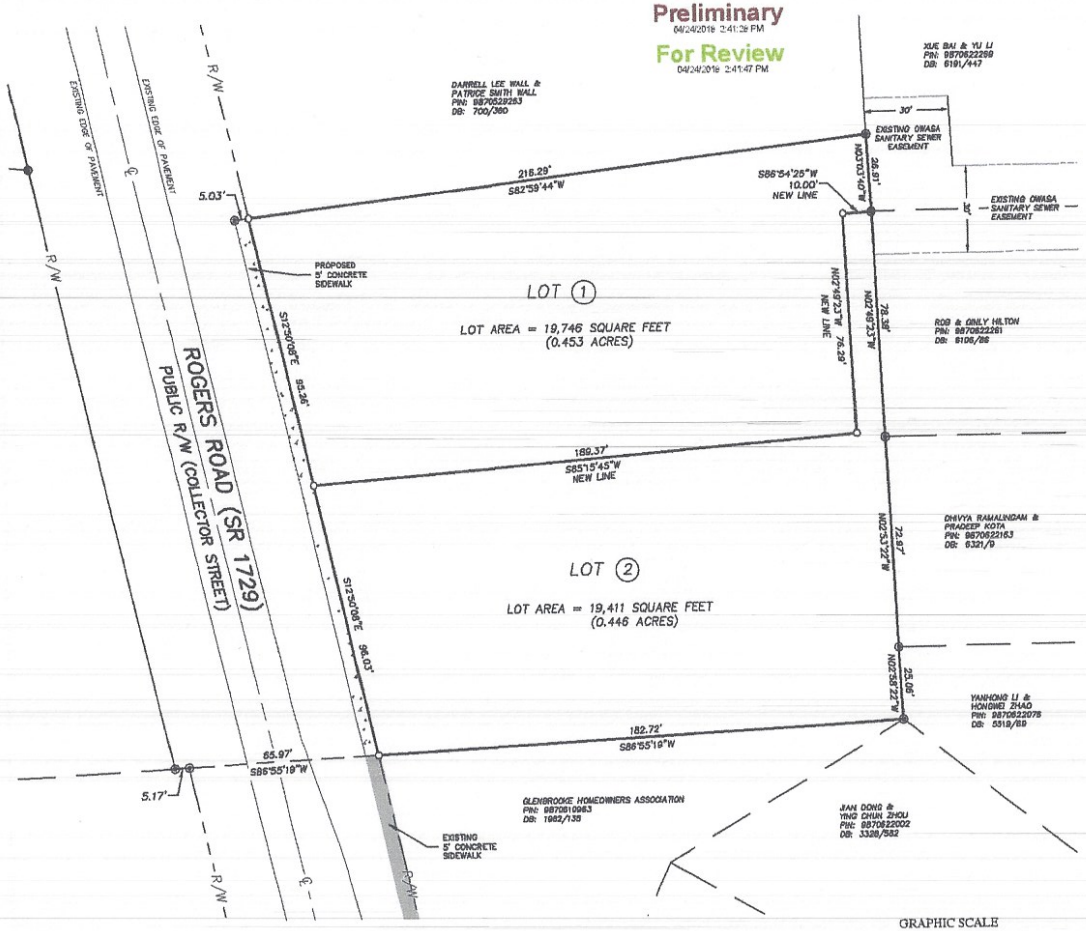
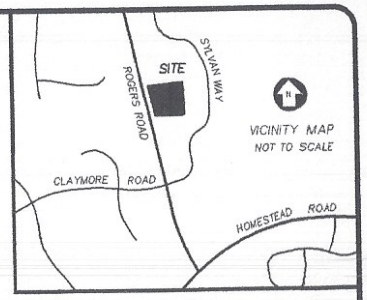
Preliminary
04/24/2018 2:41:28 PM

For Review
04/24/2018 2:41:47 PM





NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY

NOTE "E"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
SEE FINAL PLAT FOR "DARRELL WALL A/W PATRICE S. WALL" BY CLAY V. FULTON, PLS, DATED OCTOBER 23rd 1987, AND RECORDED IN PB 46/161.

NOTE "H"
FLOOD ZONES ARE BASED ON GIS SHAPE FILES PROVIDED BY THE NORTH CAROLINA FLOOD RISK INFORMATION SYSTEM (FRIS). THIS INFORMATION CAN ALSO BE SEEN ON FIRM MAPS; MAP #3710987000K REVISED 11/17/2017.

NOTE "J"
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "K"
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.

NOTE "L"
ZONING: R-1
MINIMUM LOT AREA : 17,000 SQ. FT
MINIMUM FRONTAGE : 64 FT.
MINIMUM LOT WIDTH : 80 FT.
MAXIMUM BUILDING HEIGHT : 29 FT
BUILDING STREET SETBACK : 29 FT
BUILDING INTERIOR SETBACK: 14 FT
REFERENCE: TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE

WATER LINE	—W—
OVERHEAD ELECTRIC LINE	—OH—
SANITARY LINE	—SA—
GAS LINE	—G—
R. (PROPERTY LINE)	
R. NOT SURVEYED	
RIGHT OF WAY LINE	
EXISTING TREE LINE	

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

TOWN OF CHAPEL HILL
CERTIFICATE OF IMPROVEMENTS

THE TOWN MANAGER HEREBY CERTIFIES THAT A SURETY BOND OF A SATISFACTORY AMOUNT HAS BEEN POSTED WITH THE TOWN OF CHAPEL HILL WHICH SURETY GUARANTEES THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR ROGERS ROAD MINOR SUBDIVISION WITHIN _____ DAYS UNLESS AFFIRMATIVELY EXTENDED BY THE TOWN MANAGER. NOTICE WILL BE DULY RECORDED WITH THE REGISTER OF DEEDS IF AND WHEN SAID SURETY IS AMENDED OR EXTENDED PRIOR TO COMPLETION OF ALL PUBLIC IMPROVEMENTS FOR WHICH IT WAS POSTED

_____ _____
TOWN MANAGER DATE

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

_____ _____
REVIEW OFFICER DATE
ORANGE COUNTY LAND RECORDS/GIS

OWNER'S CERTIFICATE

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE OR SHE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY.

DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE:
LOT 1 AND LOT2.

_____ _____
OWNER DATE

_____ _____
OWNER DATE

_____ _____
OWNER DATE

CERTIFICATE OF NOTARY

_____ COUNTY, NORTH CAROLINA

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT SCOTT KOVENS, ERIC B. CHUPP, AND PETER J. GAUDETTE PERSONALLY APPEARED BEFORE ME THIS DAY, AND EACH ACKNOWLEDGED TO ME THAT HE OR SHE SIGNED THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(C)(1). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I TIMOTHY A. SMITH, PLS NO. 3072, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47.30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF APRIL 2018."

NORTH CAROLINA PROFESSIONAL SEAL L-3072 LAND SURVEYOR TIMOTHY A. SMITH

_____
PROFESSIONAL LAND SURVEYOR REG. NUMBER L-3072

SUMMIT DESIGN & ENGINEERING SERVICES, PLLC. REG. NUMBER P-0339

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DESIGN AND ENGINEERING

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

OWNERS ADDRESS:
P.O. BOX 16815
CHAPEL HILL
NC 27516

CLIENTS ADDRESS:
P.O. BOX 16815
CHAPEL HILL
NC 27516

PIN	9870529175
REFERENCES	SEE DEED 3787/239 SEE PLAT 48/161, 81/126, 83/199, 85/193
PROJECT MANAGER	TAS
DRAWN BY	BJF

LEGEND:
- IRON ROD OR PIPE SET
- EIP EXISTING MONUMENT FOUND: IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- MATHEMATICAL POINT; NO MONUMENT SET
- CONCRETE MONUMENT
- EIP EXISTING IRON PIPE
- UTILITY POLE

FINAL PLAT OF MINOR SUBDIVISION FOR
ROGERS ROAD
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED APRIL 12, 2018
PROPERTY AS DESCRIBED IN DEED BOOK 3787, PAGE 239
STANDING IN THE NAME OF
SCOTT KOVENS, ERIC B. CHUPP & PETER J. GAUDETTE

SUMMIT
DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed
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Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitdesnet

PROJECT NO.
18-107

DRAWING
18-0107-SURVEY

SHEET 1 OF 1