



LOTS 12.1 & 19-22 AND THE REMAINING PORTION OF THIS DEEDED TRACT ARE LOCATED IN ZONE "X" AS DESIGNATED OUTSIDE THE 500 YEAR FLOOD ZONE AS SHOWN ON FIRM MAP PANEL 370299 0050, PUBLISHED, JULY 16, 1991 AND MAP PANEL 3710097044I, PUBLISHED, JULY 13, 2005.

THIS SUBDIVISION IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NO LAW GENERAL STATUTES SECTION 106-701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.

THE 60 FOOT PUBLIC ROADWAY RIGHT-OF-WAY SHOWN HEREON SHALL BE MAINTAINED BY THE CAPITAL CREEK DEVELOPERS OR HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT IT IS APPROVED AND ACCEPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AT SUCH TIME BECOMING A PUBLIC RIGHT-OF-WAY MAINTAINED BY NCDOT.

NOTES:

1. NORTH-BASED ON PLAT SLIDE 2003-96.
2. AREA CALCULATED BY CONFORMAL METHOD.
3. IRON STAKES SET OR FOUND AT ALL PROPERTY CORNERS.
4. NO NGCS MONUMENTS WITHIN 2000 LINEAR FEET.
5. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. PUBLIC WATER IS NOT CURRENTLY AVAILABLE IN THE AREA FOR THIS SUBDIVISION.
7. THERE HAS BEEN NO TITLE SEARCH PERFORMED BY THIS SURVEYOR DURING THE COURSE OF THIS SURVEY.
8. NET SETBACK REQUIREMENTS ARE CALCULATED BASED ON A TEN FOOT SETBACK FROM THE PROPERTY LINE.
9. SIGHT DISTANCE TRIANGLES ARE INCLUDED IN THE ROADWAY RIGHT-OF-WAY AND ARE NOT A PART OF THE LOTS.
10. WATER HAZARD AREA: NO RESIDENTIAL STRUCTURES OR SYSTEMS SHALL BE SITUATED WITHIN THIS AREA.

ROADWAY RIGHT-OF-WAY:	2.531 ACRES
LOTS 23 THROUGH 38:	26.726 ACRES
SEPTIC EASEMENT LOTS:	2.796 ACRES
TOTAL AREA THIS PHASE:	32.053 ACRES
REMAINING PROJECT AREA:	99.918 ACRES

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266
CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT DOES NOT HAVE SUCH 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 WATER COURSE; OR

3. THAT THE SURVEY IS A CONTROL, SLOPE,

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE REDEMPTION OF EXISTING PARCELS, A COLOR-COORDINATED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT IT IS REASONABLY CERTAIN THAT THE PLAT DOES NOT VIOLATE ANY PERSONAL, REALITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266

1. RICHARDELLS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 1, 2006, USING THE REFERENCES SHOWN HEREIN: THAT THE BOUNDARIES NOT SURVEYED BY THE REFERENCED SURVEYOR, HAVE BEEN DETERMINED FROM INFORMATION PROVIDED BY THE REFERENCED SURVEYOR, THAT THIS MAP WAS PREPARED AND CALCULATED AS 115.0000', THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS TENTH DAY OF JANUARY, 2006. A.D.

PRELIMINARY PLAT
REGISTRATION NUMBER L-3266
RECORDATION OR
NOTAL FOR
3266
8

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

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

REVIEW OFFICER BY: _____

DATE _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADWAY
CONSTRUCTION STANDARDS CERTIFICATE

APPROVED.

DATE _____

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL RIGHT WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR THE PRIVATE USE AS NOTED.

DATA

MIKE POE, PK CHATHAM, LLC

JAMES P. KIERNAN, PK CHATHAM, LLC

PS 2003-96

—AT

CURE CODE TABLE						
CURE	LENGTH	RADIUS	BEARING	CHORD		
C1	181.46	780.00	N70°11'53"E	181.05		
C2	208.65	780.00	N64°31'35"E	208.03		
C3	40.21	780.00	S86°20'01"E	40.20		
C4	20.32	25.00	S71°51'15"E	19.76		
C5	79.90	55.00	S89.48'15"E	73.06		
C6	65.36	55.00	S14°08'36"E	61.58		
C7	46.36	55.00	S44°02'43"W	45.00		
C8	70.57	55.00	N75°02'53"W	65.83		
C9	20.32	25.00	S01°14'23"E	19.76		
C10	137.46	720.00	N69.40'28"E	137.25		
C11	90.21	720.00	N60°36'54"E	90.15		
C12	169.55	720.00	N70°16'46"E	168.16		
C13	98.53	720.00	N69°36'47"E	98.45		
C14	91.62	770.00	N41°13'01"W	91.56		
C15	49.90	770.00	N39°28'57"W	49.90		
C16	103.78	770.00	N45°12'01"W	103.70		
C17	272.85	770.00	N59°12'46"W	271.42		
C18	272.02	770.00	N79°29'04"W	270.60		
C19	78.39	970.00	S89°04'48"W	78.37		
C20	78.45	1030.00	S98°12'48"W	78.43		
C21	101.36	830.00	N66°06'23"W	101.29		
C22	294.02	830.00	N72°22'45"W	292.49		
C23	137.17	830.00	N57°34'37"W	137.01		
C24	70.23	830.00	N67°25'07"W	70.20		
C25	65.38	830.00	N45°44'18"W	65.36		
C26	84.83	830.00	N40°33'13"W	84.79		

[illegible]

PROJECT:

CATTAIL CREEK SUBDIVISION
PHASE 4 - LOTS 23-38
PK CHATHAM, LLC

FINAL PLAT

NORTH ARROW
SURVEYING & MAPPING, PLLC
224 EAST STREET, SUITE E
PITTSBORO, NORTH CAROLINA 27312
(919) 749-9318