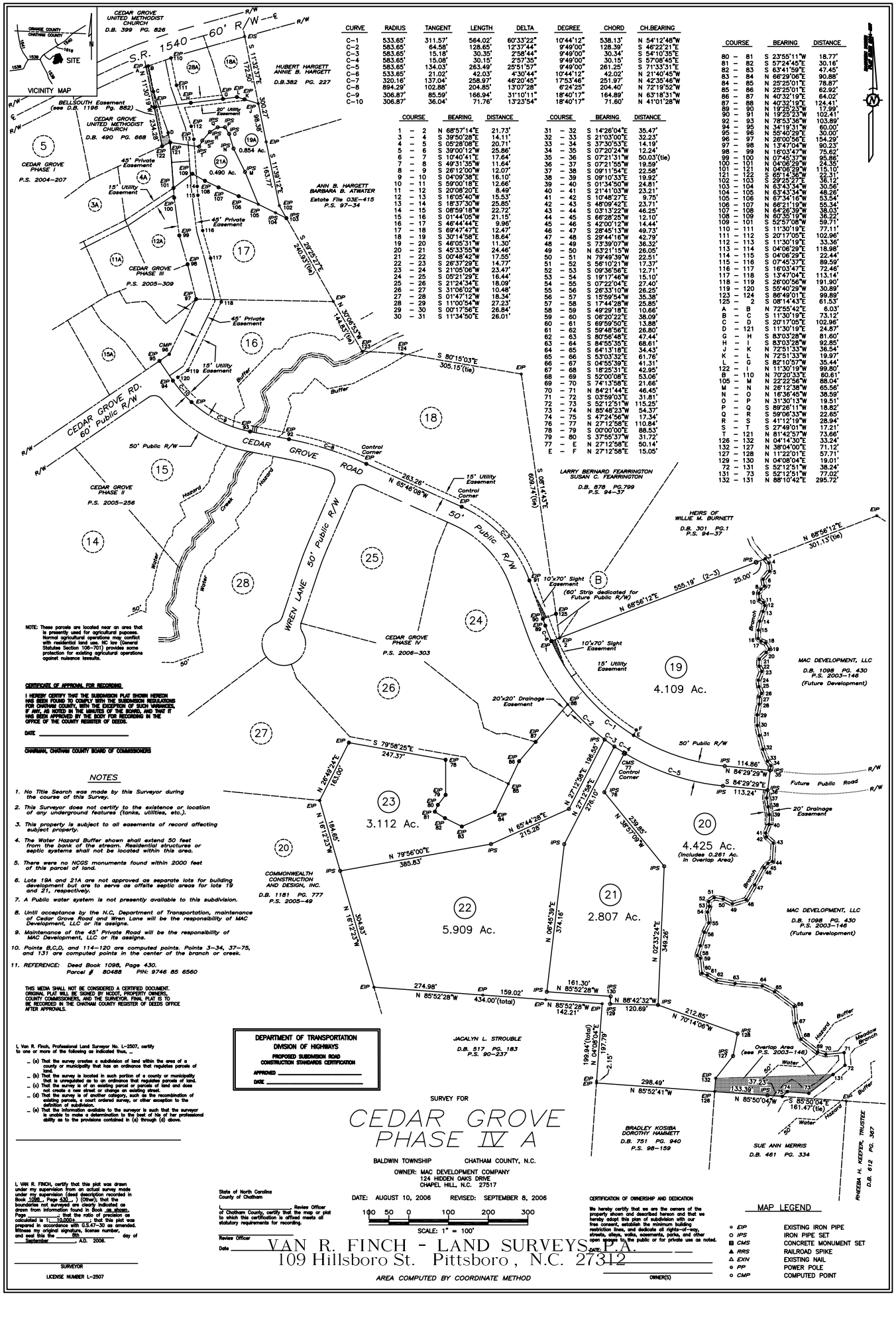

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	533.65'	311.57'	564.02'	60°33'22"	10°44'12"	538.13'	N 54°12'48"W
C-2	583.65'	64.58'	128.65'	12°37'44"	9°49'00"	128.39'	S 46°22'21"E
C-3	583.65'	15.18'	30.35'	2°58'44"	9°49'00"	30.34'	S 54°10'35"E
C-4	583.65'	15.08'	30.15'	2°57'35"	9°49'00"	30.15'	S 57°08'45"E
C-5	583.65'	134.03'	263.49'	25°51'57"	9°49'00"	261.25'	S 71°33'31"E
C-6	533.65'	21.02'	42.03'	4°30'44"	10°44'12"	42.02'	N 21°40'45"W
C-7	320.16'	137.04'	268.97'	46°20'45"	17°53'46"	251.97'	N 42°35'46"W
C-8	884.29'	102.88'	204.85'	13°07'28"	6°24'25"	204.40'	N 32°19'52"W
C-9	306.87'	85.59'	166.94'	31°10'11"	18°40'17"	164.89'	N 63°18'31"W
C-10	306.87'	36.04'	71.76'	13°23'54"	18°40'17"	71.60'	N 41°01'28"W

COURSE	BEARING	DISTANCE
1 - 2	N 68°57'14"E	21.73'
3 - 4	S 39°50'28"E	14.11'
4 - 5	S 05°28'08"E	20.71'
5 - 6	S 39°00'12"W	25.86'
6 - 7	S 10°40'41"E	17.64'
7 - 8	S 49°31'35"W	11.64'
8 - 9	S 26°12'00"W	12.07'
9 - 10	S 04°09'38"E	16.10'
10 - 11	S 59°00'18"E	12.66'
11 - 12	S 20°08'20"E	8.49'
12 - 13	S 16°05'40"W	15.53'
13 - 14	S 18°37'30"W	25.85'
14 - 15	S 08°59'18"W	22.72'
15 - 16	S 01°44'05"W	21.15'
16 - 17	S 46°44'44"E	9.96'
17 - 18	S 69°47'47"E	12.47'
18 - 19	S 30°14'58"E	18.64'
19 - 20	S 46°05'31"W	11.30'
20 - 21	S 45°33'55"W	24.46'
21 - 22	S 00°48'42"W	17.55'
22 - 23	S 28°37'29"E	14.77'
23 - 24	S 21°05'06"W	23.47'
24 - 25	S 05°21'29"E	16.44'
25 - 26	S 21°24'34"E	18.09'
26 - 27	S 31°06'02"W	10.48'
27 - 28	S 01°47'12"W	18.34'
28 - 29	S 11°00'54"W	27.23'
29 - 30	S 00°17'56"E	26.84'
30 - 31	S 11°34'50"E	26.01'
31 - 32	S 14°26'04"E	35.47'
32 - 33	S 21°03'00"E	32.23'
33 - 34	S 37°30'53"E	14.19'
34 - 35	S 07°20'24"W	12.24'
35 - 36	S 07°21'31"W	50.03'(tie)
36 - 37	S 07°21'55"W	19.59'
37 - 38	S 09°11'54"E	22.58'
38 - 39	S 09°10'33"E	19.92'
39 - 40	S 01°34'50"W	24.81'
40 - 41	S 21°41'03"W	23.21'
41 - 42	S 10°48'27"E	9.75'
42 - 43	S 48°09'42"E	23.71'
43 - 44	S 03°13'22"W	46.25'
44 - 45	S 26°28'25"W	12.10'
45 - 46	S 42°00'12"W	14.44'
46 - 47	S 28°45'13"W	49.73'
47 - 48	S 29°44'16"W	42.79'
48 - 49	S 73°39'07"W	36.32'
49 - 50	N 63°21'15"W	26.05'
50 - 51	N 79°49'39"W	22.51'
51 - 52	S 56°10'21"W	17.37'
52 - 53	S 09°36'56"E	12.71'
53 - 54	S 19°17'46"W	15.10'
54 - 55	S 07°22'04"E	27.40'
55 - 56	S 26°33'10"W	26.25'
56 - 57	S 15°59'54"W	35.38'
57 - 58	S 17°44'28"W	25.85'
58 - 59	S 49°29'18"E	10.66'
59 - 60	S 06°20'22"E	38.09'
60 - 61	S 69°59'50"E	13.88'
61 - 62	S 59°48'56"E	26.80'
62 - 63	S 80°56'48"E	47.44'
63 - 64	S 84°55'35"E	68.61'
64 - 65	S 64°13'18"E	34.43'
65 - 66	S 53°03'32"E	61.76'
66 - 67	S 04°55'39"E	41.31'
67 - 68	S 18°25'31"E	42.95'
68 - 69	S 52°00'08"E	53.06'
69 - 70	S 74°13'56"E	21.66'
70 - 71	N 84°21'44"E	46.45'
71 - 72	S 03°59'03"E	31.81'
72 - 73	S 52°12'51"W	115.25'
73 - 74	N 85°48'23"W	54.37'
74 - 75	S 47°24'56"W	17.34'
76 - 77	N 27°12'58"E	110.84'
78 - 79	S 00°00'00"E	88.53'
79 - 80	S 37°55'37"W	31.72'
77 - E	N 27°12'58"E	50.14'
E - F	N 27°12'58"E	15.05'

COURSE	BEARING	DISTANCE
80 - 81	S 23°55'11"W	18.77'
81 - 82	S 57°24'45"E	30.16'
82 - 83	S 63°41'59"E	47.45'
83 - 84	N 66°29'06"E	90.88'
84 - 85	N 25°25'01"E	78.87'
85 - 86	N 25°25'01"E	62.92'
86 - 87	N 40°32'19"E	64.02'
87 - 88	N 40°32'19"E	124.41'
89 - 90	N 19°25'23"W	17.99'
90 - 91	N 19°25'23"W	102.41'
92 - 93	N 78°53'36"W	103.89'
94 - 95	N 34°19'31"W	60.00'
95 - 96	N 55°40'29"E	30.00'
96 - 97	N 26°00'56"E	154.29'
97 - 98	N 13°47'04"W	90.23'
98 - 99	N 16°03'47"W	75.62'
99 - 100	N 07°45'37"W	95.86'
100 - 101	N 04°06'29"W	24.35'
101 - 121	N 04°06'29"W	115.10'
121 - 122	S 65°14'36"W	22.31'
102 - 103	S 29°25'27"E	36.13'
103 - 104	N 63°43'34"W	30.56'
104 - 105	N 63°43'34"W	48.26'
105 - 106	N 67°34'16"W	53.54'
106 - 107	N 66°21'19"W	55.34'
107 - 108	N 64°26'39"W	38.03'
108 - 109	N 60°35'19"W	36.22'
109 - 101	S 52°57'08"W	59.71'
110 - 111	S 11°30'19"E	77.11'
111 - 112	S 20°17'05"E	102.96'
112 - 113	S 11°30'19"E	33.36'
113 - 114	S 04°06'29"E	118.98'
114 - 115	S 04°06'29"E	22.44'
115 - 116	S 07°45'37"E	88.59'
116 - 117	S 16°03'47"E	72.46'
117 - 118	S 13°47'04"E	113.14'
118 - 119	S 26°00'56"W	191.90'
119 - 120	S 55°40'29"W	30.89'
123 - 124	S 86°49'01"E	99.89'
125 - 2	S 08°11'43"E	61.53'
A - B	N 72°55'42"E	6.03'
B - C	S 11°30'19"E	73.12'
C - D	S 20°17'05"E	102.96'
D - 121	S 11°30'19"E	24.87'
G - H	S 83°03'28"W	81.60'
H - I	S 83°03'28"W	92.85'
J - K	N 72°51'33"W	36.54'
K - L	N 72°51'33"W	19.97'
L - G	S 82°10'57"W	35.44'
122 - I	N 11°30'19"W	99.80'
B - 110	N 70°20'33"E	60.61'
105 - M	N 22°22'56"W	88.04'
M - N	N 26°12'38"W	65.56'
N - O	N 16°36'45"W	38.59'
O - P	N 31°30'13"W	19.51'
P - Q	S 89°26'11"W	18.82'
Q - R	S 59°06'33"W	22.65'
R - S	S 41°12'19"W	28.94'
S - T	S 27°49'01"W	17.21'
T - 121	N 81°42'57"W	73.66'
126 - 132	N 04°14'30"E	33.24'
132 - 127	N 38°04'00"E	71.12'
127 - 128	N 11°22'01"E	57.71'
129 - 130	N 04°08'04"E	19.01'
72 - 131	S 52°12'51"W	38.24'
131 - 73	S 52°12'51"W	77.02'
132 - 131	N 88°10'42"E	295.72'

NOTE: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE _____

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, etc.).
3. This property is subject to all easements of record affecting subject property.
4. The Water Hazard Buffer shown shall extend 50 feet from the bank of the stream. Residential structures or septic systems shall not be located within this area.
5. There were no NCGS monuments found within 2000 feet of this parcel of land.
6. Lots 19A and 21A are not approved as separate lots for building development but are to serve as offsite septic areas for lots 19 and 21, respectively.
7. A Public water system is not presently available to this subdivision.
8. Until acceptance by the N.C. Department of Transportation, maintenance of Cedar Grove Road and Wren Lane will be the responsibility of MAC Development, LLC or its assigns.
9. Maintenance of the 45' Private Road will be the responsibility of MAC Development, LLC or its assigns.
10. Points B,C,D, and 114-120 are computed points. Points 3-34, 37-75, and 131 are computed points in the center of the branch or creek.
11. REFERENCE: Deed Book 1098, Page 430. Parcel # 80488 PIN: 9746 85 6560

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. ORIGINAL PLAT WILL BE SIGNED BY NCDOT, PROPERTY OWNERS, COUNTY COMMISSIONERS, AND THE SURVEYOR. FINAL PLAT IS TO BE RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE AFTER APPROVALS.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____
DATE _____

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one or more of the following as indicated thus, –

– (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 portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
– (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
– (d) 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.
– (e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his of her professional ability as to the provisions contained in (a) through (d) above.

_____

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1098, Page 430,) (Other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page ____; 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, license number, and seal this the ____8th____ day of September A.D. 2006.

_____
SURVEYOR
LICENSE NUMBER L-2507

SURVEY FOR

CEDAR GROVE PHASE IV A

BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.

OWNER: MAC DEVELOPMENT COMPANY
124 HIDDEN OAKS DRIVE
CHAPEL HILL, N.C. 27517

DATE: AUGUST 10, 2006 REVISED: SEPTEMBER 8, 2006

100 50 0 100 200 300
SCALE: 1" = 100'

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 _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.

DATE: _____

_____
OWNER(S)

MAP LEGEND

∘ EIP	EXISTING IRON PIPE
○ IPS	IRON PIPE SET
▣ CMS	CONCRETE MONUMENT SET
▲ RRS	RAILROAD SPIKE
△ EXN	EXISTING NAIL
⊙ PP	POWER POLE
○ CMP	COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312