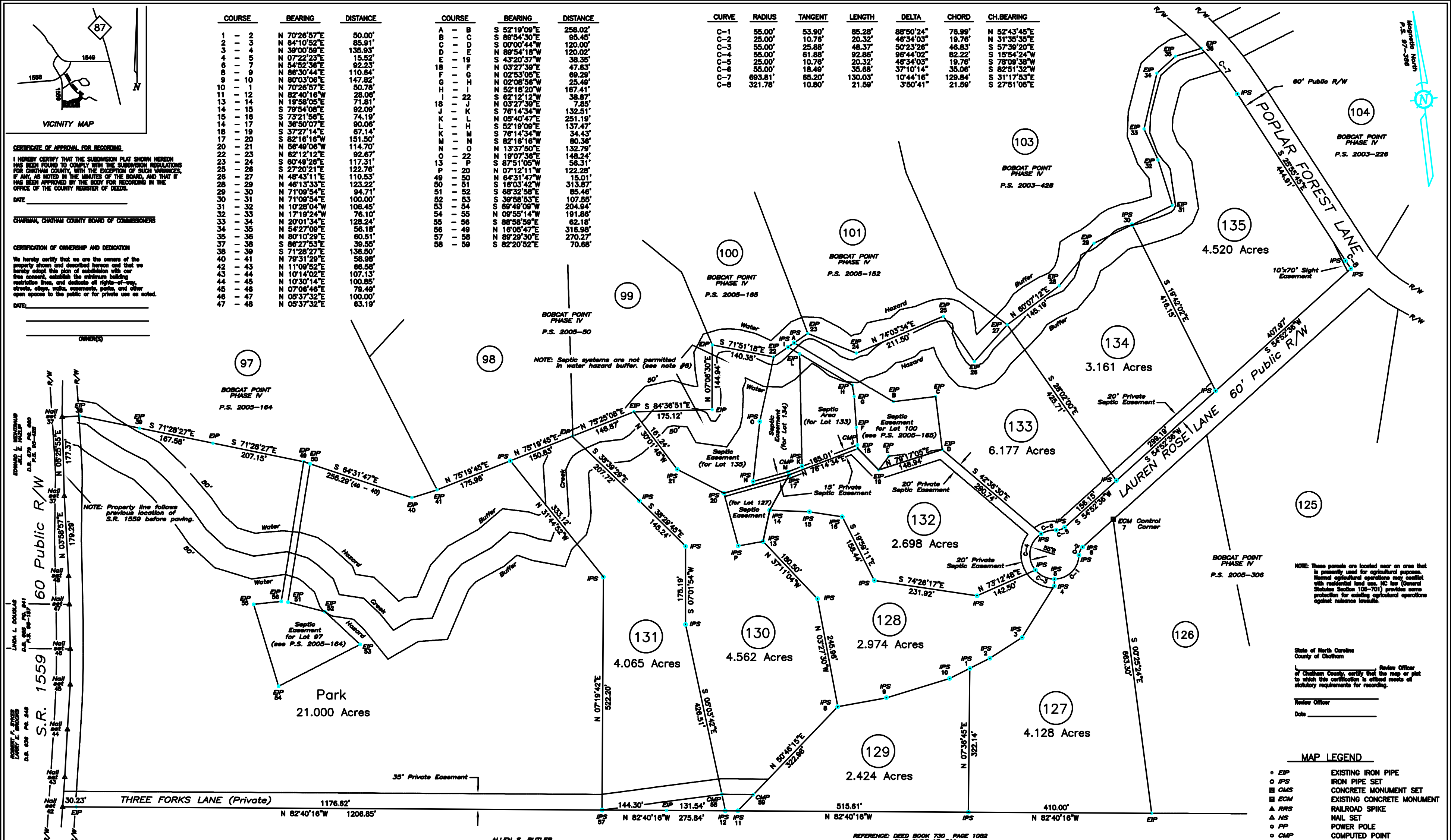

COURSE	BEARING	DISTANCE
1 – 2	N 70°26'57"E	50.00'
2 – 3	N 64°10'52"E	85.91'
3 – 4	N 39°00'59"E	135.93'
4 – 5	N 07°22'23"E	15.52'
6 – 7	N 54°52'36"E	92.23'
8 – 9	N 86°30'44"E	110.64'
9 – 10	N 80°03'06"E	147.82'
10 – 1	N 70°26'57"E	50.78'
11 – 12	N 82°40'16"W	28.06'
13 – 14	N 19°58'05"E	71.81'
14 – 15	S 79°54'08"E	92.09'
15 – 16	S 73°21'56"E	74.19'
14 – 17	N 36°50'07"E	90.06'
18 – 19	S 37°27'14"E	67.14'
17 – 20	S 82°16'16"W	151.50'
20 – 21	N 56°49'06"W	114.70'
22 – 23	N 62°12'12"E	92.67'
23 – 24	S 60°49'26"E	117.31'
25 – 26	S 27°20'21"E	122.76'
26 – 27	N 48°43'11"E	110.53'
28 – 29	N 46°13'33"E	123.22'
29 – 30	N 71°09'54"E	94.71'
30 – 31	N 71°09'54"E	100.00'
31 – 32	N 10°28'04"W	106.45'
32 – 33	N 17°19'24"W	76.10'
33 – 34	N 20°01'34"E	128.24'
34 – 35	N 54°27'09"E	56.18'
35 – 36	N 80°10'29"E	60.51'
37 – 38	S 86°27'53"E	39.55'
38 – 39	S 71°28'27"E	136.50'
40 – 41	N 79°31'29"E	58.98'
42 – 43	N 11°09'52"E	66.58'
43 – 44	N 10°14'02"E	107.13'
44 – 45	N 10°30'14"E	100.85'
45 – 46	N 07°06'46"E	79.49'
46 – 47	N 05°37'32"E	100.00'
47 – 48	N 05°37'32"E	63.19'

COURSE	BEARING	DISTANCE
A – B	S 52°19'09"E	258.02'
B – C	S 89°54'30"E	95.45'
C – D	S 00°00'44"W	120.00'
D – E	N 89°54'18"W	120.02'
E – 19	S 43°20'37"W	38.35'
18 – F	N 03°27'39"E	47.63'
F – G	N 02°53'05"E	69.29'
G – H	N 02°08'56"W	25.49'
H – I	N 52°18'20"W	167.41'
I – 22	S 62°12'12"W	38.87'
18 – J	N 03°27'39"E	7.85'
J – K	S 76°14'34"W	132.51'
K – L	N 05°40'47"E	251.19'
L – H	S 52°19'09"E	137.47'
K – M	S 76°14'34"W	34.43'
M – N	S 82°16'16"W	80.36'
N – O	N 13°37'50"E	132.79'
O – 22	N 19°07'36"E	148.24'
13 – P	S 87°51'05"W	56.31'
P – 20	N 07°12'11"W	122.28'
49 – 50	N 64°31'47"W	15.01'
50 – 51	S 16°03'42"W	313.87'
51 – 52	S 68°32'58"E	85.46'
52 – 53	S 39°58'53"E	107.55'
53 – 54	S 69°49'09"W	204.94'
54 – 55	N 09°55'14"W	191.86'
55 – 56	S 88°58'59"E	62.18'
56 – 49	N 16°05'47"E	316.98'
57 – 58	N 89°29'30"E	270.27'
58 – 59	S 82°20'52"E	70.68'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	55.00'	53.90'	85.28'	88°50'24"	76.99'	N 52°43'45"E
C-2	25.00'	10.76'	20.32'	46°34'03"	19.76'	N 31°35'35"E
C-3	55.00'	25.88'	48.37'	50°23'26"	46.83'	S 57°39'20"E
C-4	55.00'	61.88'	92.86'	96°44'02"	82.22'	S 15°54'24"W
C-5	25.00'	10.76'	20.32'	46°34'03"	19.76'	S 78°09'38"W
C-6	55.00'	18.49'	35.68'	37°10'14"	35.06'	S 82°51'32"W
C-7	693.81'	65.20'	130.03'	10°44'16"	129.84'	S 31°17'53"E
C-8	321.78'	10.80'	21.59'	3°50'41"	21.59'	S 27°51'05"E

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

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)

NOTE: These parcels are located near an area that is presently used for agricultural puposes. 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.

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 ____________________

MAP LEGEND

•	EIP	EXISTING IRON PIPE
o	IPS	IRON PIPE SET
▣	CMS	CONCRETE MONUMENT SET
▣	ECM	EXISTING CONCRETE MONUMENT
▲	RRS	RAILROAD SPIKE
△	NS	NAIL SET
o	PP	POWER POLE
o	CMP	COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

REFERENCE: DEED BOOK 730 PAGE 1082
PLAT SLIDE 97-366
PARCEL NUMBER 10750
P.I.N. 9714-00-74-9482

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 730, Page 1082,) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ________, 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 ________ day of ________, A.D. 2006.

____
SURVEYOR
LICENSE NUMBER L-2507

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.

____

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. There were no NCGS monuments found within 2000 feet of this parcel of land.
3. Until acceptance by the N.C. Department of Transportation, maintenance of Lauren Rose Lane will be the responsibility of a Homeowner's Association.
4. This surveyor does not certify to the location or existence of underground features (utilities, septic systems, tanks, etc.)
5. A public water system is not presently available to this subdivision.
6. The Water Hazard Buffer shown shall extend 50' from the bank of the stream. Residential structures or septic systems shall not be located within this area. The portions of the septic easements for lots 133, 134, and 135, which lie within the Water Hazard Buffer, shall not be used for septic systems.

SURVEY FOR

BOBCAT POINT SUBDIVISION
PHASE IV (Lots 127–135)

OWNER:
RICKY SPOON BUILDERS, INC.
2475 REDBUD STREET
PITTSBORO, N.C. 27312

DATE: MARCH 9, 2006

SCALE: 1" = 100'

100 50 0 100 200 300

HADLEY TOWNSHIP CHATHAM COUNTY, N.C.

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