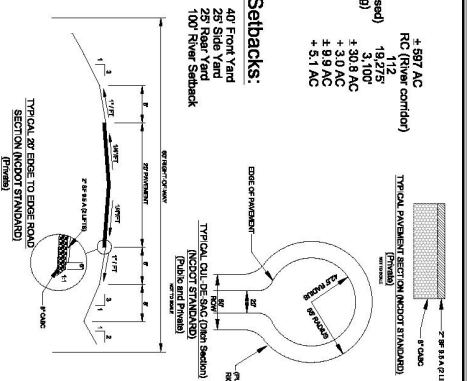


**Site Data:**

Site Acreage	+ 587 AC
Zoning	RC (River Corridor)
Total Homesites	112
Length of Road (Private/Proposed)	8,275
Length of Road (Public/Existing)	1,200
Acres to R.O.W. (Public)	+ 30.8 AC
Minimum Lot Size	4.89 AC
Maximum Lot Size	+ 5.1 AC
Average Lot Size	

**Setbacks:**

- 40' Front Yard
- 25' Side Yard
- 10' Rear Yard
- 10' Rear Setback



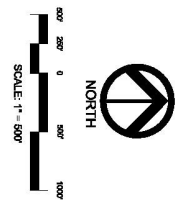
**SURVEYOR:**  
 Precision Land Surveying and Mapping, P.C.  
 691 East Street, Suite 210  
 Phoenix, N.C. 27312  
 Phone: 919 545 0074

**CURRENT OWNER:**  
 CHATEAU PARTNERS LLC  
 1000 Saint Albans Drive, Suite 400  
 Raleigh, N.C. 27604  
 Pn No.: 9735 64 3814 NF  
 Deed Book: 1067 Page 0228 NF  
 Pn No.: 9745 02 3078 NF  
 Deed Book: 998 Page 0209 NF  
 Pn No.: 9795 71 5881 NF  
 Deed Book: 1067 Page 0228 NF  
 Pn No.: 9735 71 5838 NF  
 Deed Book: 1067 Page 0228 NF  
 Pn No.: 9735 65 8212 NF  
 Deed Book: 874 Page 0828 NF  
 Deed Book: 500 Page 0504 NF

**DEVELOPER:**  
 CHATEAU PARTNERS LLC & POLE SILVERN LLC  
 1000 Saint Albans Drive, Suite 400  
 Raleigh, N.C. 27604

**NOTES:**

- 1) TOPOGRAPHY TAKEN FROM NC DOT GIS DEPARTMENT
- 2) BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
- 3) THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN AS PER FEMA PANELS 37897500 & 37897500 DATED JULY 15, 2005
- 4) WATER TO BE PROVIDED BY HEATER UTILITIES
- 5) SEWER TO BE PROVIDED BY HEATER UTILITIES
- 6) ALL ROADS TO BE PRIVATE AND BUILT TO NC DOT STANDARDS AND SPECIFICATIONS (HILLY STANDARDS)
- 7) THERE ARE NO CEMETERIES LOCATED WITHIN PROJECT BOUNDARY.
- 8) 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



**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT RELEASED  
 FOR CONSTRUCTION

Date:	April 10, 2008
Scale:	1" = 500'
Drawn:	CEL
Checked:	MPA
Project No.:	010.11
Computer Draw Name:	100111.dwg
Plotter:	HP DesignJet 2400
Sheet No.:	1

The Bluffs  
 Sketch Plan Submittal  
 Major Subdivision  
 Chatham County  
 North Carolina



**CE Group, Inc.**  
 LAND PLANNING  
 CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 11000 Regency Parkway, Suite 410, Cary, N.C. 27513  
 Phone: 919 552-9700 Fax: 919 552-9791

NO.	REVISIONS	DATE