



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

October 21, 2019

Chatham County

Chatham County Board of Commissioners
c/o Mr. Mike Dasher, Chair
P.O. Box 1809
Pittsboro, NC 27312
mike.dasher@chathamnc.org

Subject: Addition - 0.090 mile Windfall Creek Drive, and 0.391 mile Ocoee Falls Drive in the Windfall Creek Subdivision Phase 1, Plat Book 2005, Page 349.

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned streets in the Windfall Creek Subdivision. Please find attached a street summary, plat, and county map showing the location of these streets. This office has investigated the subject streets and found them 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:

R. J. Monroe

746DFD671EFA474...

R. J. Monroe

District Engineer

RJM/jlb

Attachments

cc: Lisa Mathis, 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 lindsay.ray@chathamnc.org
File

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

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27204

WINDFALL CREEK SUBDIVISION PHASE 1

STREET SUMMARY

Windfall Creek Dr

From the centerline intersection of SR 1716 Big Woods Rd to the centerline intersection of Ocoee Falls Dr

475 Ft. (0.090 mile)

50 Ft. Right-of-way

40 Ft. Ditch to Ditch

20 Ft. 3" Asphalt Surface

0 Occupied Homes, 1 Realty Office (This Rd Acting as Access Road to Ocoee Falls Dr)

Ocoee Falls Dr

From the centerline intersection of Windfall Creek Dr to the centerline temporary paved cul-de-sac

2063 Ft. (0.391 mile)

50 Ft. Right-of-way

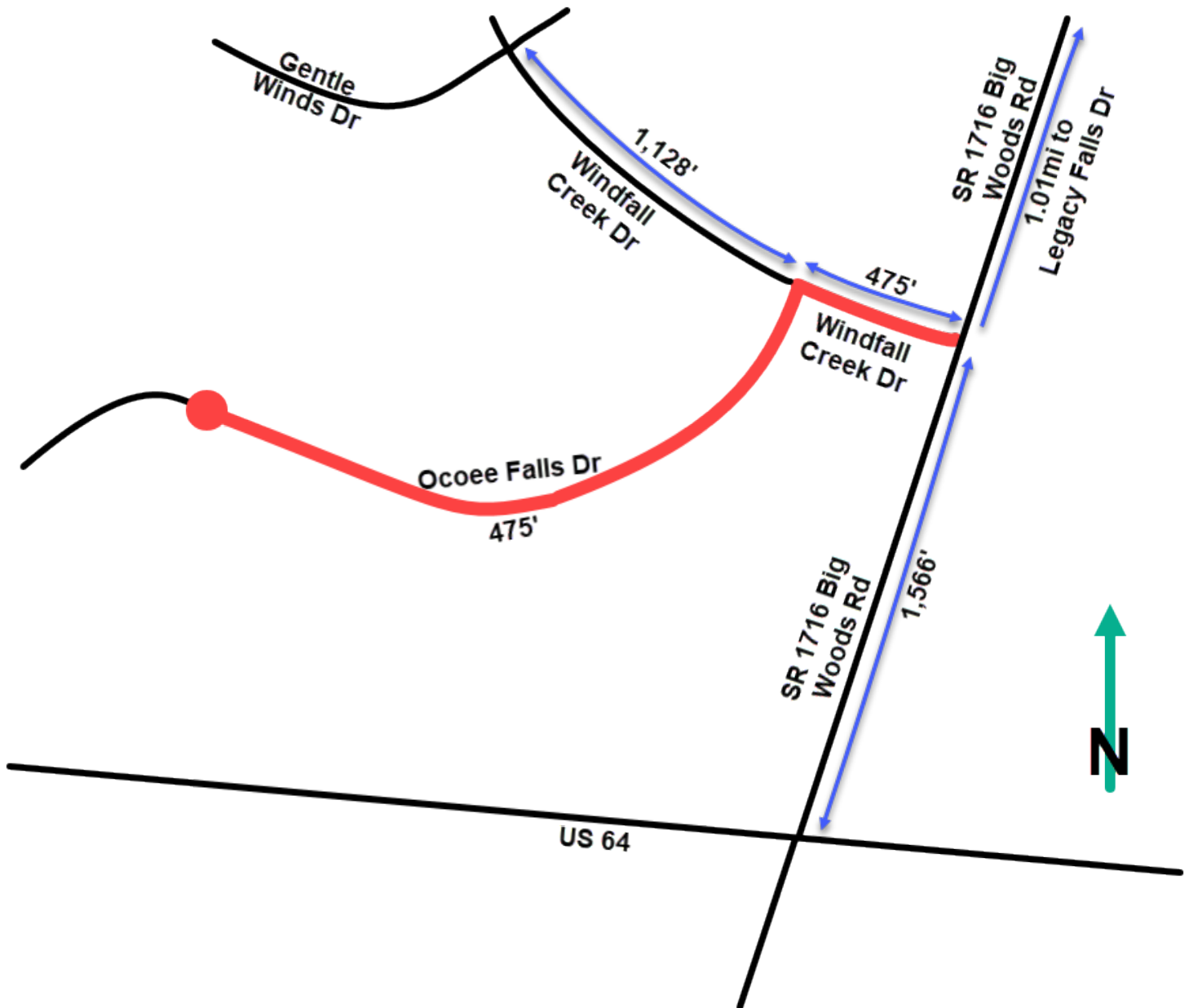
40 Ft. Ditch to Ditch

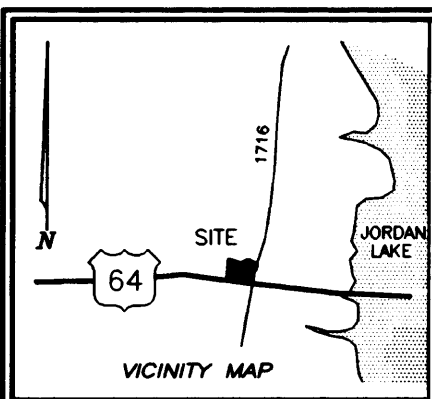
20 Ft. 3" Asphalt Surface

9 Occupied Homes

WINDFALL CREEK SUBDIVISION PHASE 1

STREET SUMMARY MAP





CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C-1	325.00'	82.91'	162.35'	28°37'18"	160.67'	N 39°55'17"E
C-2	25.00'	23.88'	38.12'	87°22'25"	34.54'	N 69°17'51"E
C-3	1066.14'	43.64'	87.23'	4°41'15"	87.20'	S 69°21'34"E
C-4	325.00'	43.81'	87.10'	15°21'19"	86.84'	N 61°54'36"E
C-5	551.00'	22.79'	45.55'	4°44'12"	45.54'	N 71°57'21"E
C-6	551.00'	73.84'	146.81'	15°15'58"	146.38'	N 81°57'26"E
C-7	551.00'	77.23'	153.46'	15°57'25"	152.96'	S 82°25'53"E
C-8	551.00'	27.04'	54.04'	5°37'10"	54.02'	S 71°38'35"E
C-9	501.00'	190.21'	363.57'	41°34'45"	355.65'	N 89°37'23"W
C-10	1066.14'	60.13'	120.14'	6°27'22"	120.07'	S 58°32'05"E
C-11	1066.14'	60.13'	120.14'	6°27'22"	120.07'	S 58°32'05"E
C-12	25.00'	23.88'	38.12'	87°22'25"	34.54'	S 18°04'34"E
C-13	275.00'	111.04'	211.07'	4°35'36"	205.93'	S 47°35'57"W
C-14 (M-J)	275.00'	10.42'	20.82'	4°20'18"	20.82'	S 38°54'38"W

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that the water and sewer improvements have been installed in an acceptable manner and according to the specifications of the Chatham County Subdivision Regulations, except as noted herein, or proper provisions have been made for their installation.

DATE: 10-17-05

SIGNATURE: [Signature]

ENGINEER NUMBER: 10748

TITLE: Consulting Engineer

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein 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, ponds, and other open spaces to the public or for private use as noted.

DATE: 10-17-05

SIGNATURE: [Signature]

OWNER: PENNINGTON FAMILY LIMITED PARTNERSHIP

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, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: 10-17-05

SIGNATURE: [Signature]

CHATHAM COUNTY BOARD OF COMMISSIONERS

**DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: [Signature]

DATE: 10-14-05

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one or more 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.

☒ (e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to the provisions contained in (a) through (d) above.

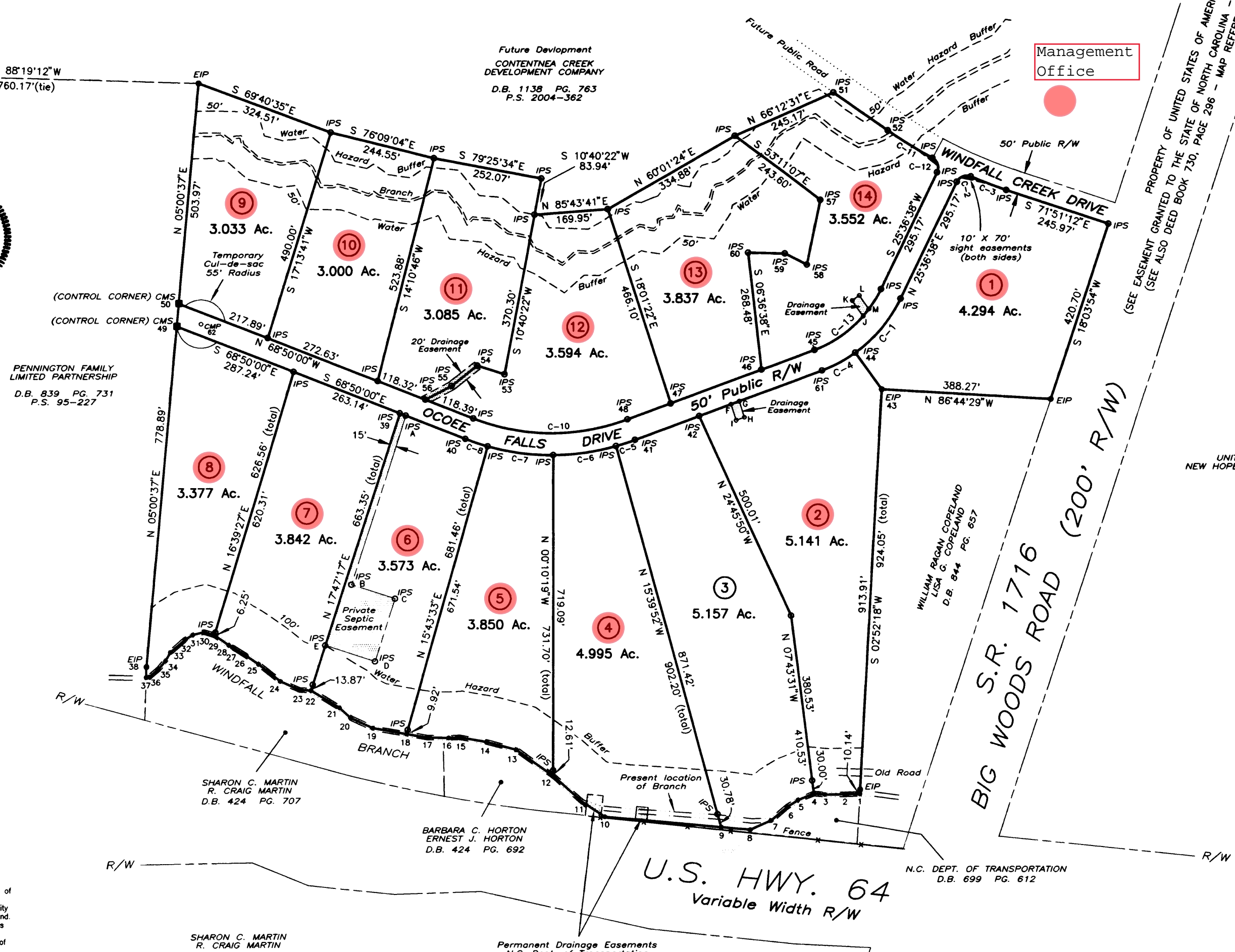
SIGNATURE: Van R. Finch

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 1138, Page 763,) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 23, Page 10, 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 12th day of September, A.D. 2005.

SIGNATURE: Van R. Finch

SURVEYOR

LICENSE NUMBER L-2507



Future Development
CONTENTNEA CREEK
DEVELOPMENT COMPANY
D.B. 1138 PG. 763
P.S. 2004-362

Future Development
CONTENTNEA CREEK
DEVELOPMENT COMPANY
D.B. 1138 PG. 763
P.S. 2004-362

PENNINGTON FAMILY
LIMITED PARTNERSHIP
D.B. 839 PG. 731
P.S. 95-227

SHARON C. MARTIN
R. CRAIG MARTIN
D.B. 424 PG. 707

BARBARA C. HORTON
ERNEST J. HORTON
D.B. 424 PG. 692

Permanent Drainage Easements
N.C. Dept. of Transportation
(approximate location)
D.B. 684 PG. 1024

BARBARA C. HORTON
ERNEST J. HORTON

State of North Carolina
County of Chatham

I, Kim Horton, Review Officer
of Chatham County, certify that the map or plat
to which this certification is affixed meets all
statutory requirements for recording.

SIGNATURE: Kim Horton by Lynda Hall

MAPPER

DATE: 10-19-05

NORTH CAROLINA CHATHAM COUNTY

THIS PLAT WAS PRESENTED FOR REGISTRATION AT 4:04 AND CLOCK
P.M. ON October 19, 2005 AND RECORDED ON
PLAT SLIDE 2005-349 CHATHAM COUNTY REGISTRY.

REBA G. THOMAS
REGISTER OF DEEDS BY: [Signature] ASSISTANT

MAP LEGEND

● EIP
● IPS
● CMS
● PP
● CMP
● EIS
● NS

EXISTING IRON PIPE
IRON PIPE SET
CONCRETE MONUMENT SET
POWER POLE
COMPUTED POINT
EXISTING IRON STAKE
NAIL SET

COURSE	BEARING	DISTANCE
1	N 88°13'16"W	34.30'
2	N 89°27'29"W	46.54'
3	N 85°16'42"W	25.26'
4	N 85°04'40"W	39.94'
5	N 57°59'02"W	29.11'
6	N 49°39'16"W	47.93'
7	N 65°49'48"W	51.10'
8	N 84°58'11"W	66.20'
9	N 84°58'11"W	267.64'
10	N 84°58'11"W	61.37'
11	N 84°58'11"W	150.57'
12	N 84°58'11"W	104.86'
13	N 84°58'11"W	70.69'
14	N 84°58'11"W	62.42'
15	N 84°58'11"W	25.54'
16	N 84°58'11"W	47.87'
17	N 84°58'11"W	38.76'
18	N 84°58'11"W	79.72'
19	N 84°58'11"W	55.43'
20	N 84°58'11"W	34.53'
21	N 84°58'11"W	77.04'
22	N 84°58'11"W	26.04'
23	N 84°58'11"W	49.53'
24	N 84°58'11"W	63.91'
25	N 84°58'11"W	33.37'
26	N 84°58'11"W	38.03'
27	N 84°58'11"W	8.01'
28	N 84°58'11"W	39.94'
29	N 84°58'11"W	24.62'
30	N 84°58'11"W	27.80'
31	N 84°58'11"W	19.79'
32	N 84°58'11"W	45.30'
33	N 84°58'11"W	7.00'
34	N 84°58'11"W	24.23'
35	N 84°58'11"W	27.98'
36	N 84°58'11"W	72.00'
37	N 84°58'11"W	23.98'
38	N 84°58'11"W	162.37'
39	N 84°58'11"W	65.37'
40	N 84°58'11"W	103.07'
41	N 84°58'11"W	129.19'
42	N 84°58'11"W	131.58'
43	N 84°58'11"W	104.44'
44	N 84°58'11"W	52.06'(tie)
45	N 84°58'11"W	152.10'
46	N 84°58'11"W	65.46'
47	N 84°58'11"W	75.28'
48	N 84°58'11"W	67.62'
49	N 84°58'11"W	15.03'
50	N 84°58'11"W	404.61'
51	N 84°58'11"W	105.00'
52	N 84°58'11"W	150.00'
53	N 84°58'11"W	120.00'
54	N 84°58'11"W	555.50'
55	N 84°58'11"W	150.96'
56	N 84°58'11"W	56.98'
57	N 84°58'11"W	82.69'
58	N 84°58'11"W	77.76'
59	N 84°58'11"W	20.03'
60	N 84°58'11"W	38.74'
61	N 84°58'11"W	20.03'
62	N 84°58'11"W	38.74'
63	N 84°58'11"W	135.42'
64	N 84°58'11"W	43.64'
65	N 84°58'11"W	20.00'
66	N 84°58'11"W	37.87'
67	N 84°58'11"W	298.83'
68	N 84°58'11"W	55.92'(tie to center of 55' R)

NOTES

- REFERENCE: Deed Book 1138 Page 763
Plat Slide 2004-362
P.I.N. 9782-25-1495 Parcel Number 17379
- The Water Hazard Buffer shown shall extend 50 feet landward from the bank of the stream or 100 feet landward from the bank of the stream, as shown. Residential structures or septic system shall not be located within this area.
- No Title Search was made by this Surveyor during the course of this Survey.
- There were no NCGS monuments found within 2000 feet of this parcel of land.
- A public water system is presently available to this subdivision.
- Concrete Monuments Set are Control Corners.
- Until acceptance by the N.C. Dept. of Transportation, maintenance of Windfall Creek Drive and Ocoee Falls Drive will be the responsibility of Contentnea Creek Development Company.
- Iron Pipes were set at property corners unless otherwise noted.
- This Survey is oriented to the N.C. Grid System as described by the Project Map for E. Everett Jordan Dam and Lake, which was prepared by Moore, Garner, and Associates, Inc. for the U.S. Army Corp of Engineers. Drawing No. NHD&R-1 September 24, 1971.
- Points 1 - 7 and 11 - 37 are computed points in the center of Windfall Branch calculated from a traverse line north of the creek. Points 8 and 9 are iron pipes set in the previous location of Windfall Branch as per deed recorded in D.B. 684, Page 1024, Chatham County Registry. Points 8, 9, and 10 are north of the Right of Way of U.S. Highway 64.
- The private septic easement shown on Lot 6 is to serve as an off-site septic area for Lot 11.
- Concrete Monuments set are Control Corners.

**WINDFALL CREEK
PHASE I**

OWNER/DEVELOPER: CONTENTNEA CREEK DEVELOPMENT COMPANY
7701 BENT HILL CT.
WAKE FOREST, N.C. 27587

DATE: AUGUST 12, 2005
REVISED: SEPTEMBER 12, 2005

SCALE: 1" = 150'

NEW HOPE TOWNSHIP CHATHAM COUNTY, N.C.

VAN R. FINCH - LAND SURVEYS, P.A.

109 Hillsboro St. Pittsboro, N.C. 27312

2005-349

