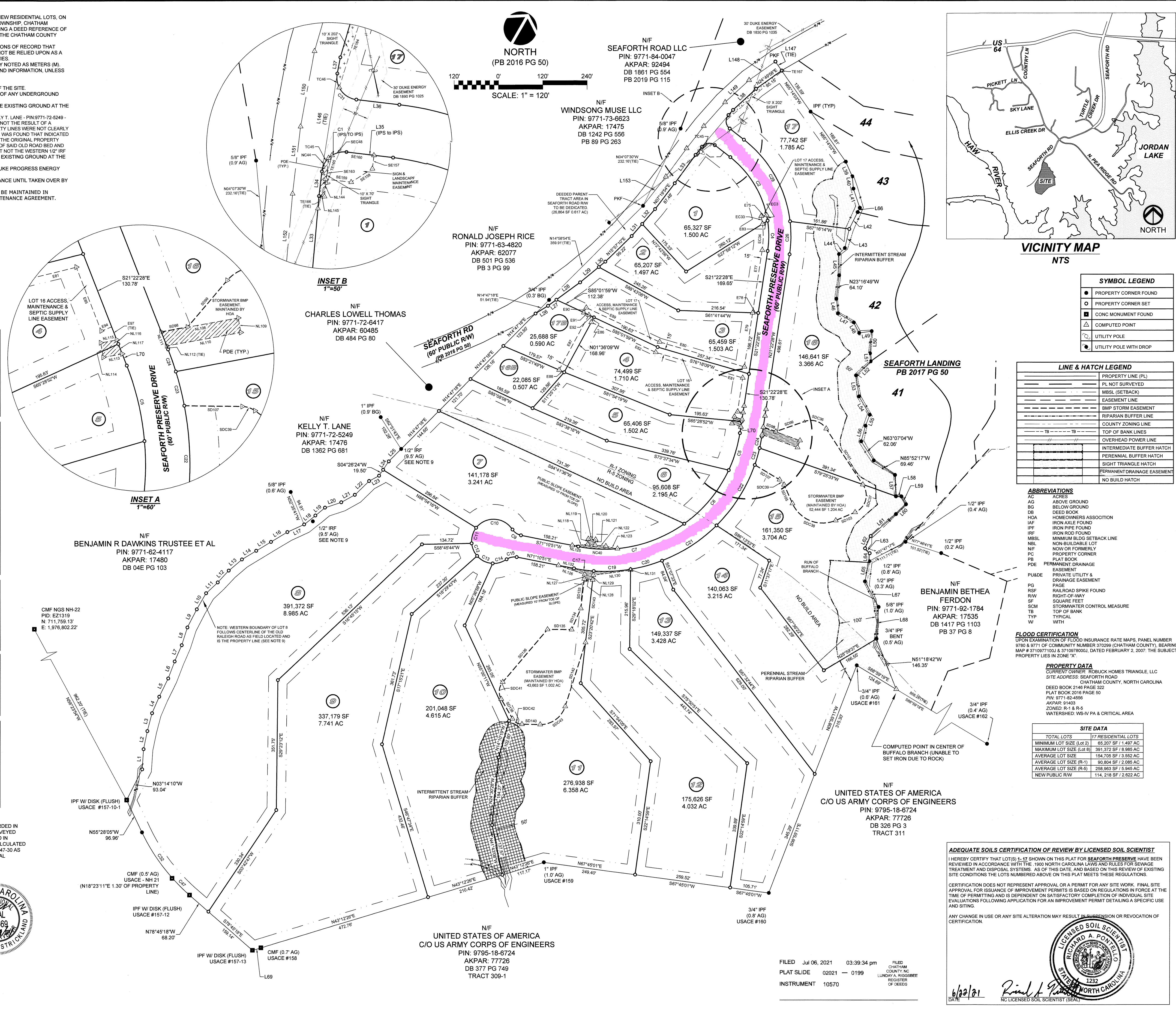
STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM  
 I, **Anna S. McKelhan**, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: **Anna S. McKelhan**  
 DATE: **7-6-21**

I, **JAMIE SHANE STRICKLAND** CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK **2146** PAGE **322** THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK **2146** PAGE **322** THAT THE RATIO OF PRECISION AS CALCULATED IS **1:10000** THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.  
 THIS 29th DAY OF June A.D. 2021.

*Jamie Shane Strickland*  
 JAMIE SHANE STRICKLAND, PLS L-4669

*Jamie Shane Strickland*  
 JAMIE SHANE STRICKLAND, PLS L-4669



**SYMBOL LEGEND**

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- ▲ CONC MONUMENT FOUND
- △ COMPUTED POINT
- UTILITY POLE
- ⊙ UTILITY POLE WITH DROP

**LINE & HATCH LEGEND**

- PL PROPERTY LINE (PL)
- - - PL NOT SURVEYED
- MBSL (SETBACK)
- - - EASEMENT LINE
- - - BMP STORM EASEMENT
- - - RIPARIAN BUFFER LINE
- - - COUNTY ZONING LINE
- - - TOP OF BANK LINES
- - - OVERHEAD POWER LINE
- - - INTERMEDIATE BUFFER HATCH
- - - PERENNIAL BUFFER HATCH
- - - SIGHT TRIANGLE HATCH
- - - PERMANENT DRAINAGE EASEMENT
- - - NO BUILD HATCH

**ABBREVIATIONS**

- AG ABOVE GROUND
- BG BELOW GROUND
- DB DEED BOOK
- HOA HOMEOWNERS ASSOCIATION
- IPF IRON PIPE FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- MBSL MINIMUM BUILD SETBACK LINE
- NBL NON-BUILDABLE LOT
- NOW OR FORMERLY
- PC PROPERTY CORNER
- PB PLAT BOOK
- PERM PERMANENT DRAINAGE EASEMENT
- PUADE PRIVATE UTILITY & DRAINAGE EASEMENT
- PG PAVED
- RSP ROAD SIDE SPIKE FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- SCM STORMWATER CONTROL MEASURE
- TB TOP OF BANK
- TYP TYPICAL
- W WITH

**FLOOD CERTIFICATION**  
 UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9760 & 9711 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710977100J & 3710978000J, DATED FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X".

**PROPERTY DATA**

CURRENT OWNER: ROBUCK HOMES TRIANGLE, LLC  
 SITE ADDRESS: SEAFORTH ROAD, CHATHAM COUNTY, NORTH CAROLINA  
 DEED BOOK 2146 PAGE 322  
 PLAT BOOK 2016 PAGE 50  
 PIN: 9771-82-4559  
 AKPAR: 91403  
 ZONED: R-1 & R-5  
 WATERSHED: W-54 V PA & CRITICAL AREA

**SITE DATA**

TOTAL LOTS	17 RESIDENTIAL LOTS
MINIMUM LOT SIZE (Lot 2)	65,207 SF / 1.497 AC
MAXIMUM LOT SIZE (Lot 8)	391,372 SF / 8.985 AC
AVERAGE LOT SIZE	154,705 SF / 3.552 AC
AVERAGE LOT SIZE (R-1)	90,804 SF / 2.085 AC
AVERAGE LOT SIZE (R-5)	258,963 SF / 5.945 AC
NEW PUBLIC RW	114,218 SF / 2.622 AC

**ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST**

I HEREBY CERTIFY THAT LOTS 1-17 SHOWN ON THIS PLAT FOR SEAFORTH PRESERVE HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1900 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT 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 PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION 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: **6/22/21**  
*Ronald A. Pontello*  
 RONALD A. PONTELLO  
 LICENSED SOIL SCIENTIST (SEAL)

FILED Jul 06, 2021 03:39:34 pm  
 PLAT SLIDE 02021 - 0199  
 INSTRUMENT 10570

NO.	REVISIONS	DATE
3	UPDATE SETBACK EASEMENTS FOR LOTS 16 & 17	04/26/21
2	UPDATED SITE DATA TABLE	04/06/21
1	ADDED INSET B	03/22/21

**CE GROUP**

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

www.cegroupinc.com  
 License # C-1739

**FINAL SUBDIVISION PLAT**  
**SEAFORTH PRESERVE**  
 PROPERTY OF  
**ROBUCK HOMES TRIANGLE, LLC**  
 NEW HOPE TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: **MARCH 15, 2021**

Scale: **1" = 120'**

Drawn: **J55**

Checked: **J55**

Project No.: **124-02**

Computer Dwg. Name: **Survey\MAJOR SUBDIVISION.dwg**

Sheet No.: **1** of **2**

2021-199

**SEAFORTH PRESERVE DRIVE in the**  
**SEAFORTH PRESERVE SUBDIVISION**  
**STREET SUMMARY**

**Seaforth Preserve Drive**

*From the centerline intersection of SR 1941 Seaforth Rd to a point south west at the end of the cul-de-sac.*

1,848 Ft. (0.35 miles)

60 Ft. Public Right-of-way

40-45 Ft. Ditch to Ditch

20 Ft. Asphalt Surface

17 Occupied Homes



# COUNTY MAPS

