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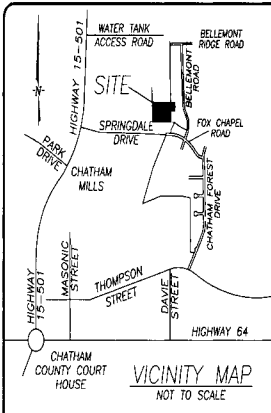
1.9 AC IN CHATHAM FOREST



Subdividable large wooded lot within Pittsboro in Chatham Forest subdivision, an attractive community 20 minutes to Chapel Hill. Amenities include sidewalks, playground and basketball court, walking distance to organic food coop and downtown. Paved road. Property can be subdivided into 2 lots.

Gary Phillips

919.444.1075 cell • gary@weaverstreetrealty.com



LEGEND:
 IRON STAKE FOUND ○
 EXISTING CONCRETE MONUMENT □ ECM
 IRON STAKE SET ●

REFERENCES:
 DEED BOOK 789 PAGE 32
 PLAT SLIDE 2006-109
 PLAT SLIDE 2008-49

RESTRICTIVE CONVENANTS:
 DEED BOOK 775 PAGE 1042
 AND AMENDMENTS OF RECORD

ZONING: R-12
 PIN: 9742-91-7652

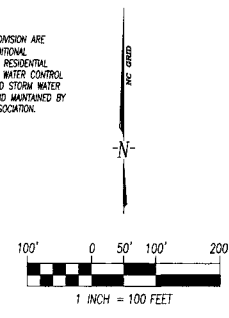
BUILDING SETBACKS:
 FRONT YARD ...30 FEET
 CORNER SIDE YARD ...15 FEET
 SIDE YARD ...10 FEET
 REAR YARD ...25 FEET

COMMUNITY SETBACKS MAY BE MORE RESTRICTIVE.

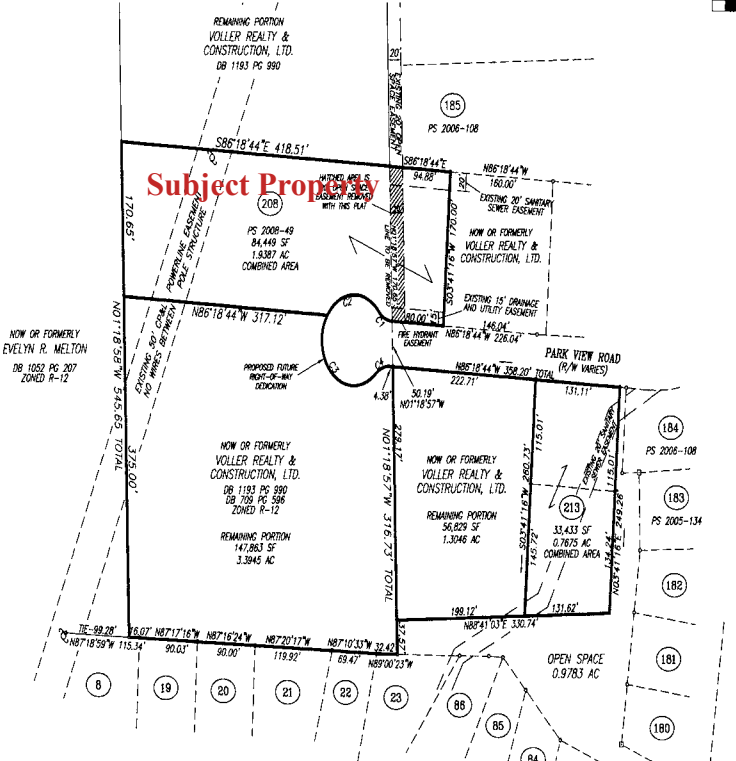
MASTER PLAN REFERENCE:
 THIS PLAT SHALL UTILIZE THE CLUSTER DEVELOPMENT OPTION AS DELINEATED IN SECTION 5.5.5 OF THE TOWN OF PITTSBORO ZONING ORDINANCES, AS WELL AS, PERIODIC UPDATES AND AMENDMENTS TO THE TOWN OF PITTSBORO'S ZONING AND SUBDIVISION ORDINANCE.

**PUBLIC WATER SUPPLY
 WATERSHED PROTECTION STATEMENT**

ALL PORTIONS OF THE PROPERTY CONTAINED IN THIS SUBDIVISION ARE LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS REGARDING SUCH MATTERS AS RESIDENTIAL DENSITY, MAXIMUM IMPERVIOUS SURFACE AREA AND STORM WATER CONTROL MEASURES MAY APPLY TO THIS PROPERTY. ANY ENGINEERED STORM WATER CONTROLS SHOWN ON THIS PLAT ARE TO BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS AND/OR A PROPERTY OWNERS ASSOCIATION.



- NOTES:**
- ALL AREAS ARE CALCULATED BY COORDINATE METHOD.
 - BEARINGS ARE BASED ON PLAT SLIDE 2006-109.
 - IRON STAKES WERE FOUND OR SET AT ALL CORNERS AS SHOWN, OR AS OTHERWISE NOTED.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - OWNER: VOLLER REALTY & CONSTRUCTION, LTD. 50 CHATHAM FOREST DRIVE, PITTSBORO, NC 27312 (919) 545-9024
 - PUBLIC WATER AND SEWER IS AVAILABLE FOR ALL DEVELOPABLE LOTS AS SHOWN HEREON.
 - ALL OPEN SPACE SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION PURSUANT TO THE RECORDED COVENANTS AS FILED WITH THE CHATHAM COUNTY DEED RECORD. SEE RESTRICTIVE COVENANTS DEED BOOK 775 PAGE 1042 AND AMENDED WITH DEED BOOK 1123 PAGE 482.
 - LOTS COMPLY WITH DENSITY REQUIREMENT AS INDICATED BY THE LOW DENSITY OPTION IN ACCORDANCE WITH SECTION 15A-4 OF THE NORTH CAROLINA ADMINISTRATIVE CODE AS ESTABLISHED BY THE NORTH CAROLINA SEDIMENT CONTROL COMMISSION, DATED FEBRUARY 25, 2000, PAGE 21. LOT 208 SHALL NOT EXCEED 2000 SQUARE FEET OF IMPERVIOUS SURFACE PER PLAT SLIDE 2005-419. THIS PLAT INCREASES THE SIZE OF LOT 208 AS SHOWN HEREON. LOT 208 SHALL NOT EXCEED 3000 SQUARE FEET OF IMPERVIOUS SURFACE.
 - VOLLER REALTY & CONSTRUCTION, LTD., ITS SUCCESSORS AND ASSIGNS, TO HEREBY RESERVES PROPERTY DEVELOPMENT EASEMENT RIGHTS FOR WATER, SEWER, DRAINAGE, POWER, NATURAL GAS, TELECOMMUNICATION, LANDSCAPE MAINTENANCE AND INGRESS AND EGRESS ACCESS ON THE REVEALED PARCEL LOT 208 AS SHOWN HEREON.



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	24.38	50.00	N87°01'43"W
C2	63.00	50.00	S89°58'17"W
C3	145.36	50.00	S89°35'46"E
C4	24.38	50.00	N87°24'14"E

TYPE OF PLAT

1. EDWARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. 1-3088 CERTIFY TO ONE OF MORE OF THE FOLLOWING AS CHECKED BELOW:

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

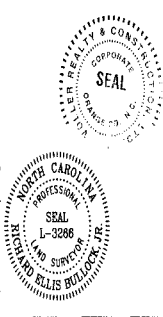
C. ANY ONE OF THE FOLLOWING:

- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR IMPROVEMENT, SUCH AS A WATER COURSE, OR
- THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT HE OR SHE IS PREPARED TO SIGN THIS PLAT AS A PROFESSIONAL SURVEYOR IN ACCORDANCE WITH THE NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

Richard Ellis Bullock, Jr. L-3266
 RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. 1-3088



OWNER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO US BY DEED RECORDED IN DEED BOOK 208, PAGE 32, AND THAT WE HEREBY ADOPT THIS PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, SOLID WASTE SYSTEMS, UTILITIES, AND OTHER OPEN SPACES TO PUBLIC USE UNLESS OTHERWISE NOTED WITH OUR FREE CONSENT. FURTHER, WE CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE ZONING JURISDICTION OF THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS.

Rachael Wall 4.4.08
 BRANNOUGH VOLLER, PRESIDENT
 VOLLER REALTY & CONSTRUCTION, LTD. DATE
Lesley L. Lander 4/1/08
 LESLEY L. LANDER
 ASSISTANT SECRETARY DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, HEREBY CERTIFY THAT THE OWNER(S) LISTED ABOVE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 14 TH DAY OF April, 2008.

Richard Delaney Eckel
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9/20/2011

FILED: Apr 07, 2008 12:09:03 pm
 PLAT SLIDE: 02008 - 0121
 INSTRUMENT: 03997

REVISIONS:

NO.	DATE	DESCRIPTION
1	03.25.08 <td>SCALE: 1"=50'</td>	SCALE: 1"=50'
2		DRAWN: VRC
3		CHECKED: REB
4		APPROVED: VRC

SHEET: 1 of 1
 CAD FILE: 208VRC
 PROJECT NO: 2008.03

NORTHARROW
 SURVEYING & MAPPING, PLLC
 2901 TOM STEVENS ROAD
 SUITE 101
 PITTSBORO, NC 27312
 919.444.3000

RECOMBINATION OF LOT 208 & LOT 213
 CHATHAM FOREST AND PORTIONS OF THE
 VOLLER REALTY & CONSTRUCTION, LTD. TRACT
 CHATHAM COUNTY, NORTH CAROLINA
 CENTER TOWNSHIP
 RECOMBINATION PLAT

2008-121