

REFERENCE: PG. 800, P.B. 2012, PG. 189;
D.B. 4567, PG. 19; D.B. 1651, PG. 843;
P.B. 2003, PG. 18; P.B. 1583, PG. 81;
D.B. 1683, PG. 679; P.B. 2006, PG. 81;
P.B. 2002, PG. 407; D.B. 1791, PG. 546

CERTIFICATE OF APPROVAL

I DO HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HERON COMPLES WITH THE SUBDIVISION ORDINANCE FOR THE TOWN OF PITTSBORO, NC WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED ON THIS PLAT 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.

DATE: _____ 2015

BY: _____ MAYOR

REVIEW OFFICER CERTIFICATION

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

RENEW OFFICER _____ DATE _____

CHATHAM PARK INVESTORS LLC
D.B. 1791, PG. 546
P.L.N.: 9753-10-9090

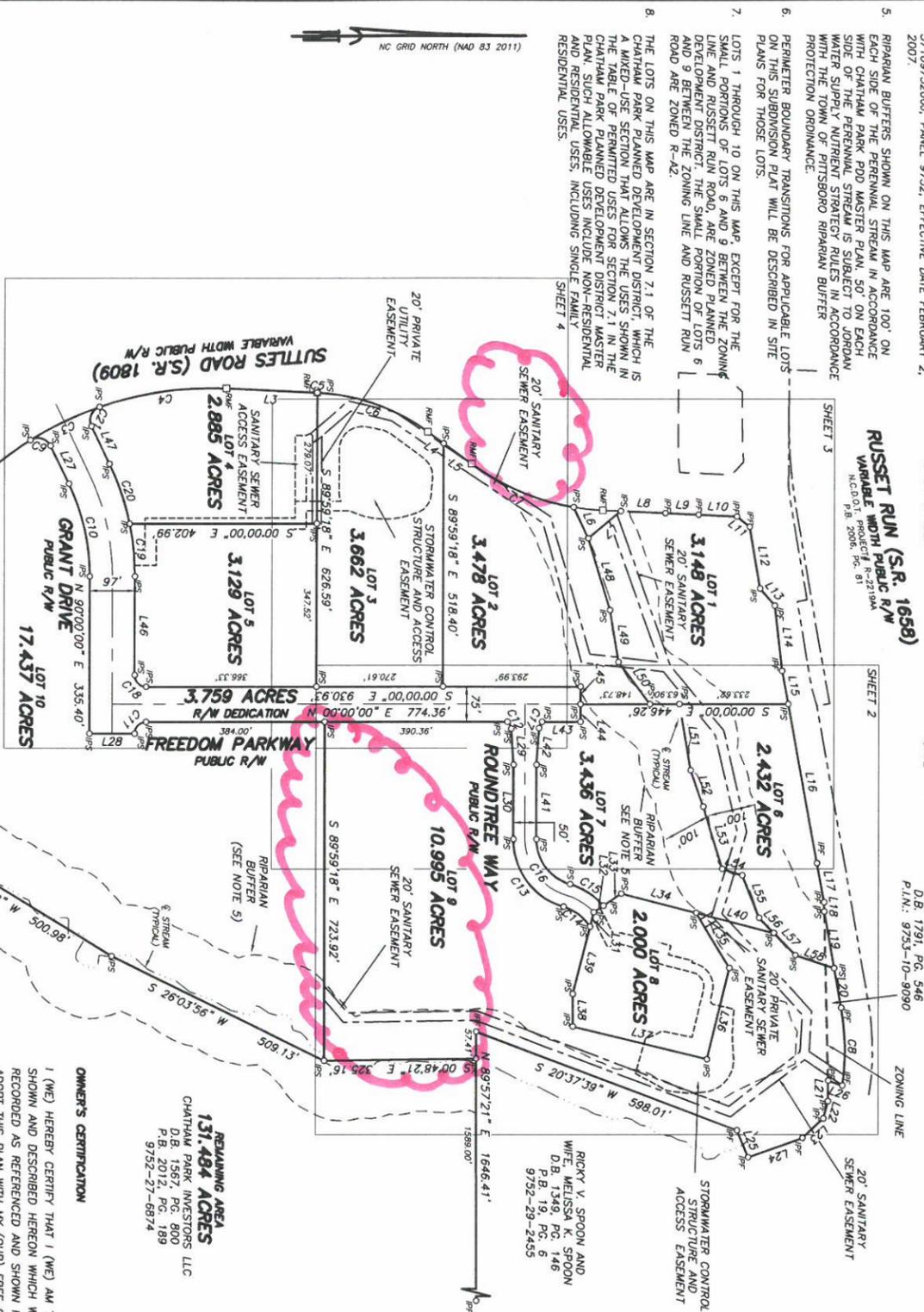
LEGEND (UNLESS OTHERWISE NOTED)

- CL - CENTERLINE
- IF - IRON PIPE FOUND
- IP - IRON PIPE SET
- R/W - RIGHT OF WAY
- RMF - RIGHT OF WAY MONUMENT FOUND

LINEAR FEET OF PUBLIC STREETS

GRANT DRIVE	715'
FREEDOM PARKWAY	972'
ROUND TREE WAY	497'
TOTAL	2,184'

- ADJOINER - - - - -
- BOUNDARY - - - - -
- BUFFER - - - - -
- CREEK - - - - -
- SANITARY SEWER EASEMENT - - - - -
- STORMWATER EASEMENT - - - - -
- PRIVATE SANITARY SEWER EASEMENT - - - - -
- SANITARY SEWER ACCESS EASEMENT - - - - -
- STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT - - - - -



1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING NAD 83(2011)
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710975200, PANEL 9752, EFFECTIVE DATE FEBRUARY 2, 2007.
5. RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF PERMANENT STREAM IN ACCORDANCE WITH CHATHAM PARK PBD MASTER PLAN. THE SIDE OF THE PERENNIAL STREAM IS SUBJECT TO JORDAN WATER SUPPLY NUTRIENT STRATEGY RULES IN ACCORDANCE WITH THE TOWN OF PITTSBORO RIPARIAN BUFFER PROTECTION ORDINANCE.
6. PERIMETER BOUNDARY TRANSITIONS FOR APPLICABLE LOTS ON THIS SUBDIVISION PLAT WILL BE DESCRIBED IN SITE PLANS FOR THOSE LOTS.
7. LOTS 1 THROUGH 10 ON THIS MAP EXCEPT FOR THE SMALL PORTIONS OF LOTS 6 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD, ARE ZONED PLANNED DEVELOPMENT DISTRICT. THE SMALL PORTION OF LOTS 6 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD ARE ZONED R-42.
8. THE LOTS ON THIS MAP ARE IN SECTION 7.1 OF THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT, WHICH IS A DEVELOPMENT DISTRICT. THE LOTS SHOWN IN THE TABLE OF PERMITTED USES ARE THOSE SHOWN IN CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN. SUCH ALLOWABLE USES INCLUDE NON-RESIDENTIAL AND RESIDENTIAL USES, INCLUDING SINGLE FAMILY RESIDENTIAL USES.

TYPE OF PLAT

I, JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4411, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

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.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

SURVEY CERTIFICATE

I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN DEED BOOK 1587, PAGE 800, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 188,254; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ 30TH DAY OF _____ DECEMBER, A.D., 2014.



DATE: 12-30-2014
SCALE: 1"=200'
SURVEYED BY: RJ
DRAWN BY: JSA
CHECK & CLOSURE BY: JSA
CAD FILE: BD_14163
PROJECT NO: _____

TOWNSHIP: CENTER
COUNTY: CHATHAM
STATE: NORTH CAROLINA
P.L.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-8874

SUBDIVISION MAP

A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT

OWNER: CHATHAM PARK INVESTORS LLC

SHEET 1 OF 5

115 Mackean Drive, Cary, North Carolina 27511
www.withersravenel.com License No. C-0832
tel: 919-469-3340 fax: 919-467-6008

WITHERS & RAVENEL

ENGINEERS | PLANNERS | SURVEYORS

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEEDS RECORDED AS REFERENCED AND SHOWN HERON; AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, SOLID WASTE SYSTEMS, UTILITIES, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HERON IS WITHIN AN AREA THAT IS ZONED AND REGULATED BY THE TOWN OF PITTSBORO WITH A ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

CHATHAM PARK INVESTORS LLC

BY: _____ MANAGER

DATE: _____

NOTARY PUBLIC

I, _____ NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____ 2015.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

0' 200' 400' 600'