

Sketch Review Application Attachments  
Terrells Ridge  
Chatham Landholdings, LLC Major Subdivision Application

Section 5.1 A. Name

- (1) Property is not within an existing subdivision. The proposed subdivision name is "Terrells Ridge".
- (2) Terrells Ridge. This region and area of the Baldwin District is known as Terrells Mountain and the subdivision property encompasses Terrells Creek.
- (3) Subdivision Name has been chosen, "Terrells Ridge".

B. Ownership

- (1) The legal owners of the parcels included in this application are as follows:

Chatham Landholdings, LLC  
Thomas M. Dunnigan, Managing Member  
713 Blenheim Drive  
Raleigh, North Carolina 27612  
Telephone: 919-612-4000  
Parcel #'s 1432 and 75479

Gloria Davis Ripperton  
535 Webster Road  
Pittsboro, North Carolina 27312  
Telephone: 919-929-4905  
Parcel # 1375

Welford D. & Patricia H. Harris  
8553 U.S. Highway 421  
Bear Creek, North Carolina 27207  
Telephone: 919-837-5423  
Parcel # 1179

- (2) Information on Design Professionals

John R. McAdams  
P.O. Box 14005  
Research Triangle Park, North Carolina 27709-14005  
Attn: Kevin Hamak  
Telephone: 919-361-5000

Riley Surveying Company  
P.O. Box 16459  
Chapel Hill, North Carolina 27516  
Attn: Phillip Riley  
Telephone: 919-667-0742

Soil & Environmental Consultants, PA  
3817 E Lawndale Drive  
Greensboro, North Carolina 27455  
Attn: Edwin Stott  
Telephone: 336-540-8234







































(3) Duke Power maintains a 30 foot easement.

(4) No covenants exist on this property.

C. Description.

A description of the property is attached. The information is the tax record and parcel information from the Chatham County GIS web site.

 Parcels (Click Parcel Number to ZOOM To)

-  75479 - CHATHAM LANDHOLDINGS LLC
  -  PIN = 9746-56-3623.000
  -  CountyID = K1-35C-7
  -  Parcel Number = 75479
  -  Feature = PARCEL-MATCH
  -  Tax Year = 2007
  -  Township = 2
  -  Fire District = 107
  -  OwnerID = 1250617
  -  Deed Name = CHATHAM LANDHOLDINGS LLC
  -  Deed Book = 1220
  -  Deed Page = 0855
  -  Deed Year = 2005
  -  Plat Book = 99
  -  Plat Page = 0369
  -  Legal Descrip = K1-35C-7
  -  Land FMV = 252640
  -  Improvement FMV = 0
  -  Deeded Acres = 21.87
  -  Physical Address = JONES FERRY RD
  -  PIN Map = 9746
  -  PIN Submap = 00
  -  PIN Map Block = 56
  -  PIN Parcel = 3623
  -  PIN Subparcel =
  -  Billing Name = CHATHAM LANDHOLDINGS LLC
  -  Billing Name2 =
  -  Billing Name3 =
  -  Billing Address = 713 BLENHEIM DR
  -  Billing Address2 =
  -  Billing Address3 =
  -  Billing Address4 =
  -  Billing City = RALEIGH
  -  Billing State = NC
  -  Billing Zip = 27610
  -  Watershed = WS-IV PA
  -  Census Tract = 020100
  -  [Get Property Record Card](#)


 Parcels (Click Parcel Number to ZOOM To)  1432 - CHATHAM LANDHOLDINGS LLC

- PIN = 9746-37-7292.000
- CountyID =
- Parcel Number = 1432
- Feature = PARCEL
- Tax Year = 2007
- Township = 2
- Fire District = 107
- OwnerID = 1250617
- Deed Name = CHATHAM LANDHOLDINGS LLC
- Deed Book = 1220
- Deed Page = 0857
- Deed Year = 2005
- Plat Book = 2005
- Plat Page = 0136
- Legal Descrip = K1-35B
- Land FMV = 348078
- Improvement FMV = 0
- Deeded Acres = 54.46
- Physical Address = JONES FERRY RD
- PIN Map = 9746
- PIN Submap = 00
- PIN Map Block = 37
- PIN Parcel = 7292
- PIN Subparcel =
- Billing Name = CHATHAM LANDHOLDINGS LLC
- Billing Name2 =
- Billing Name3 =
- Billing Address = 713 BLENHEIM DR
- Billing Address2 =
- Billing Address3 =
- Billing Address4 =
- Billing City = RALEIGH
- Billing State = NC
- Billing Zip = 27610
- Watershed = WS-IV PA
- Census Tract = 020100
- [Get Property Record Card](#)

 Parcels (Click Parcel Number to ZOOM To) 1375 - RIPPERTON GLORIA DAVIS

- PIN = 9746-39-7291.000
- CountyID =
- Parcel Number = 1375
- Feature = PARCEL
- Tax Year = 2007
- Township = 2
- Fire District = 107
- OwnerID = 03479
- Deed Name = RIPPERTON GLORIA DAVIS
- Deed Book = 514
- Deed Page = 0732
- Deed Year = 1987
- Plat Book = 86
- Plat Page = 0163
- Legal Descrip = K1-12
- Land FMV = 738102
- Improvement FMV = 245506
- Deeded Acres = 99.52
- Physical Address = 535 WEBSTER RD
- PIN Map = 9746
- PIN Submap = 00
- PIN Map Block = 39
- PIN Parcel = 7291
- PIN Subparcel =
- Billing Name = RIPPERTON GLORIA DAVIS
- Billing Name2 =
- Billing Name3 =
- Billing Address = DBA TERRELLS CREEK FARMS, INC
- Billing Address2 = 535 WEBSTER RD
- Billing Address3 =
- Billing Address4 =
- Billing City = PITTSBORO
- Billing State = NC
- Billing Zip = 27312
- Watershed = WS-IV PA
- Census Tract = 020100
- [Get Property Record Card](#)

☰  Parcels (Click Parcel Number to ZOOM To)

☰  1179 - HARRIS W D & PATRICIA M

- ☐ PIN = 9746-49-4666.000
- ☐ CountyID = CL-14
- ☐ Parcel Number = 1179
- ☐ Feature = PARCEL-MATCH
- ☐ Tax Year = 2007
- ☐ Township = 2
- ☐ Fire District = 107
- ☐ OwnerID = 37114
- ☐ Deed Name = HARRIS W D & PATRICIA M
- ☐ Deed Book = 948
- ☐ Deed Page = 0742
- ☐ Deed Year = 2002
- ☐ Plat Book =
- ☐ Plat Page =
- ☐ Legal Descrip = CL-14
- ☐ Land FMV = 227565
- ☐ Improvement FMV = 0
- ☐ Deeded Acres = 50.68
- ☐ Physical Address = JONES FERRY RD
- ☐ PIN Map = 9747
- ☐ PIN Submap = 00
- ☐ PIN Map Block = 40
- ☐ PIN Parcel = 0000
- ☐ PIN Subparcel =
- ☐ Billing Name = HARRIS W D
- ☐ Billing Name2 = HARRIS PATRICIA M
- ☐ Billing Name3 =
- ☐ Billing Address = 8553 US HWY 421
- ☐ Billing Address2 =
- ☐ Billing Address3 =
- ☐ Billing Address4 =
- ☐ Billing City = BEAR CREEK
- ☐ Billing State = NC
- ☐ Billing Zip = 27207
- ☐ Watershed = WS-IV PA
- ☐ Census Tract = 020100
- ☐ [Get Property Record Card](#)

**Tom Dunnigan**

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**From:** "Dolores Hall" <dolores.hall@ncmail.net>  
**To:** "Tom Dunnigan" <dunn535@bellsouth.net>  
**Sent:** Thursday, November 16, 2006 5:20 PM  
**Subject:** Re: Chatham County Information Request

Mr. Dunnigan:

I have checked our USGS maps and files for the parcels mentioned in your email. To the best of our knowledge, no archaeological investigations have been conducted on the property and there are no recorded archaeological sites within the property.

If you have any questions, please do not hesitate to contact me.

Dolores A. Hall  
Deputy State Archaeologist-Land  
Office of State Archaeology  
(919) 733-7342

E-Mail to and from me, in connection with the transaction of public business, is subject to the North Carolina Public Records Law and may be disclosed to third parties.

— Original Message —

**From:** Tom Dunnigan  
**To:** Dolores Hall  
**Cc:** 'David Philbrook'  
**Sent:** Thursday, November 16, 2006 11:04 AM  
**Subject:** Chatham County Information Request

Dear Ms. Hall,

Jason Sullivan with the Chatham County Planning Department passed on your name and suggested I contact you about any information you may provide me pertaining to several parcels of land our company has purchased and contracted to purchase in Chatham County.

The parcels, contiguous in nature, are located between Jones Ferry and White Cross Roads just over the Orange County line, in Chatham County.

The parcel numbers are 75479, 1432, 1406, 1179, 1375 or 64513.

Please let me know what types of information you provide and any specifics you would know about these above mentioned parcels. If you need added information from me please let me know.

My cell number is local, 612-4000 and my email address is [dunn535@bellsouth.net](mailto:dunn535@bellsouth.net)

Thank you very much, Tom Dunnigan. Chatham Landholdings, LLC

**Tom Dunnigan**

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**From:** "J. Pyle" <pyb@earthlink.net>  
**To:** "Tom Dunnigan" <dunn535@bellsouth.net>  
**Cc:** "Lynn Richardson" <lynn.richardson@ncmail.net>  
**Sent:** Monday, January 08, 2007 9:38 PM  
**Subject:** Re: Phone Conversation Today

Tom—

With your assurance that the Ripperton farm is not within the proposed subdivision, I can see no evidence of earlier occupation and we have no record of a cemetery on any of the tracts.

Thank you for your call. Should additional relevant information be revealed as you advance with the planning, we would appreciate your sharing with us.

Cordially,

Jane Pyle, Chatham County Historical Association

**Tom Dunnigan**

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**From:** "Matthews, Monte K SAW" <Monte.K.Matthews@saw02.usace.army.mil>  
**To:** <Dunn535@bellsouth.net>; <102437.3407@compuserve.com>  
**Cc:** <lan.McMillan@ncmail.net>  
**Sent:** Thursday, December 07, 2006 8:45 AM  
**Subject:** Chatham Land Development Site Meeting

Tom and David,

It was good to meet you the other day and tour the site for you future subdivision. I wish more developers would be willing to walk their property and discuss minimization/avoidance techniques prior to designing the site layout. I look forward to seeing your environment-friendly proposal.

As promised, I am passing along a Corps of Engineers tracking number for this site: SAW-2006-41652-219. Please refer to this number when submitting any correspondence. It will help me keep the file together as you name and develop your site.

I've also copied Ian McMillan (NCDWQ) on this email. You may want to coordinate any questions concerning the State 401 permit process with Ian. In addition, Ian is experienced in avoidance and minimization and may have other ideas for your consideration.

Don't hesitate to call or email with any questions or concern,

**Monte Matthews**  
US Army Corps of Engineers  
919-876-8441 x30