12
N/A

SURVEYOR'S CERTIFICATE

I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION(DEED DESCRIPTION RECORDED IN BOOK See, PAGE REF); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. AND THAT:
PER NC GS 47-30 (f)(11)(a)THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF MARCH, 2017.

PROFESSIONAL LAND SURVEYOR

L-3939
REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3939 LAND SURVEYOR ROBERT S. JONES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ORANGE COUNTY SUBDIVISION REGULATIONS, PROVIDED THAT THIS PLAT SHALL BE RECORDED WITHIN (90) DAYS OF FINAL APPROVAL. APPROVED BY THE COUNTY PLANNING DEPARTMENT ON 21APR2017 (DATE).

PLANNING DIRECTOR OR AUTHORIZED AGENT — DATE 21APR2017

ENVIRONMENTAL HEALTH CERTIFICATION

SOIL AND SITE EVALUATIONS HAVE BEEN CONDUCTED BY THE ORANGE COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH DIVISION, AND UNLESS OTHERWISE NOTED, AN AREA ON EACH LOT HAS BEEN TENTATIVELY DESIGNATED FOR SEPTIC INSTALLATION AND REPAIR OF A WASTEWATER SYSTEM. THIS CERTIFICATION IS NOT AN IMPROVEMENTS PERMIT OR AN APPROVAL FOR A SEPTIC SYSTEM ON ANY OF THE LOTS. SUBSEQUENT CHANGES TO THE LOTS MAY AFFECT THE ABILITY TO OBTAIN IMPROVEMENT PERMITS AND/OR CONSTRUCTION AUTHORIZATIONS.

ENVIRONMENTAL HEALTH SPECIALIST — DATE 03/14/2017

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Lori K. Berry, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE 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 ORANGE COUNTY LAND RECORDS / GIS

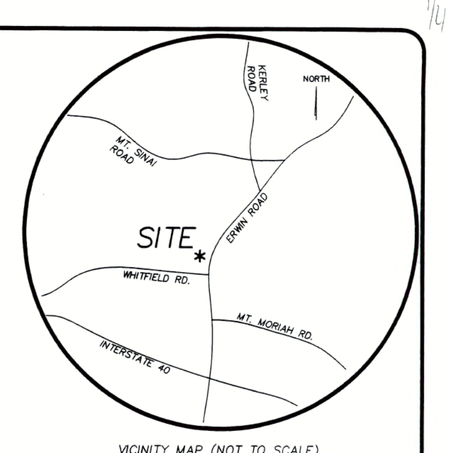
DATE OF CERTIFICATION: 4/21/2017

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE _____ SCHOOL SYSTEM FOR RECORDATION PRIOR TO _____ IN ACCORDANCE WITH THE SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE.

CHAIR — DATE

SECRETARY ATTEST — DATE
SEAL

N/A APPROVED BY CHAPEL HILL CARRBORO SCHOOL BOARD 16MAR2017
CAPS CERTIFICATE #: 00085



VICINITY MAP (NOT TO SCALE)

ORANGE COUNTY HEREBY ACCEPTS, FOR THE USE OF THE GENERAL PUBLIC, WITHOUT MAINTENANCE RESPONSIBILITY, THE OFFER OF PUBLIC DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, PUBLIC STREETS, PUBLIC RECREATION ARES, PUBLIC OPEN SPACE, PUBLIC UTILITIES, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT.

COUNTY MANAGER — DATE 4/7/17

THE COUNTY MANAGER HEREBY CERTIFIES THAT ALL IMPROVEMENTS REQUIRED BY THE ORANGE COUNTY SUBDIVISION REGULATIONS HAVE BEEN INSTALLED, AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR HENDERSON WOODS SUBDIVISION AND THAT SAID IMPROVEMENTS COMPLY WITH ORANGE COUNTY SPECIFICATIONS.

COUNTY MANAGER — DATE 4/7/17

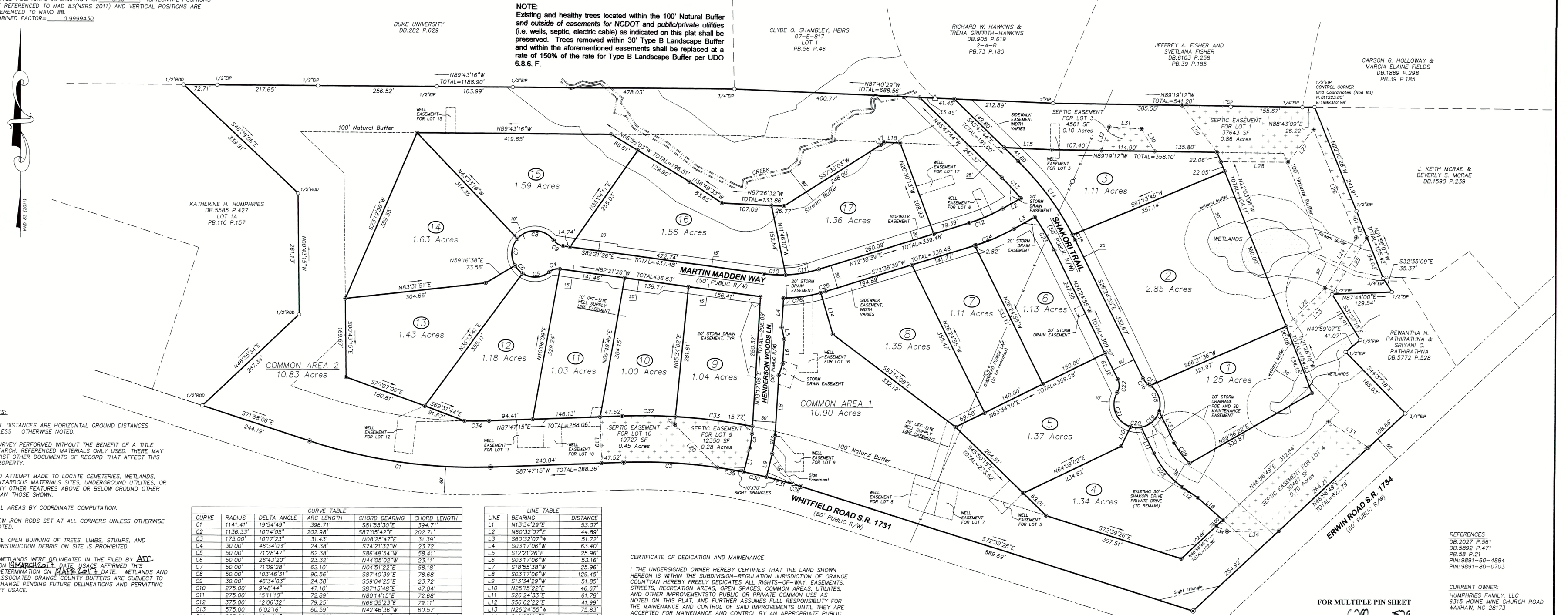
The County Manager hereby certifies that (a) cash in the amount of $181,060.00, or (b) an irrevocable letter of credit by an approved institution and as approved by the Orange County Attorney, has been posted with Orange County guaranteeing that all improvements will be installed as specified by the approved Preliminary Plat for HENDERSON WOODS Subdivision. All required improvements must be completed within three hundred and sixty-five (365) days hereof.

County Manager: _____ Date: 4/10/17

THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS. THE NETWORK POSITIONAL ACCURACY OF THE RTK DERIVED POSITIONAL INFORMATION IS: 0.06' HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83(NSRS 2011) AND VERTICAL POSITIONS ARE REFERENCED TO NAVD 88.
COMBINED FACTOR= 0.9999430

NAD 83 (2011)

NOTE:
Existing and healthy trees located within the 100' Natural Buffer and outside of easements for NCDOT and public/private utilities (i.e. wells, septic, electric cable) as indicated on this plat shall be preserved. Trees removed within 30' Type B Landscape Buffer and within the aforementioned easements shall be replaced at a rate of 150% of the rate for Type B Landscape Buffer per UDO 6.8.6. F.



NOTES:

1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.

3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

4.) ALL AREAS BY COORDINATE COMPUTATION.

5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

6.) THE OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ON SITE IS PROHIBITED.

7.) WETLANDS WERE DELINEATED IN THE FILED BY ATC ON 14MARCH2017 DATE. USACE AFFIRMED THIS DETERMINATION ON 14APR2017 DATE. WETLANDS AND ASSOCIATED ORANGE COUNTY BUFFERS ARE SUBJECT TO CHANGE PENDING FUTURE DELINEATIONS AND PERMITTING BY USACE.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1141.41'	19°54'49"	396.71'	S81°55'30"E	394.71'
C2	1136.33'	10°14'05"	202.98'	S87°05'42"E	202.71'
C3	175.00'	10°17'23"	31.43'	N08°25'47"E	31.39'
C4	30.00'	46°34'03"	24.38'	S74°21'32"W	23.72'
C5	50.00'	71°28'47"	62.38'	S86°48'54"W	58.41'
C6	50.00'	26°43'20"	23.32'	N44°05'02"W	23.11'
C7	50.00'	71°09'28"	62.10'	N04°51'22"E	58.18'
C8	50.00'	103°46'31"	90.56'	S87°40'39"E	78.68'
C9	30.00'	46°34'03"	24.38'	S59°04'25"E	23.72'
C10	275.00'	9°48'44"	47.10'	S87°15'48"E	47.04'
C11	275.00'	15°11'10"	72.89'	N80°14'16"E	72.68'
C12	375.00'	12°06'32"	79.25'	N66°35'23"E	79.11'
C13	575.00'	6°02'16"	60.59'	N42°46'36"W	60.57'
C14	625.00'	18°11'11"	198.38'	S36°42'09"E	197.55'
C15	625.00'	1°11'38"	13.02'	S27°00'44"E	13.02'
C16	30.00'	33°41'38"	17.64'	S43°15'45"E	17.39'
C17	50.00'	5°00'16"	4.37'	N57°36'26"W	4.37'
C18	50.00'	71°42'03"	62.57'	S19°15'16"E	58.57'
C19	50.18'	62°21'11"	54.60'	N47°48'38"E	51.95'
C20	50.00'	26°57'23"	23.52'	S87°21'13"E	23.31'
C21	50.00'	104°34'22"	91.26'	N21°35'21"W	79.11'
C22	30.00'	57°06'46"	29.90'	N02°08'27"E	28.68'
C23	575.00'	8°18'44"	83.42'	N30°34'18"W	83.35'
C24	425.00'	12°06'32"	89.82'	S66°35'23"W	89.65'
C25	325.00'	1°56'15"	10.99'	S73°36'47"W	10.99'
C26	325.00'	14°23'16"	81.61'	S81°46'32"W	81.40'
C27	225.00'	10°17'23"	40.41'	S08°25'47"W	40.35'
C28	200.00'	27°49'35"	97.13'	S40°19'43"E	96.18'
C29	150.00'	21°24'22"	56.04'	N37°07'07"W	55.72'
C30	1136.33'	2°31'19"	50.02'	N77°49'13"W	50.01'
C31	1136.33'	3°03'26"	60.63'	S75°01'50"E	60.62'
C32	1236.33'	5°18'57"	114.70'	S89°33'17"E	114.66'
C33	1236.33'	7°46'10"	167.65'	S83°00'44"E	167.52'
C34	1041.41'	2°55'09"	53.06'	N89°35'16"E	53.06'
C35	1136.33'	2°53'48"	57.45'	N80°31'46"W	57.44'
C36	1136.33'	0°49'34"	16.38'	N73°05'20"W	16.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°34'29"E	53.07'
L2	N60°32'07"E	44.89'
L3	S60°32'07"W	51.72'
L4	S03°17'06"W	63.40'
L5	S12°21'26"E	25.96'
L6	S03°17'06"W	53.16'
L7	S18°55'38"W	25.96'
L8	S03°17'06"W	129.45'
L9	S13°34'29"W	51.85'
L10	N25°15'22"E	46.67'
L11	S26°24'33"E	61.78'
L12	S56°02'22"E	41.99'
L13	N26°24'55"W	75.83'
L14	S16°25'24"E	93.11'
L15	N87°40'29"W	102.79'
L16	S48°49'02"E	71.66'
L17	S53°59'34"W	9.63'
L18	N87°40'29"W	33.98'
L19	S02°12'45"E	100.00'
L20	S45°07'30"E	130.54'
L21	N02°50'02"E	17.22'
L22	S45°20'43"W	117.35'
L23	N46°02'59"E	127.54'
L24	N31°38'26"E	128.94'
L25	N31°38'26"E	143.47'
L26	S21°46'52"E	250.08'
L27	N38°28'48"E	89.88'
L28	N90°00'00"E	145.84'
L29	N36°54'43"W	126.20'
L30	N30°07'32"W	58.55'
L31	S86°30'57"E	70.15'
L32	S18°26'36"W	53.70'
L33	N57°19'23"W	103.18'
L34	N88°58'35"E	112.63'
L35	S65°34'52"E	26.63'
L36	N35°04'49"W	80.73'

LEGEND

These standard symbols will be found in the drawing.

UTILITY POLE
EXISTING IRON ROD
PK NAIL
EXISTING IRON PIPE
1/2" IRON PIPE SET
STONE FOUND
CONCRETE MONUMENT
COMPUTED POINT
OVERHEAD ELECTRIC
RIGHT OF WAY
STREAM
WETLANDS
SEPTIC EASEMENT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF DEDICATION AND MAINENANCE

I THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION-REGULATION JURISDICTION OF ORANGE COUNTYAN HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREAS, OPEN SPACES, COMMON AREAS, UTILITIES, AND OTHER IMPROVEMENTSTO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

OWNER(S) — President of Henderson Woods, Inc

OWNER(S) — manager of Hampshire Family, LLC

DATE 3-29-17

NORTH CAROLINA Mecklenburg COUNTY

I, Cheryl L. Cedar, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Thomas Hampshire PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 29TH DAY OF March, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-14-19

NORTH CAROLINA – ORANGE COUNTY
THE FOREGOING CERTIFICATE OF _____

NOTARY PUBLIC OF THE DESIGNATED GOVERNMENTAL UNITS IS CERTIFIED TO BE CORRECT.
FILED FOR REGISTRATION ON THE _____ DAY OF _____, 20____
AT _____ O'CLOCK ____M. IN BOOK _____ PAGE _____
THIS THE _____ DAY OF _____, 20____
DEBORAH B. BROOKS, REGISTER OF DEEDS

BY: _____ ASST. / DEPUTY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER
DATE 4-5-17

NOTE:
THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS ASSUMES NO RESPONSIBILITY FOR OPERATION, MAINTENANCE, OR LIABILITY ASSOCIATED WITH ANY AND ALL STORM WATER CONTROLS LOCATED OUTSIDE OF THE STREET RIGHT OF WAY. PRIOR TO ADDITION OF THE SUBDIVISION STREETS TO THE STATE SYSTEM, THE PROPERTY OWNER(S) SHALL EXECUTE A BINDING OPERATION AND MAINTENANCE AGREEMENT FOR ALL STRUCTURAL STORM WATER CONSTROLS ESTABLISHIN RESPONSIBILITIES AND PROCEDURES FOR MAINTENANCE AND OPERATION OF THE SUBJECT DEVICES. THE OPERATION AND MAINTENANCE AGREEMENT, HEREBY REFERENCED, SHALL BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.

FOR MULTIPLE PIN SHEET
SEE BOOK 6292 PAGE 529

REFERENCES
DB.2027 P.561
DB.5892 P.471
PB.58 P.21
PIN: 9891-80-4884
PIN: 9891-80-0703

CURRENT OWNER:
HUMPHRIES FAMILY, LLC
6315 HOWE MINE CHURCH ROAD
WAXHAW, NC 28173

HENDERSON WOODS, INC.
6315 HOWE MINE CHURCH ROAD
WAXHAW, NC 28173

FINAL PLAT:

HENDERSON WOODS

SHEET 2 OF 2
SCALE: 1" = 100'
CHAPEL HILL TOWNSHIP - ORANGE COUNTY, NC
DATE: JANUARY 11, 2017

R.S. JONES & ASSOCIATES, INC.
LAND SURVEYORS
LICENSE NO.: C-2565
201 WEST CLAY STREET
MEBANE, N.C. 27302
PHONE: (919)563-3623 FAX: (919)563-0086

2017042100029268 PLAT
BK:PL117 Pg:3
04/21/2017 04:26:31 PM 1/1
FEE: $26.00
RECORDING FEES $ 26.00
PAGES 1
FILED
Jeffrey M. Nash
Register of Deeds
Orange County, NC