

DATE _____

- (-)(a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- (-)(b) That the survey is located in such a portion of a county or municipality that is unregulated as to 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.
 - 3- That the survey is a control survey.
- (-)(d) That the survey is in another category, such as the recombination of existing parcels, and no ordinance or other exception to the definition of subdivision.
- (-)(e) That the information furnished 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 the provisions contained in (a) through (d) above.

CHARLES O. ELIASON PLS L-3599

I, CHARLES O. ELIASON, CERTIFY THAT THIS PLAT WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION (DEED REFERENCE RECORD
IN COUNTY REGISTRY OF DEEDS, DEED BOOK 1209
DEED BOOK 1209 PAGE 380, DEED BOOK 1209 PAGE 381
DEED BOOK 1209 PAGE 382); THAT THE BOUNDARIES ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION FURNISHED (AS SHOWN); THAT THE RATIO OF PRECISION AS
CALCULATED BY THE METHOD OF LEAST SQUARES IS IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED; WITNE MY HAND AND SEAL, IN WITNESS WHEREOF, I HAVE
NUMBER, AND SEAL THIS DAY OF OCTOBER, 1905 A.D.

CHARLES OWELL ELIASON L - 3599

— 20' DRAINAGE EASEMENT
10' EITHER SIDE OF
PROPERTY LINE (TYPICAL)

JORDAN LAKE PRESERVE CORPORATION
DEED BOOK 842 PAGE 919
PLAT SLIDE 2000-367

20' DRAINAGE EASEMENT/UTILITY EASEMENT
10' EITHER SIDE OF
PROPERTY LINE (TYPICAL)

SYMBOL LEGEND

● IPS	IRON PIPE SET
● RPS	IRON PIPE FOUND
● RFS	RAIL ROAD SPIKE SET
● RFF	RAIL ROAD SPIKE FOUND
■ ECM	EXISTING CONCRETE MONUMENT
○ CMP	COMPUTED POINT
— X —	FENCING
— OHW —	OVERHEAD UTILITY LINES
— NCDOT —	NCDOT EASEMENT LINE
●	UTILITY POLE W/ OVERHEAD LINES
●	WATER SUPPLY WELL
⊙	PERK SITE

NAD 83 FROM REFERENCES

ALSM JOB # 040009_PHASE-1_KN~ SECTION SHEETS.DWG (SHEETS B1 LATER)

NOTES-
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME. THIS SURVEY IS BEING PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY. THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE REALTY AS ASSOCIATED OR TO THE BOUNDARIES SHOWN.
THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN.
COPYRIGHT OCTOBER 31, 2005 BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C., SILER CITY NORTH CAROLINA. COPIES OF THIS PLAT MAY ONLY BE ORDERED FOR PLOTTED FOR SURVEY PURPOSES AND FOR CONVEYANCE BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:

THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMESITE LOCATION AS FOLLOWS:

ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT: 20 FEET	
ADJACENT TO MEADOW AREAS: 40 FEET	
SETBACKS GREATER THAN THESE MINIMUMS MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL REVIEW BOARD.	

ROADWAY CLASSIFICATIONS:
 LEGACY WAY - VARIABLE PRIVATE RIGHT OF WAY
 LEGACY FALLS DRIVE NORTH - VARIABLE PRIVATE RIGHT OF WAY
 LEGACY FALLS DRIVE SOUTH - 50' PRIVATE RIGHT OF WAY
 COVERED BRIDGE TRAIL - VARIABLE PRIVATE RIGHT OF WAY
 STONEY CREEK WAY - 50' PRIVATE RIGHT OF WAY
 WEST LAKE CIRCLE - 50' PRIVATE RIGHT OF WAY
 ROLLING MEADOWS LANE - 50' PRIVATE RIGHT OF WAY
 ROLLING MEADOWS LANE SOUTH - 50' PRIVATE RIGHT OF WAY
 RIDGEWATER COURT - 50' PRIVATE RIGHT OF WAY

BRIDGEWATER COURT - 30' PRIVATE RIGHT OF WAY
UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 1/2"
IRON PIPES SET, SUBJECT TO FINAL CONSTRUCTION.
FINAL LOT MONUMENTATION IS SUBJECT TO FINAL
CONSTRUCTION. AT TIME OF SURVEY THE IMPROVEMENTS
AS SHOWN HEREON ARE INCOMPLETE, AND ALL LOTS,
EASEMENTS, ROADWAYS AND PUBLIC / PRIVATE ACCESS
WAYS AS PLATTED ARE CONSIDERED FUTURE.
THERE IS A 10' MULTI-PURPOSE UTILITY EASEMENT
ALONG ALL LOT FRONTS.

THESE ARE 10'x 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.

TEXT LEGEND:

10'DE - 10' DRAINAGE EASEMENT
20'DE - 20' DRAINAGE EASEMENT
ST - 10'x 70' SIGHT TRIANGLE
UF - UTILITY EASEMENT AREA

ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS, PROVISIONS AND OTHER MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS.

OWNER / AGENT
HOLLAND G. GAINES AND REBECCA J. GAINES
THE LEGACY AT JORDAN LAKE, LLC
200 KELLYRIDGE DRIVE APEX, N.C. 27502
TAX MAP P.I.N. 9783-06-8282

PARCEL ID # 19331
TOTAL ACREAGE WITHIN PARENT PARCEL: 628.428 AC +/-
ACREAGE WITHIN LOTS OF PHASE ONE: 68.766 AC +/-
ACREAGE WITHIN ROADWAYS OF PHASE ONE: 17.941 AC +/-
REMAINDER ACREAGE OF PHASE ONE: 155.157 AC +/-

REMAINDER ACREAGE OF PHASE ONE: 153.157 AC +/-
 LINETABLE FOR SHEETS FOUR AND FIVE IS ON SHEET SIX.
 NORTH WAS DETERMINED USING SECOND ORDER
 GPS OBSERVATIONS PERFORMED AUGUST 8, 2005
 ALL STREAM BUFFERS SHOWN ARE MEASURED 100' FROM
 STREAM BANK LANDWARD 200' TOTAL WIDTH

A PORTION OF THE PROJECT AREA SHOWN LIES WITHIN A ZONE AE FLOODWAY AREA, AS SHOWN ON FEMA FIRM PANEL 9782 MAP NUMBER 3710978200J, JULY 13, 2005. A ROADWAY MAINTENANCE AGREEMENT IS TO BE RECORDED WITH THIS PLAT.

CORDED WITH THIS PLAT.

CERTIFICATE FOR PLATS

North Carolina: CHATHAM COUNTY

This plat was presented for registration at _____ o' clock _____ M. on _____, 2005 A.D., and recorded on Plat Slide _____ in the CHATHAM COUNTY Registry.


Reba G. Thomas
Register of Deeds By: _____ Assistant

OWNER / AGENT
HOLLAND G. GAINES AND REBECCA J. GAINES
THE LEGACY AT JORDAN LAKE, LLC
200 KELLYRIDGE DRIVE APEX, N.C. 27502

"THE LEGACY AT JORDAN LAKE"
PHASE ONE

FINAL SUBDIVISION PLAT – SHEET FIVE OF SIX
PREPARED FOR
THE LEGACY AT JORDAN LAKE, LLC

WILLIAMS TOWNSHIP – NEW HOPE TOWNSHIP ~ CHATHAM COUNTY ~ NORTH CAROLINA



OCTOBER 31, 2005 SCALE : 1 INCH = 100 FEET

PREPARED BY
ABSOLUTE LAND SURVEYING AND MAPPING, P.C.
(919)663-0099

MAILING ADDRESS ~ 117 NORTH CHATHAM AVENUE, SILER CITY, N.C. 27344
PHYSICAL ADDRESS ~ 964 EAST STREET, SUITE 210, PITTSBORO, N.C. 27312
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