

REFERENCE:
 D.B. 1567, PG. 800; P.B. 2012, PG. 189;
 P.B. 2003, PG. 19; D.B. 1651, PG. 843;
 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 HEREON COMPLIES 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.

REVIEW OFFICER _____ DATE _____

LEGEND (UNLESS OTHERWISE NOTED)

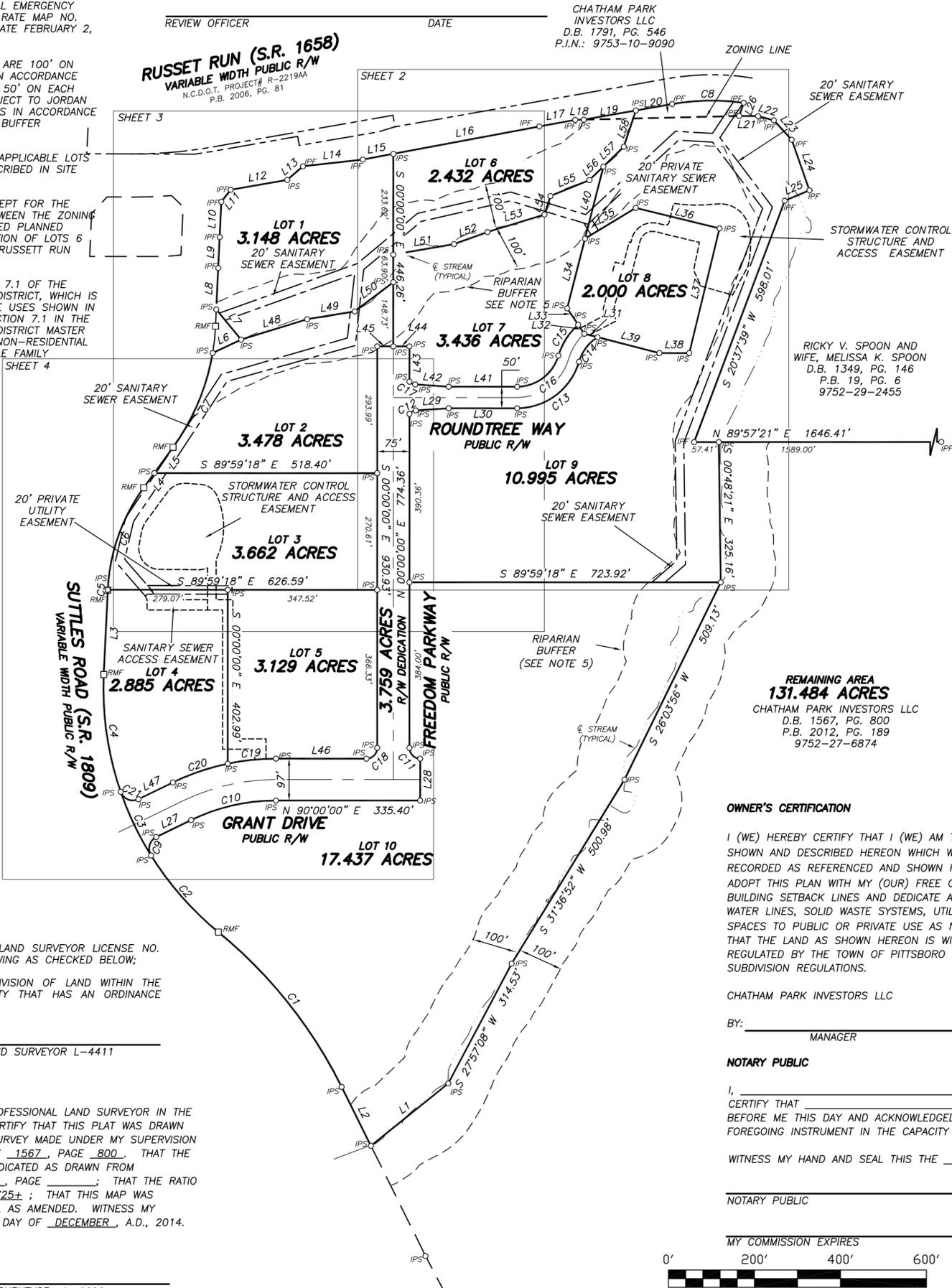
- ☉ - CENTERLINE
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- R/W - RIGHT OF WAY
- RMF - RIGHT OF WAY MONUMENT FOUND
- ADJOINER - - - - -
- BOUNDARY - - - - -
- BUFFER - - - - -
- ☉ CREEK - - - - -
- SANITARY SEWER EASEMENT - - - - -
- STORMWATER EASEMENT - - - - -
- PRIVATE SANITARY SEWER EASEMENT [Pattern]
- SANITARY SEWER ACCESS EASEMENT [Pattern]
- STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT [Pattern]

LINEAR FEET OF PUBLIC STREETS

GRANT DRIVE	715'
FREEDOM PARKWAY	972'
ROOT	497'
TOTAL	2,184'

NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83(2011)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
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- RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF THE PERENNIAL STREAM IN ACCORDANCE WITH CHATHAM PARK PDD MASTER PLAN. 50' ON EACH 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.
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NC GRID NORTH (NAD 83 2011)

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 1567, 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 : 168,725±; 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.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

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 HEREON; 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 HEREON 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: _____ DATE _____
 MANAGER

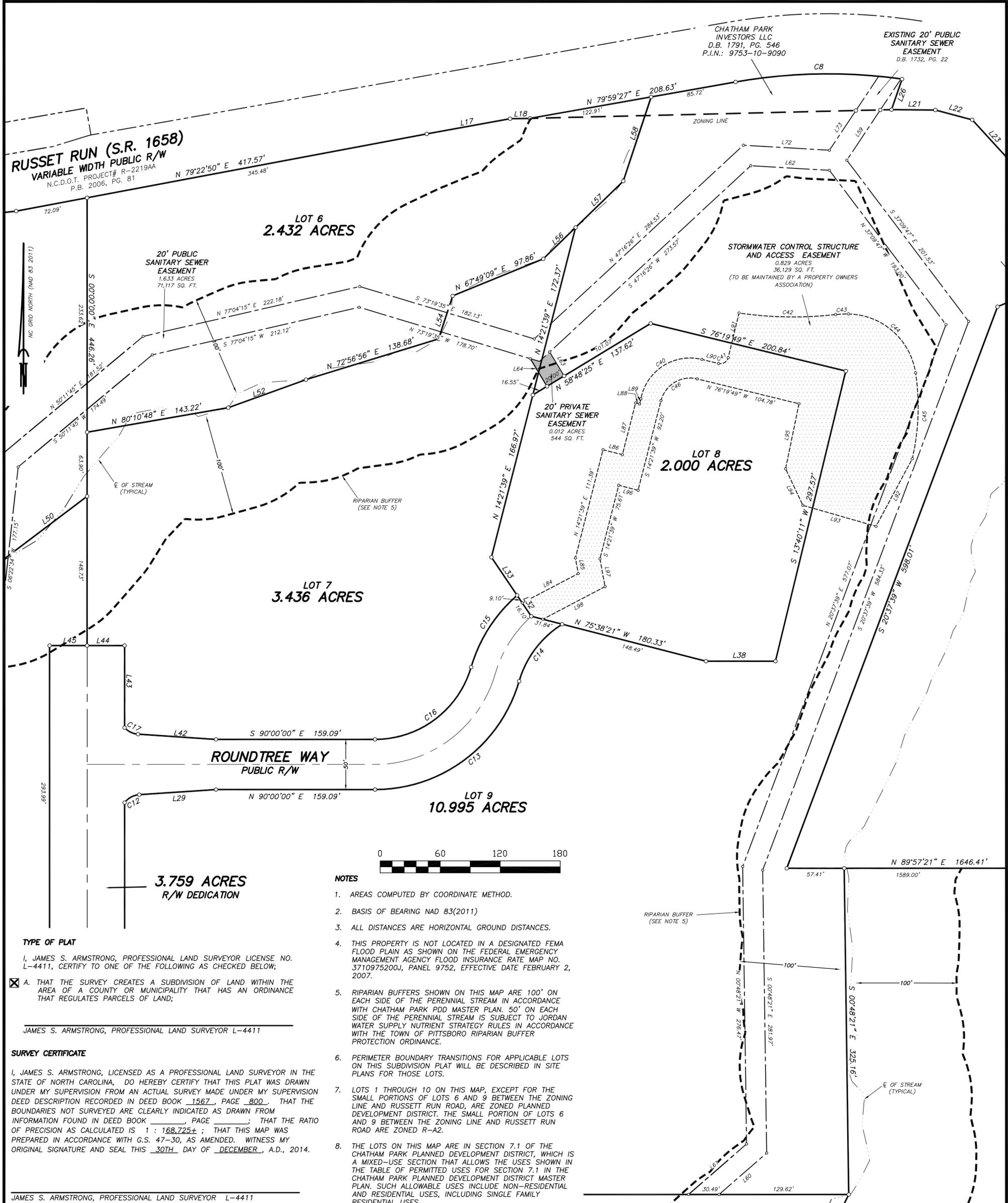
NOTARY PUBLIC

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'

	REVISIONS:	DATE: 12-30-2014	SUBDIVISION MAP A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT OWNER: CHATHAM PARK INVESTORS LLC SHEET 1 OF 5			
	SCALE: 1"=200'	SURVEYED BY: RJ				TOWNSHIP: CENTER
	DRAWN BY: JSA	CHECK & CLOSURE BY: JSA	ZONE: PDD AND R-A2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874		115 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com License No. C-0832
	CAD FILE: BD_14163	PROJECT NO:				tel: 919-469-3340 fax: 919-467-6008



RUSSETT RUN (S.R. 1658)
VARIABLE WIDTH PUBLIC R/W
 N.C.D.O.T. PROJECT# R-2219AA
 P.B. 2006, PG. 81

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

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT
 D.B. 1732, PG. 22

LOT 6
2.432 ACRES

STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT
 0.829 ACRES
 36,129 SQ. FT.
 (TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION)

20' PRIVATE SANITARY SEWER EASEMENT
 0.012 ACRES
 544 SQ. FT.

LOT 8
2.000 ACRES

LOT 7
3.436 ACRES

LOT 9
10.995 ACRES

3.759 ACRES
R/W DEDICATION

ROUNDTREE WAY
PUBLIC R/W



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 JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

SURVEY CERTIFICATE

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

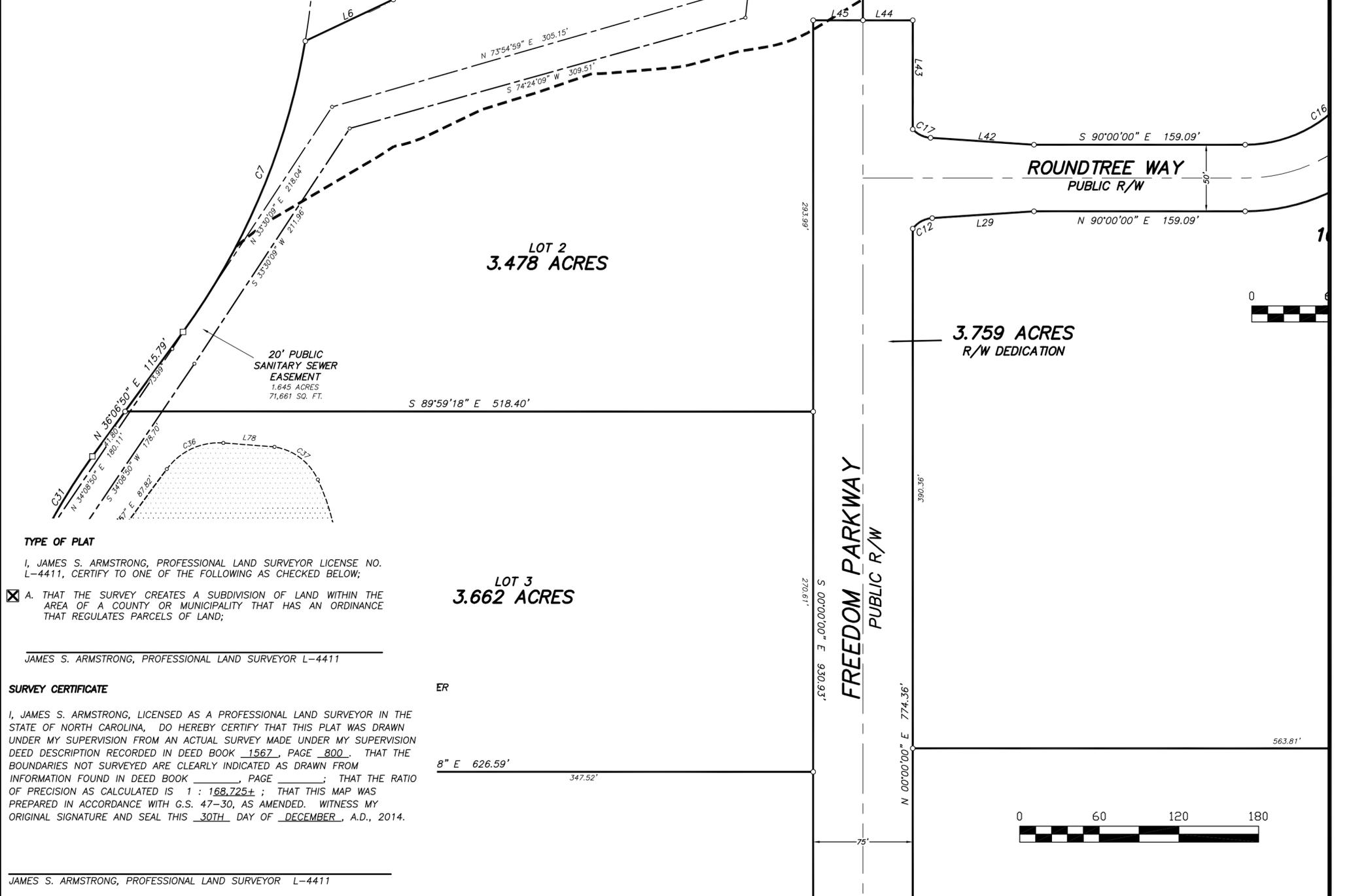
SUBDIVISION MAP A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT OWNER: CHATHAM PARK INVESTORS LLC SHEET 2 OF 5		
TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
ZONE: PDD AND R-A2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874	

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

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SUBDIVISION MAP		
A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT		
OWNER: CHATHAM PARK INVESTORS LLC		
SHEET 3 OF 5		
TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
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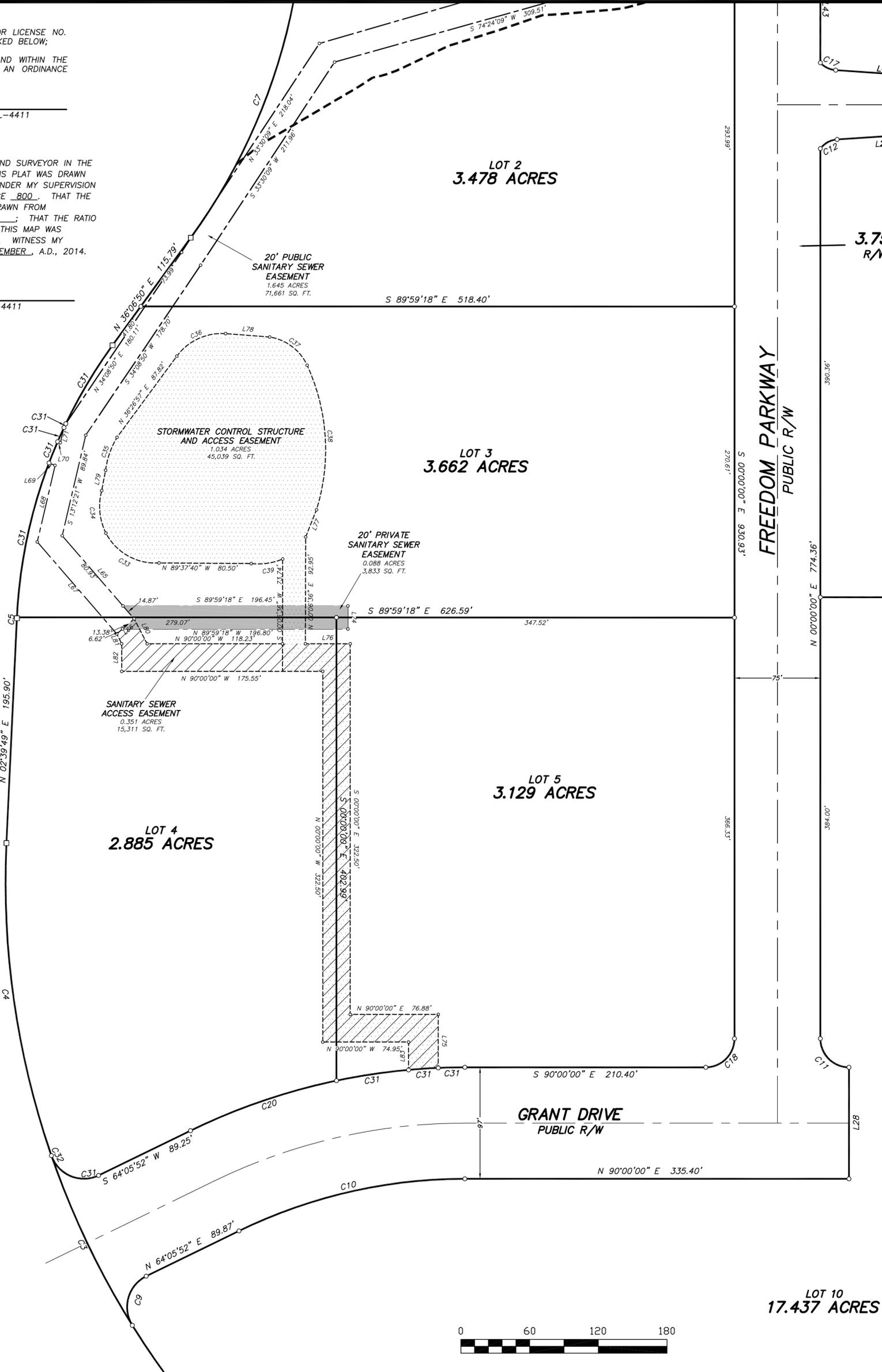
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SUTTLES ROAD (S.R. 1809)
VARIABLE WIDTH PUBLIC R/W

FREEDOM PARKWAY
PUBLIC R/W

GRANT DRIVE
PUBLIC R/W



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	SURVEYED BY: RJ
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SUBDIVISION MAP A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT OWNER: CHATHAM PARK INVESTORS LLC SHEET 4 OF 5		
TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
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LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S 51°11'12" W	230.72'	C1	462.69'	1091.66'	24°17'03"	N 38°36'52" W	459.23'
L2	N 26°28'21" W	152.61'	C2	237.84'	727.50'	18°43'54"	N 41°23'27" W	236.78'
L3	N 02°39'49" E	195.90'	C3	164.06'	727.50'	12°55'16"	N 25°33'51" W	163.72'
L4	N 36°06'50" E	41.80'	C4	276.39'	727.50'	21°46'02"	N 08°13'12" W	274.73'
L5	N 36°06'50" E	73.99'	C5	0.69'	437.46'	0°05'27"	N 02°42'33" E	0.69'
L6	N 64°42'26" E	73.38'	C6	254.71'	437.46'	33°21'34"	N 19°26'03" E	251.12'
L7	N 39°38'41" W	90.63'	C7	239.23'	517.46'	26°29'19"	N 22°52'11" E	237.11'
L8	N 02°39'51" E	96.23'	C8	167.18'	531.40'	18°01'32"	N 89°00'13" E	166.49'
L9	N 02°39'51" E	71.68'	C9	50.33'	30.00'	96°07'22"	N 16°02'11" E	44.63'
L10	N 02°39'51" E	82.09'	C10	204.11'	451.50'	25°54'08"	N 77°02'56" E	202.38'
L11	N 38°04'27" E	35.25'	C11	39.27'	25.00'	90°00'00"	N 45°00'00" W	35.36'
L12	N 80°03'40" E	133.55'	C12	17.22'	20.00'	49°19'54"	N 61°31'12" E	16.69'
L13	N 49°20'07" E	48.17'	C13	193.04'	150.00'	73°44'13"	N 53°07'54" E	179.99'
L14	N 83°37'12" E	140.18'	C14	72.79'	100.00'	41°42'23"	N 37°06'58" E	71.20'
L15	N 79°22'50" E	72.09'	C15	86.23'	150.00'	32°56'12"	S 32°43'54" W	85.05'
L16	N 79°22'50" E	345.48'	C16	128.70'	100.00'	73°44'13"	S 53°07'54" W	120.00'
L17	N 79°40'22" E	84.67'	C17	15.26'	20.00'	43°43'14"	N 64°19'33" W	14.89'
L18	N 89°06'02" E	19.96'	C18	39.27'	25.00'	90°00'00"	S 45°00'00" W	35.36'
L19	N 79°59'27" E	122.91'	C19	112.92'	548.50'	11°47'43"	S 84°06'08" W	112.72'
L20	N 79°59'27" E	85.72'	C20	135.05'	548.50'	14°06'25"	S 71°09'04" W	134.71'
L21	S 89°31'29" E	43.80'	C21	50.33'	30.00'	96°07'51"	N 67°14'13" W	44.63'
L22	S 75°09'47" E	38.12'	C22	137.88'	437.47'	18°03'29"	N 11°47'00" E	137.31'
L23	S 42°38'36" E	61.19'	C23	20.00'	437.47'	2°37'11"	N 22°07'20" E	20.00'
L24	S 19°27'04" E	124.20'	C24	13.47'	437.47'	1°45'50"	N 24°18'50" E	13.47'
L25	S 67°12'49" W	62.44'	C25	3.68'	437.47'	0°28'55"	N 25°26'13" E	3.68'
L26	S 19°02'26" W	32.23'	C26	79.68'	437.47'	10°26'10"	N 30°53'45" E	79.57'
L27	N 64°05'52" E	89.87'	C27	23.25'	548.50'	2°25'44"	S 88°47'08" W	23.25'
L28	N 00°00'00" W	97.00'	C28	25.99'	548.50'	2°42'53"	S 86°12'49" W	25.99'
L29	N 86°11'09" W	76.83'	C29	63.68'	548.50'	6°39'06"	S 81°31'50" W	63.64'
L30	N 90°00'00" E	159.09'	C30	17.82'	30.00'	34°02'06"	S 81°42'54" W	17.56'
L31	N 75°38'21" W	31.84'	C31	0.69'	437.47'	0°05'27"	N 02°42'33" E	0.69'
L32	N 34°05'37" W	25.21'	C32	10.82'	30.00'	20°40'08"	N 29°30'22" W	10.76'
L33	N 34°05'37" W	45.86'	C33	56.20'	48.89'	65°51'33"	N 60°49'30" W	53.16'
L34	N 14°21'39" E	166.97'	C34	38.03'	52.47'	41°31'36"	N 05°37'05" W	37.20'
L35	N 58°48'25" E	137.62'	C35	30.54'	72.26'	24°12'58"	N 19°18'44" E	30.31'
L36	S 76°19'49" E	200.84'	C36	48.92'	48.67'	57°35'12"	N 65°15'49" E	46.88'
L37	S 13°40'11" W	297.57'	C37	42.52'	43.53'	55°57'42"	S 53°05'11" E	40.85'
L38	N 90°00'00" W	69.44'	C38	128.90'	175.26'	42°08'31"	S 03°44'19" E	126.02'
L39	N 75°38'21" W	148.49'	C39	28.09'	55.23'	29°08'21"	S 81°51'55" W	27.79'
L40	N 14°21'39" E	172.37'	C40	81.12'	50.00'	92°57'23"	N 57°11'30" E	72.51'
L41	N 90°00'00" W	159.09'	C41	12.57'	8.00'	90°00'00"	N 58°40'11" E	11.31'
L42	N 86°11'09" W	78.08'	C42	96.82'	374.74'	14°48'11"	S 89°06'04" E	96.55'
L43	N 00°00'00" W	81.85'	C43	12.85'	98.03'	7°30'36"	N 87°17'36" E	12.84'
L44	N 90°00'00" W	37.50'	C44	96.96'	69.21'	80°15'47"	S 48°49'13" E	89.22'
L45	N 90°00'00" W	37.50'	C45	86.11'	226.30'	21°48'10"	S 02°12'46" W	85.60'
L46	N 90°00'00" W	210.40'	C46	46.76'	30.00'	89°18'32"	S 59°00'55" W	42.17'
L47	S 64°05'52" W	89.25'						
L48	N 72°52'44" E	160.45'						
L49	N 80°40'27" E	112.13'						
L50	N 53°01'15" E	112.42'						
L51	N 80°10'48" E	143.22'						
L52	N 70°13'55" E	82.62'						
L53	N 72°56'56" E	138.68'						
L54	N 18°03'29" E	45.03'						
L55	N 67°49'09" E	97.86'						
L56	N 45°54'40" E	45.02'						
L57	N 45°54'40" E	66.35'						
L58	N 18°21'23" E	88.36'						
L59	S 33°44'08" W	60.29'						
L60	S 49°01'08" W	63.03'						
L61	N 49°01'08" E	76.75'						
L62	N 86°40'36" W	78.81'						
L63	S 31°11'35" E	27.91'						
L64	N 31°11'35" W	32.23'						
L65	S 40°57'24" E	95.80'						
L66	S 49°02'36" W	20.00'						
L67	N 40°57'24" W	106.02'						
L68	N 13°12'21" E	68.36'						
L69	N 67°49'57" W	5.61'						
L70	S 67°49'57" E	2.63'						
L71	N 13°12'21" E	13.62'						
L72	S 86°40'36" E	86.20'						
L73	N 33°44'08" E	47.62'						
L74	S 00°00'00" E	20.00'						
L75	S 00°00'00" E	46.49'						
L76	N 90°00'00" E	39.11'						
L77	S 21°53'27" W	25.55'						
L78	S 85°35'51" E	38.68'						
L79	N 10°50'22" E	18.10'						
L80	S 27°36'17" E	24.50'						
L81	N 26°16'21" W	9.60'						
L82	N 00°00'00" W	23.99'						
L83	N 00°00'00" E	24.21'						
L84	N 62°23'10" E	63.20'						
L85	N 10°28'59" W	15.76'						
L86	S 75°38'21" E	20.00'						
L87	N 14°21'39" E	53.22'						
L88	S 75°38'21" E	4.10'						
L89	N 14°21'39" E	5.30'						
L90	S 76°19'49" E	17.19'						
L91	N 13°40'11" E	45.68'						
L92	S 28°16'17" W	76.49'						
L93	N 74°04'42" W	76.11'						
L94	N 25°18'07" W	40.31'						
L95	N 11°38'28" E	66.20'						
L96	N 75°38'21" W	20.00'						
L97	S 10°28'59" E	28.19'						
L98	S 62°23'10" W	70.21'						

NC GRID NORTH (NAD 83 2011)



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

SUBDIVISION MAP A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT OWNER: CHATHAM PARK INVESTORS LLC SHEET 5 OF 5		
TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
ZONE: PDD AND R-A2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874	

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