

VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

Owner / Manager / President _____ Date _____

NOTARY STATEMENT:

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.
DATE: _____, 2014.

PRINT NAME: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY AND ACCURACY

I, TIMOTHY A. BROTHERS, certify that this map was (drawn by me) from an actual survey under my supervision; that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book and Page shown hereon; that this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this _____ day, of _____ A.D., 2014.

Registered Surveyor
L-3457
License or Registration Number

PRELIMINARY
NOT FOR RECORDATION
OR CONVEYANCE OF SALES

I, TIMOTHY A. BROTHERS L-3457, a Professional Land Surveyor in the State of North Carolina, do hereby certify to the following:

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;

REVIEW OFFICER CERTIFICATE:

I, _____ REVIEW OFFICER OF THE COUNTY OF CHATHAM CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Date _____

Approval expires if not recorded on or before _____

CERTIFICATE OF APPROVAL

I DO HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HEREON COMPLETES WITH THE SUBDIVISION ORDINANCE FOR THE TOWN OF PITTSBORO, AND IN THE MINUTES OF THE TOWN OF PITTSBORO TOWN BOARD OF COMMISSIONERS AND IS APPROVED FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS.
2014

By: _____ MAYOR

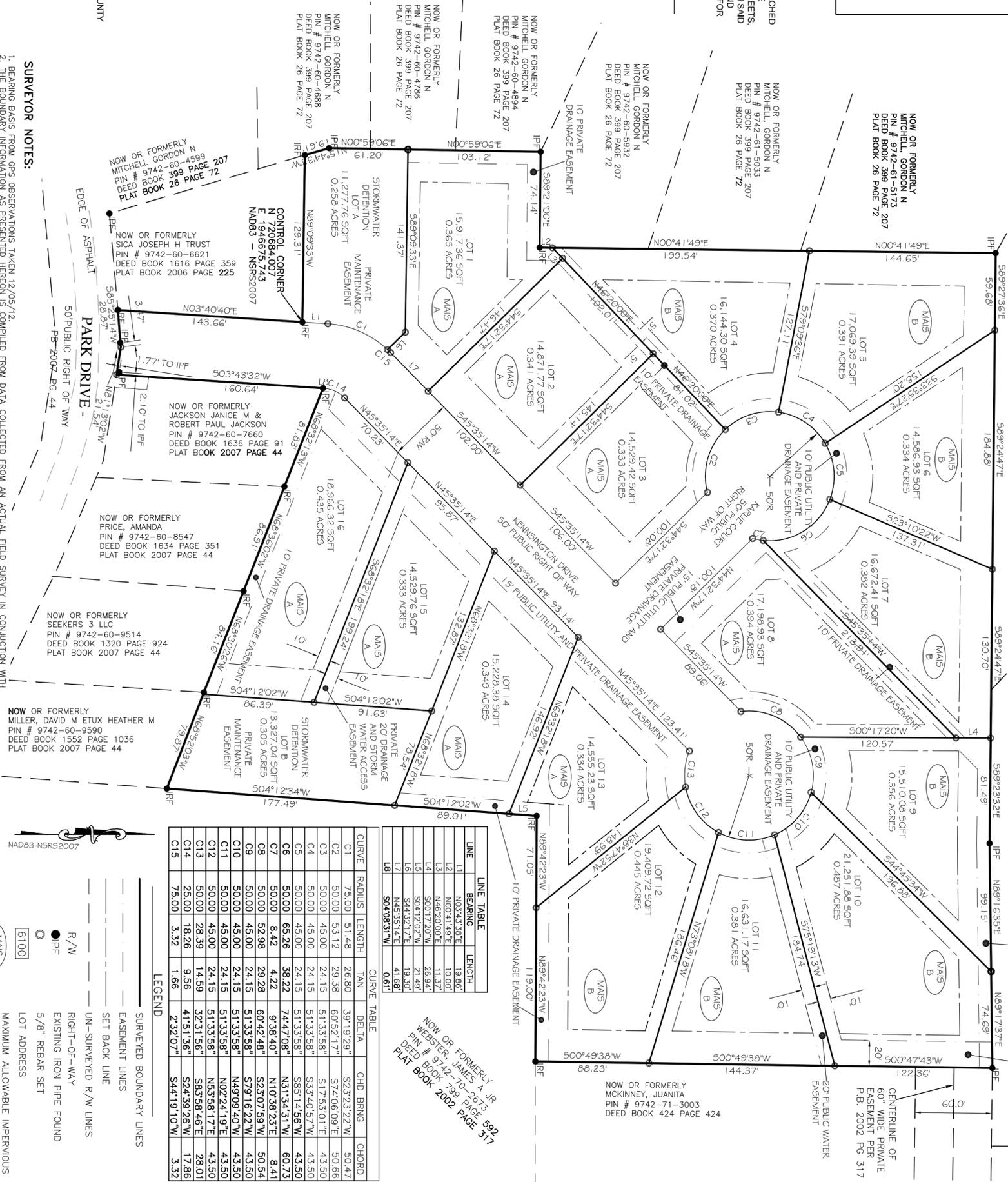
VOID IF NOT RECORDED IN THE LAND RECORDS OFFICE OF CHATHAM COUNTY WITHIN 180 DAYS OF THE ABOVE SIGNATURE. THE REGISTER OF DEEDS SHALL NOT RECORD THIS DOCUMENT MORE THAN 180 DAYS AFTER THE ABOVE DATE.

LAND OWNER
CYGNUS NC LOTS, LLC
50 OLD VY. SUITE 150
ATLANTA, GA 30342

NOW OR FORMERLY
MULDER, MICHAEL & SUSAN ZELTER
PIN # 9742-61-7228 267
DEED BOOK 342 PAGE 267
PLAT BOOK 69 PAGE 157

NOW OR FORMERLY
SCOTT, VERNON E. & RITA A
PIN # 9742-71-2426
DEED BOOK 698 PAGE 1047
PLAT BOOK 96 PAGE 237

NOW OR FORMERLY
MCKINNEY, JUANITA
PIN # 9742-71-3003
DEED BOOK 424 PAGE 424



SURVEYOR NOTES:
1. BEARING BASIS FROM GPS OBSERVATIONS TAKEN 12/05/12
2. DOCUMENTS OF PUBLIC RECORD, LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES DERIVED FROM DEEDS AND MAPS OF RECORD AS REFERENCED HEREON.
3. THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY AS SURVEYED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, AS PUBLISHED BY NCELS.
4. SURVEY CONDUCTED ON 01/09/2013.
5. SURVEY CONDUCTED WITHOUT BENEFIT OF TITLE EXAMINATION. NO TITLE EXAMINATION PROVIDED TO NOR PERFORMED BY EDR ENGINEERING, L.P. FOR THE PURPOSE OF EXAMINATION. A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR SHALL BE CONSULTED REGARDING RECORDING REQUIREMENTS AND RESTRICTIONS OF RECORD IN ADDITION TO ANY SHOWN HEREON.
6. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IN ADDITION TO ANY SHOWN HEREON.
7. ALL DISTANCES ARE HORIZONTAL. GROUND MEASUREMENTS IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
8. MONUMENTATION SET OR RECOVERED AT CORNERS AS INDICATED.
9. ALL AREAS SHOWN HEREON COMPUTED BY COORDINATE COMPUTATION.
10. ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. WETLANDS NOT PERFORMED AS PART OF THIS PLAT.
12. TYPICAL SET BACKS: FRONT YARD: 30', SIDE YARD: 10', REAR YARD: 25'
13. TOTAL DEVELOPMENT IMPERVIOUS SURFACE (TOTAL BUILT AREA) 96,884 SQFT = 22.7%
14. MAXIMUM WATER DETENTION LOTS 4 AND 6. THE HEREIN DEDICATED TO KENNSINGTON PARK H.O.A.
15. ALL DISTANCES ARE HORIZONTAL. GROUND MEASUREMENTS IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
16. OPERATIONS AND MAINTENANCE PLAN FOR STORMWATER DETENTION AREAS SHALL BE SIGNED BY OWNER AND RECORDED.



NAD83-NRS52007

LEGEND
SURVEYED BOUNDARY LINES
EASEMENT LINES
SET BACK LINE
UN-SURVEYED R/W LINES
RIGHT-OF-WAY
EXISTING IRON PIPE FOUND
5/8" REBAR SET
LOT ADDRESS
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE = 3,750 SQFT
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE = 3,950 SQFT



Scale: 1" = 60'
Graphic Scale in Feet
0 30 60 120

LINE	BEARINGS	LENGTH	CURVE RADIUS	LENGTH	TAN DELTA	CHD BRNG	CHORD	
L1	N03°43'36"E	19.86	75.00	51.48	39°19'29"	S73°23'22"W	50.47	
L2	N00°41'49"E	10.00	50.00	53.12	29.38	60°52'17"	50.66	
L3	N46°20'00"E	14.37	50.00	49.00	24.15	51°33'58"	57°53'07"E	43.30
L4	S00°17'20"W	26.94	50.00	45.00	24.15	51°33'58"	S3°40'57"W	43.50
L5	S04°42'07"W	24.49	50.00	45.00	24.15	51°33'58"	S85°14'56"W	43.50
L6	S44°32'17"E	19.30	50.00	45.00	24.15	51°33'58"	S44°32'17"E	41.68
L7	N63°32'18"W	41.68	50.00	65.26	38.22	74°47'08"	N31°34'31"W	60.73
C7	50.00	8.42	4.22	9°38'40"	N10°38'23"E	8.41		
C8	50.00	52.98	28.28	60°42'48"	S2°07'59"W	50.94		
C9	50.00	45.00	24.15	51°33'58"	S7°16'22"W	43.50		
C10	50.00	45.00	24.15	51°33'58"	N49°09'40"W	43.50		
C11	50.00	45.00	24.15	51°33'58"	N02°24'19"E	43.50		
C12	50.00	45.00	24.15	51°33'58"	N53°58'17"E	43.50		
C13	50.00	28.39	14.59	32°31'36"	S83°58'46"E	28.01		
C14	25.00	18.26	9.56	41°51'36"	S24°39'26"W	17.86		
C15	75.00	3.32	1.66	2°32'07"	S44°19'10"W	3.32		

THIS PLAT RECORDED IN PB _____ CHATHAM COUNTY REGISTRY.

CLIENT: CYGNUS NC LOTS, LLC

SUBDIVISION AND EASEMENT PLAT

KENNSINGTON PARK SUBDIVISION

BEING ALL OF LOT 6 AS SHOWN ON PLAT RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS AT PLAT BOOK 2007 PAGE 44

TOWNSHIP OF CENTER, TOWN OF PITTSBORO
COUNTY OF CHATHAM, STATE OF NORTH CAROLINA

48 HOURS BEFORE YOU DIG CALL ONE CALL 811 OR 1.800.632.4949 (TOLL FREE)

REVISIONS:

DATE:	1/22/2014
DRAWN BY:	TAB
CHECKED BY:	TAB
DATE:	1/22/2014
SCALE:	HOR 1"=60 FT
SCALE:	VERT 1"=30 FT
SCALE:	1"=60 FT



EDR ENGINEERING
5605 CHAPEL HILL ROAD SUITE 110
RALEIGH, NORTH CAROLINA 27607
PH: (919) 747-3012 FAX: (919) 324-6614
NORTH CAROLINA LICENSE NO. C-3325