

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 SURVEYOR 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 AUGUST 1, 2007 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 CONVEYANCE BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
- SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
  - FRONT YARD SETBACK: 40 FEET
  - SIDE YARD SETBACK: 25 FEET
  - REAR YARD SETBACK: 25 FEET
 THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMESITE LOCATION AS FOLLOWS:
  - ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT: 50 FEET
  - SETBACKS DIFFERING FROM THESE MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE APPLICABLE ARCHITECTURAL REVIEW COMMITTEE.
- ROADWAY CLASSIFICATIONS:
  - RIDGELINE COURT — 60' PUBLIC RIGHT OF WAY
  - BROOK GREEN LANE — 60' PUBLIC RIGHT OF WAY
  - CLEAR SPRINGS COURT — 60' PUBLIC 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 NCDOT 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
  - UEA - 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 / AGENT: ROBERT SWAIN, CHATHAM PARTNERS LLC & ROANOKE INVESTMENTS LLC, P.O. BOX 5689, CARY, NC 27512

- TOTAL ACREAGE OF PARENT PARCEL: 161.85 ACRES±
- ACREAGE WITHIN LOTS AND ROADWAYS OF PHASE ONE 'A': 94.19 ACRES±
- ACREAGE REMAINING WITHIN PARENT PARCEL: 67.66 ACRES±
- ZONING CLASSIFICATION IS RA-5.
- ENGINEERING BY CE GROUP — MARK ASHNESS— 11000 REGENCY PARKWAY SUITE 410, CARY, NC 27511
- TAX MAP P.I.N. 9734-86-3795.000 AND 9744-06-8854.000 PARCEL ID# 82017 AND 82018
- FOR A CLEARER LOOKING PLAT, THE IPS SYMBOL HAS BEEN INSERTED WITHOUT THE "IPS" PORTION OF THE SYMBOL, AND THE CMP SYMBOL HAS BEEN INSERTED WITHOUT THE "CMP" PORTION OF THE SYMBOL.
- THE "TOTAL WIDTH" OF THE WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER IS MEASURED FROM THE COMBINED DISTANCES THAT EXTEND LANDWARD, ON EACH SIDE, FROM THE EDGES OF THE BANK AT NORMAL POOL LEVEL.
- THIS AREA LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "AE", AND WAS DETERMINED FROM FEMA PANEL 9734, WHICH BEARS A DATE OF FEBRUARY 02, 2007, AND FEMA PANEL 9744, WHICH BEARS A DATE OF FEBRUARY 02, 2007.
- FOR LINE AND CURVE TABLES, REFER TO SHEET 4 OF 4.
- THE FIFTY FOOT WATER HAZARD BUFFER SHOWN ALONG DRY CREEK IS MEASURED LANDWARD FROM THE CREEK BANK.

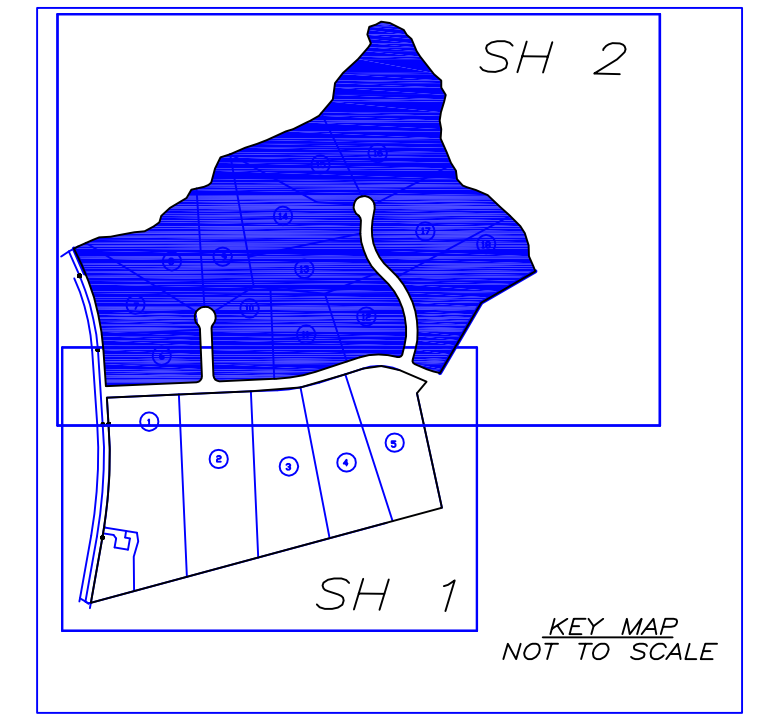
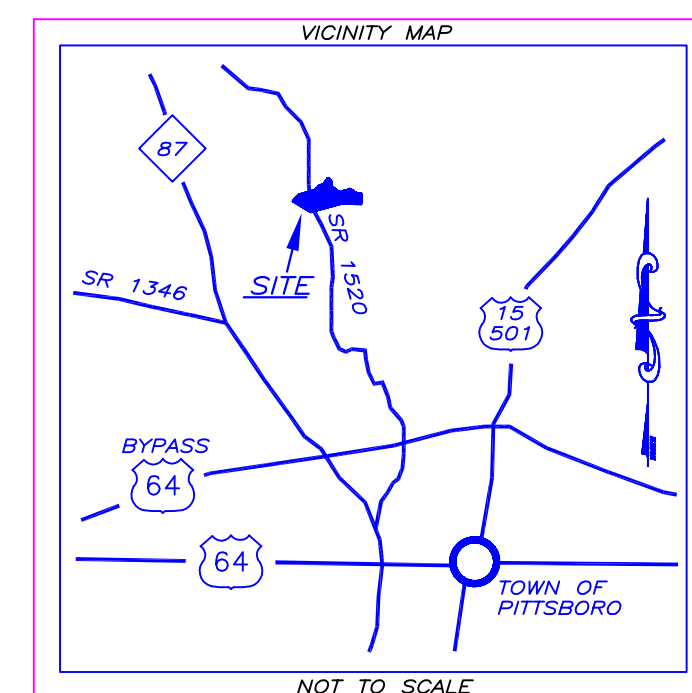
- THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GS 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.

FOR LINE AND CURVE TABLES, REFER TO SHEET 4 OF 4

CHATHAM PARTNERS LLC AND ROANOKE INVESTMENTS LLC  
 DEED BOOK 1057 PAGE 228  
 PARCEL 3 ~ TRACT 1  
 PLAT SLIDE 2001-475

STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM

REVIEW OFFICER \_\_\_\_\_  
 DATE \_\_\_\_\_



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 1148 PAGE 177); 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 1st DAY OF AUGUST, 2007 A.D.

CHARLES ODELL ELIASON L - 3599

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

**PRELIMINARY**

PLAT OF SUBDIVISION  
 FOR  
 "THE ESTATES AT  
 LAUREL RIDGE - PHASE 1A"

FINAL PLAT  
 SHEET 3 OF 4  
 LOTS 6 THROUGH 18  
 REFERENCE DEED BOOK 1148 PAGE 177  
 REFERENCE PLAT SLIDE 2004-420

CHATHAM PARTNERS LLC & ROANOKE INVESTMENTS LLC, OWNERS  
 HADLEY TOWNSHIP ~ CHATHAM COUNTY ~ NORTH CAROLINA

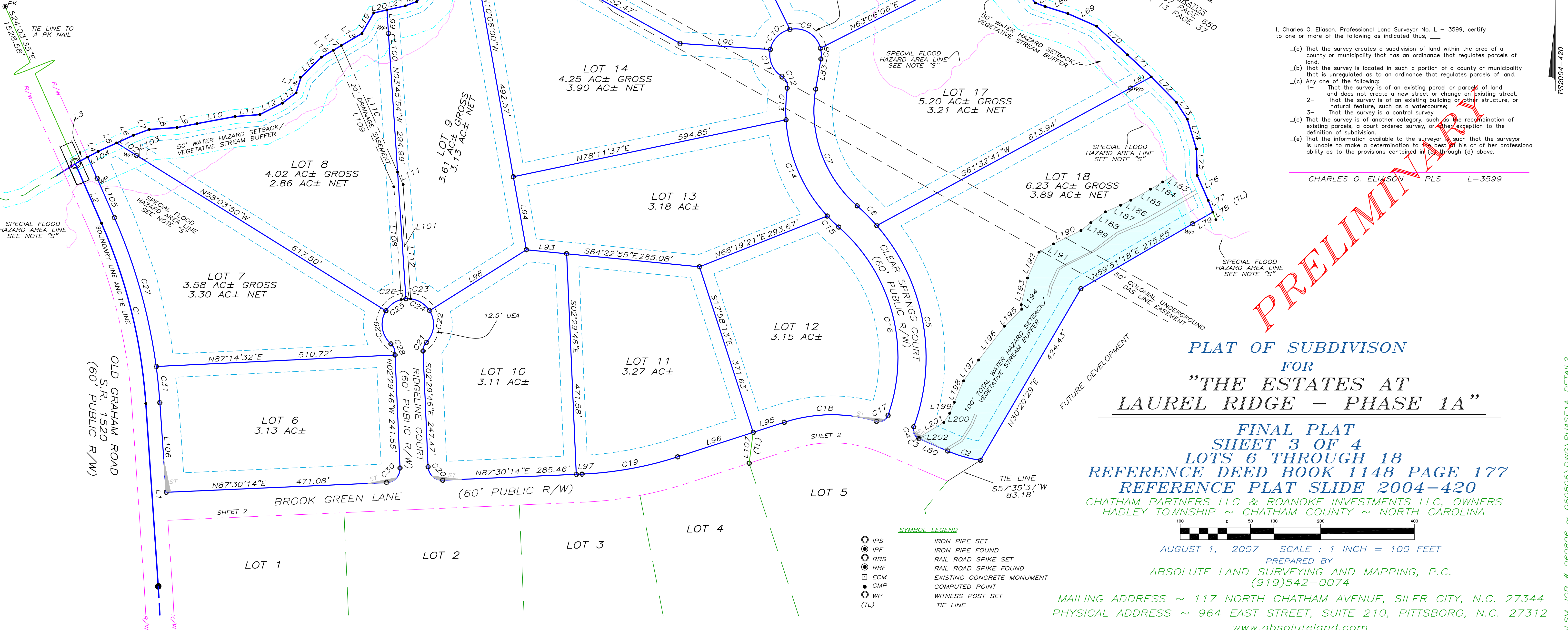
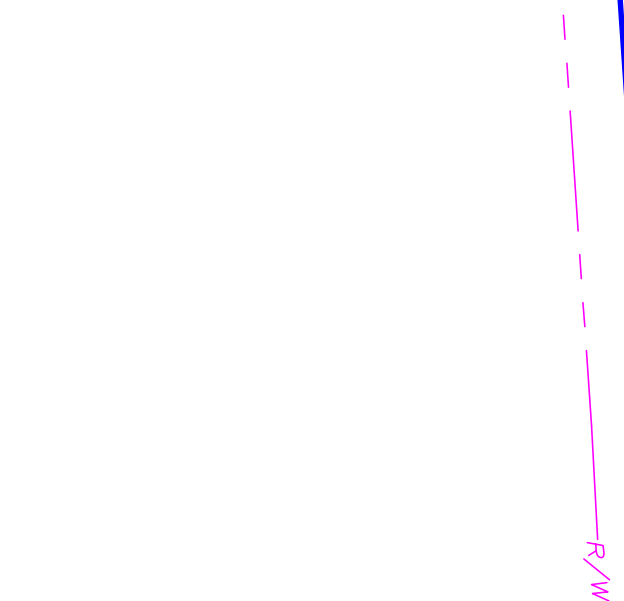
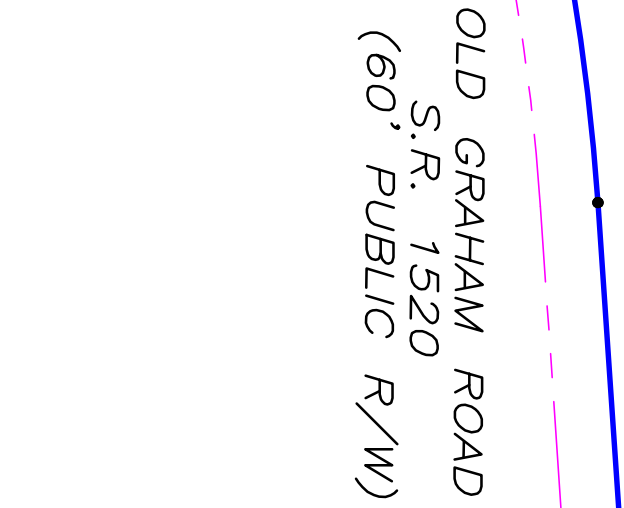


AUGUST 1, 2007 SCALE : 1 INCH = 100 FEET

PREPARED BY  
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 www.absoluteland.com

- SYMBOL LEGEND
- IPS IRON PIPE SET
  - IPF IRON PIPE FOUND
  - RRS RAIL ROAD SPIKE SET
  - RRF RAIL ROAD SPIKE FOUND
  - ECM EXISTING CONCRETE MONUMENT
  - CMP COMPUTED POINT
  - WP WITNESS POST SET
  - (TL) TIE LINE



FS2004-420

ALSM JOB # 060806 ~ 060806.DWG\PHASE1A\_DETAIL2