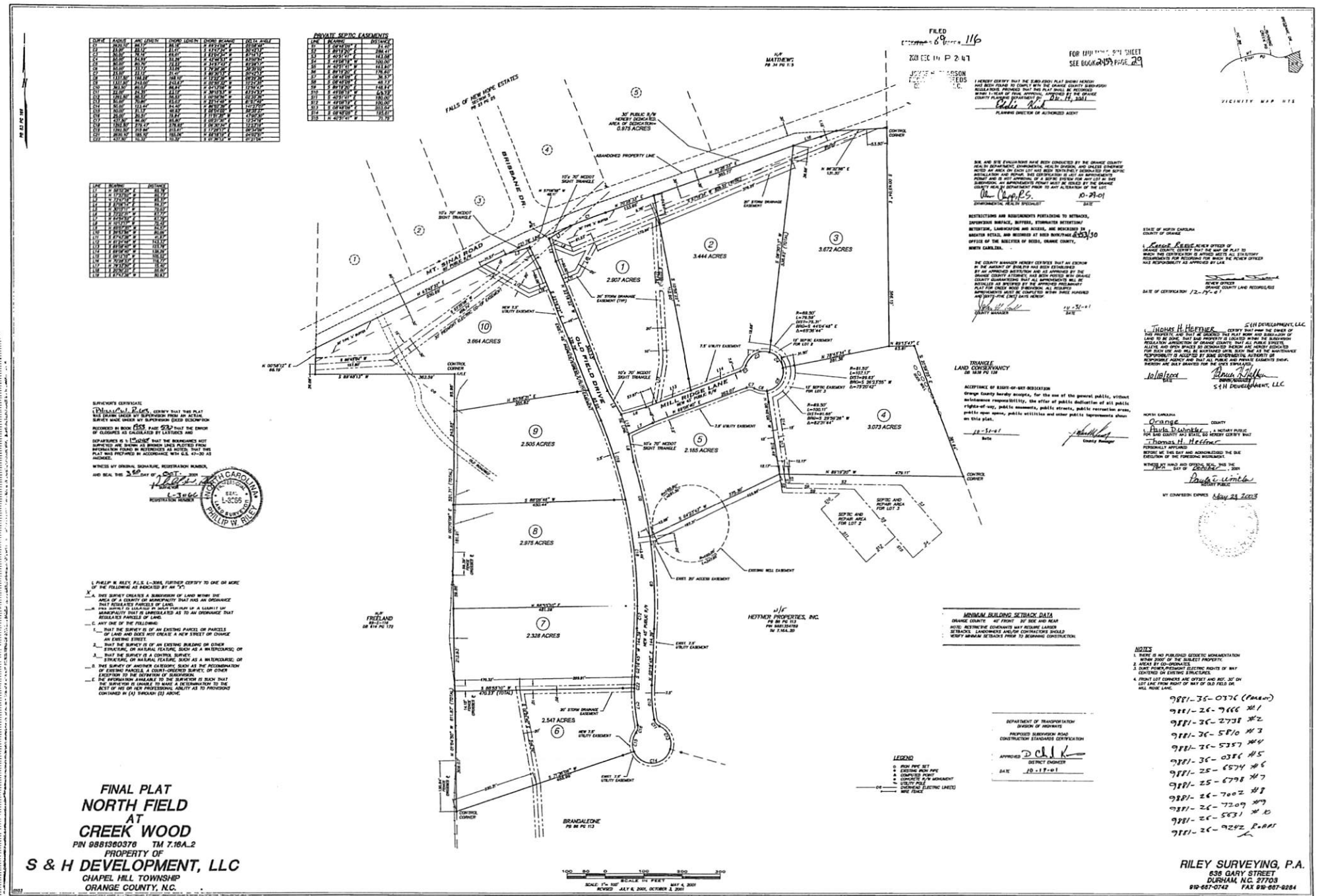
FINAL PLAT
NORTH FIELD
AT
CREEK WOOD
PIN 9881360376 TM 7.16A_2
PROPERTY OF
S & H DEVELOPMENT, LLC
CHAPEL HILL TOWNSHIP
ORANGE COUNTY, N.C.
RILEY SURVEYING, P.A.
538 GARY STREET
DURHAM, N.C. 27703
919-667-0742 FAX 919-667-0284
BOOK 89 PAGE 116
FILED
BOOK 89 PAGE 116
2001 DEC 14 P 2:47
FOR ADDITIONAL SHEET SEE BOOK 2459 PAGE 29
VICINITY MAP
SCALE: 1" = 100'
REVISED JULY 6, 2001, OCTOBER 2, 2001
MT. SINAI ROAD
BRISBANE DR.
OLD FIELD DRIVE
MILLRIDGE LANE
FALLS OF NEW HOPE ESTATES
MATHEWS
FRIELAND
HOTMOR PROPERTIES, INC.
BRANDALEONE
2.907 ACRES
3.444 ACRES
3.672 ACRES
3.664 ACRES
2.505 ACRES
2.165 ACRES
3.073 ACRES
2.975 ACRES
2.328 ACRES
2.547 ACRES
PRIVATE SEPTIC EASEMENTS
SURVEYOR'S CERTIFICATE
PHILLIP W. RILEY
L-3065
NORTH CAROLINA
PROFESSIONAL SEAL
PHILLIP W. RILEY
L-3065
REGISTERED SURVEYOR
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 1 YEAR OF FINAL APPROVAL APPROVED BY THE ORANGE COUNTY PLANNING DEPARTMENT
PLANNING DIRECTOR OR AUTHORIZED AGENT
LOTS AND SITE EVALUATIONS HAVE BEEN CONDUCTED BY THE ORANGE COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH DIVISION, AND UNLESS OTHERWISE NOTED BY AREA ON EACH LOT HAS BEEN TENTATIVELY DESIGNATED SUITABLE FOR SEPTIC INSTALLATION AND REPAIR. THIS CERTIFICATION IS NOT AN IMPROVEMENTS PERMIT AND IS NOT APPROVAL OF A SEPTIC SYSTEM FOR ANY LOT IN THIS SUBDIVISION. AN IMPROVEMENTS PERMIT MUST BE ISSUED BY THE ORANGE COUNTY HEALTH DEPARTMENT PRIOR TO ANY ALTERATION OF THE LOT
ENVIRONMENTAL HEALTH SPECIALIST
RESTRICTIONS AND REQUIREMENTS PERTAINING TO SETBACKS, IMPERVIOUS SURFACE, BUFFERS, STORMWATER RETENTION/DETENTION, LANDSCAPING AND ACCESS, ARE DESCRIBED IN MASTER DEEDS, AND RECORDED AT BOOK/PAGE 2459/30 OFFICE OF THE REGISTER OF DEEDS, ORANGE COUNTY, NORTH CAROLINA.
THE COUNTY MANAGER HEREBY CERTIFIES THAT AN ESCROW IN THE AMOUNT OF $108,175 HAS BEEN ESTABLISHED 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 CREEK WOOD SUBDIVISION. ALL REQUIRED IMPROVEMENTS MUST BE COMPLETED WITHIN THREE HUNDRED AND SIXTY-FIVE (365) DAYS HEREOF
COUNTY MANAGER
STATE OF NORTH CAROLINA
COUNTY OF ORANGE
I, ERNIE REECE, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING WITHIN THE REVIEW OFFICER'S RESPONSIBILITY AS APPROVED BY LAW.
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS
DATE OF CERTIFICATION 12-14-01
I, THOMAS H. HEFFNER OF S&H DEVELOPMENT, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AND THAT AS SHOWN BY THIS PLAT MORE AND SUBDIVISION OF LAND TO BE DONE, THAT SAID PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ORANGE COUNTY; THAT ALL PUBLIC STREETS, ALLEYS, AND OPEN SPACES SO DESIGNATED HEREON ARE HEREBY DEDICATED TO PUBLIC USE; AND THAT I ASSUME RESPONSIBILITY FOR MAINTENANCE RESPONSIBILITY IS ACCEPTED BY SOME GOVERNMENTAL AUTHORITY OR RESPONSIBLE AGENCY AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON ARE DULY GRANTED FOR THE USES STIPULATED.
10/16/2001
DATE
THOMAS H. HEFFNER
S&H DEVELOPMENT, LLC
TRIANGLE LAND CONSERVANCY DB 1838 PG 128
ACCEPTANCE OF RIGHT-OF-WAY DEDICATION
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 areas, public open spaces, public utilities and other public improvements shown on this plat.
12-31-01
Date
County Manager
NORTH CAROLINA
Orange COUNTY
I, Paula D Winkler, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Thomas H Heffner PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16th DAY OF October, 2001
Paula D Winkler
NOTARY PUBLIC
MY COMMISSION EXPIRES May 24 2003
I, PHILLIP W. RILEY, P.L.S. L-3065, FURTHER CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY AN "X":
X 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;
B. THIS SURVEY IS LOCATED IN AREA FOR WHICH AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY.
STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
D. THIS SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.
MINIMUM BUILDING SETBACK DATA
ORANGE COUNTY 40' FRONT 30' SIDE AND REAR
NOTE: RESTRICTIVE COVENANTS MAY REQUIRE LARGER SETBACKS. LANDOWNERS AND/OR CONTRACTORS SHOULD VERIFY MINIMUM SETBACKS PRIOR TO BEGINNING CONSTRUCTION.
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED
DISTRICT ENGINEER
DATE 10-17-01
LEGEND
NOTES
1. THERE IS NO PUBLISHED GEODETIC MONUMENTATION WITHIN 2000' OF THE SUBJECT PROPERTY.
2. AREAS BY CO-ORDINATES.
3. DUKE POWER/PIEDMONT ELECTRIC RIGHTS OF WAY CENTERED ON EXISTING STRUCTURES.
4. FRONT LOT CORNERS ARE OFFSET AND SET .50' ON LOT LINE FROM RIGHT OF WAY OF OLD FIELD DR. MILL RIDGE LANE.
9881-36-0376 (Parent)
9881-26-9666 #1
9881-36-2738 #2
9881-36-5810 #3
9881-26-5357 #4
9881-36-0386 #5
9881-25-6574 #6
9881-25-6798 #7
9881-26-7002 #8
9881-26-7209 #9
9881-26-5831 #10
9881-26-9282 R-OOS