

FUTURE DEVELOPMENT

- NOTES—
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - NO TITLE SEARCH HAS BEEN 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 SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
 - COPYRIGHT APRIL 4, 2005 BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C., SILER CITY, NORTH CAROLINA. COPIES OF THIS PLAT MAY ONLY BE USED FOR PRESERVATION OF SURVEY EVIDENCE AND FOR CONVEYANCES BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
 - MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 150 FEET
THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMESITE LOCATION AS FOLLOWS:
ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT: 20 FEET
ADJACENT TO GOLF COURSE: 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:
BUR OAK COURT — 50' PRIVATE RIGHT OF WAY
HAZELWOOD — 50' PRIVATE RIGHT OF WAY
TURKEY TRACE — 50' PRIVATE RIGHT OF WAY
DUCK BILL — 50' PRIVATE RIGHT OF WAY
CABIN CREEK — 50' PRIVATE RIGHT OF WAY
BIRDIE COURT — 50' PRIVATE RIGHT OF WAY
GOLFERS VIEW — 50' PRIVATE RIGHT OF WAY
AUTUMN CHASE — 50' 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 FOOT MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS.
 - THERE ARE NCDDOT 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
UE — UTILITY EASEMENT AREA
 - ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE, MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS.
 - OWNER
J. DAVID EDWARDS
JORDAN LAKE PRESERVE CORPORATION
840 THE PRESERVE TRAIL CHAPEL HILL, N.C. 27517
919-545-8811
 - TAX MAP P.I.N. 9734-23-9527
PARCEL ID # 10890
TAX MAP P.I.N. 9734-20-5777
PARCEL ID # 10857
TAX MAP P.I.N. 9733-37-5526
PARCEL ID # 5912
 - TOTAL ACREAGE OF PARENT PARCEL: 788.048 ACS±
TOTAL ACREAGE OF PHASE 1: 174.172 ACS±
PHASE 2A ACREAGE WITHIN LOTS: 70.286 ACS±
PHASE 2A ACREAGE WITHIN ROADWAYS: 17.963 ACS±
REMAINDER ACREAGE: 528.627 ACS±
 - UNLIEABLE FOR ALL SHEETS IS ON LT. 1.
 - CURVEABLE FOR ALL SHEET IS ON CT. 1.
 - NORTH WAS DETERMINED USING SECOND ORDER GPS OBSERVATIONS PERFORMED FEBRUARY 26, 2002.

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

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, _____ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

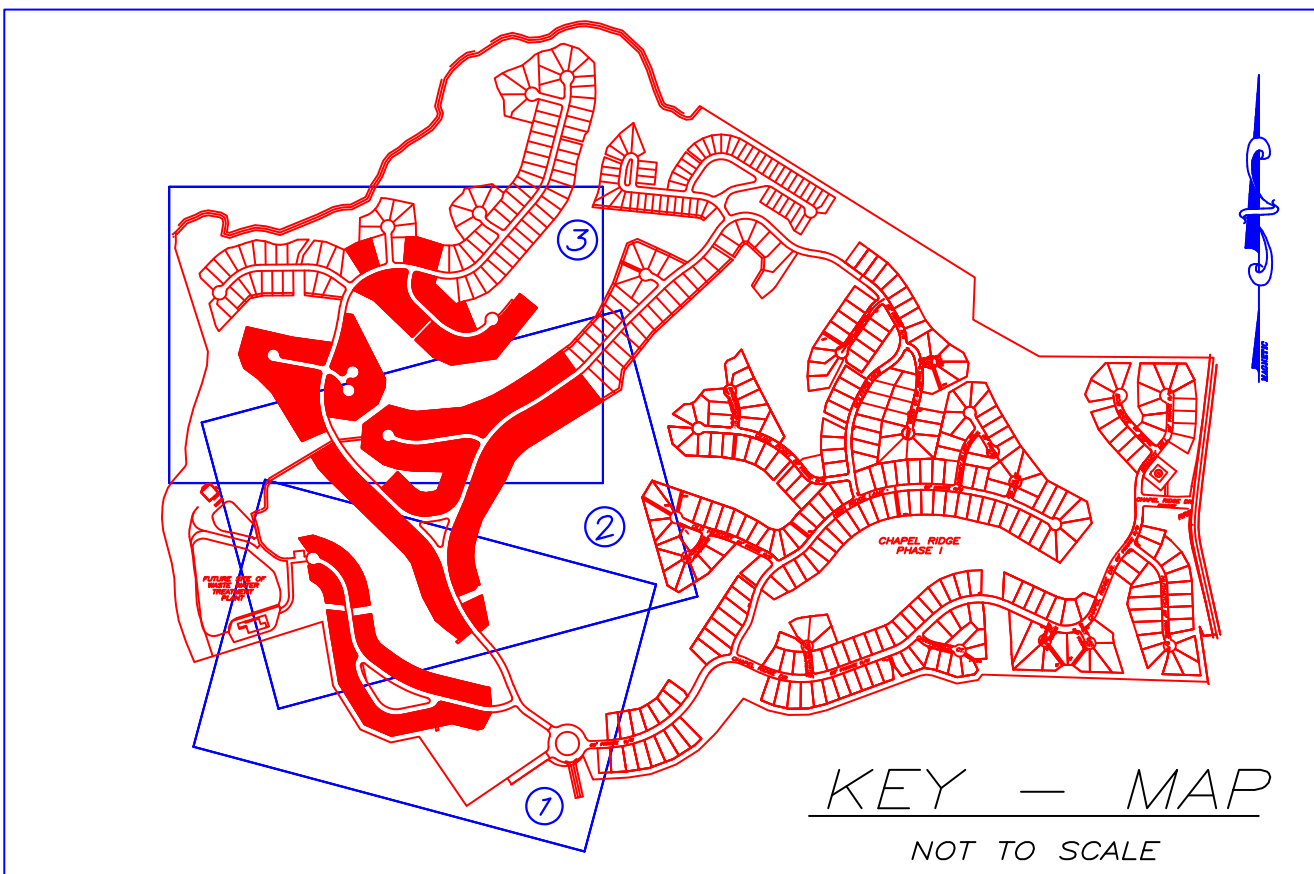
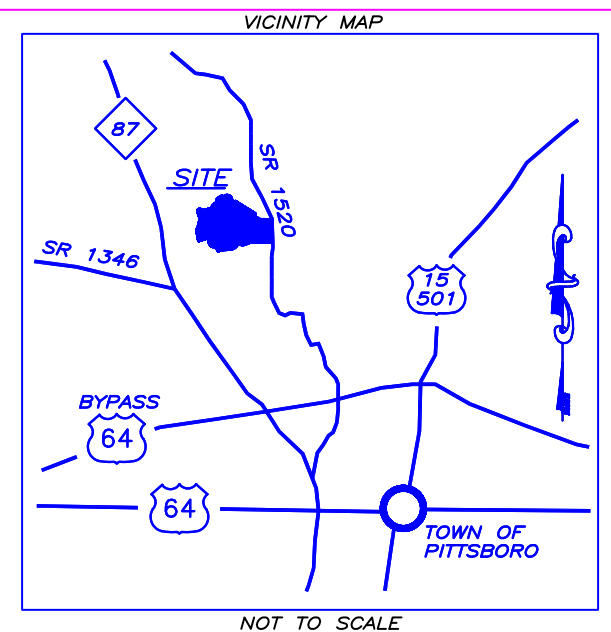
I, Charles O. Eliason, Professional Land Surveyor No. L - 3599, certify to one or more of the following as indicated thus, ____

- 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.
- 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.
- Any one of the following:
 - That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 - That the survey is of an existing building or other structure, or natural feature, such as a watercourse;
 - That the survey is a control survey.
- That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
- That 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 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 RECORDED IN THE CHATHAM COUNTY REGISTRY IN DEED BOOK 1116 PAGE 710); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 4th DAY OF APRIL, 2005 A.D.

CHARLES ODELL ELIASON L - 3599



NAD 83 FROM REFERENCES
(SEE NOTE 1P)

ALSM JOB # 040302-PH2_R5 ~ PHASE 2A ~ SECTION SHEETS .DWG (SHEET BY LAYERS)