

I, Charles O. Eliason, Professional Land Surveyor No. L - 3599, 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 a portion of a county or municipality that is unregulated to 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 watercourse;
3- That the survey is a control survey.
(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 or her professional ability as to the provisions contained in (a) through (d) above.

CHARLES O. ELIASON PLS L-3599

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 1057 PAGE 228); 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 12TH DAY OF OCTOBER, 2007 A.D.

CHARLES ODELL ELIASON L - 3599

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

Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines L1 through L70.

Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines L71 through L117.

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 OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR FOR PRIVATE USE AS NOTED.

OWNER

OWNER

DATE

CERTIFICATE OF APPROVAL OF STREETS, WATER AND SEWER FACILITIES, AND SEWAGE TREATMENT FACILITIES

I HEREBY CERTIFY THAT THE PROPER PROVISION HAS BEEN MADE FOR THE INSTALLATION OF THE STREETS, WATER AND SEWER IMPROVEMENTS, AND SEWAGE TREATMENT FACILITIES IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS.

DATE

COUNTY ATTORNEY

PLAT NOTES:

- 1) ALL OWNERS OF LOTS SHOWN HEREON ARE GRANTED PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND REGRESS OVER THE PRIVATE AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, SUBJECT TO SUCH REASONABLE TRAFFIC AND SAFETY REGULATIONS AS MAY BE ADOPTED BY THE ASSOCIATION OR ANY GOVERNMENTAL AGENCY WITH JURISDICTION.
2) UPON CONVEYANCE OF THE WATER SYSTEM TO BE CONSTRUCTED ON THIS PROPERTY, OR PORTIONS THEREOF, HEATER UTILITIES, INC. ITS SUCCESSORS AND ASSIGNS, IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER THE PRIVATE AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR THE PURPOSES OF ACCESS TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE WATER SYSTEM ELEMENTS CONSTRUCTED AND INSTALLED ON THE PROPERTY.
3) ALL CERTIFICATIONS ON PROJECT SHEET APPLY TO ALL PAGES OF THIS PLAT.
4) INDEX OF LOTS PER SHEET: SHEET TWO - LOTS: 6 THROUGH 12 SHEET THREE - LOTS: 1 THROUGH 5

CHATHAM PARTNERS LLC and POLK SULLIVAN LLC Deed Book 1057/Page 228

THOMAS ROBERT MARRIOT and wife, ALICE BANKS YEAMAN Deed Book 1003/Page 03 Plat Slide 99-491

PATRICIA A. KENLAN Deed Book 654/Page 240 Plat Slide 97-253

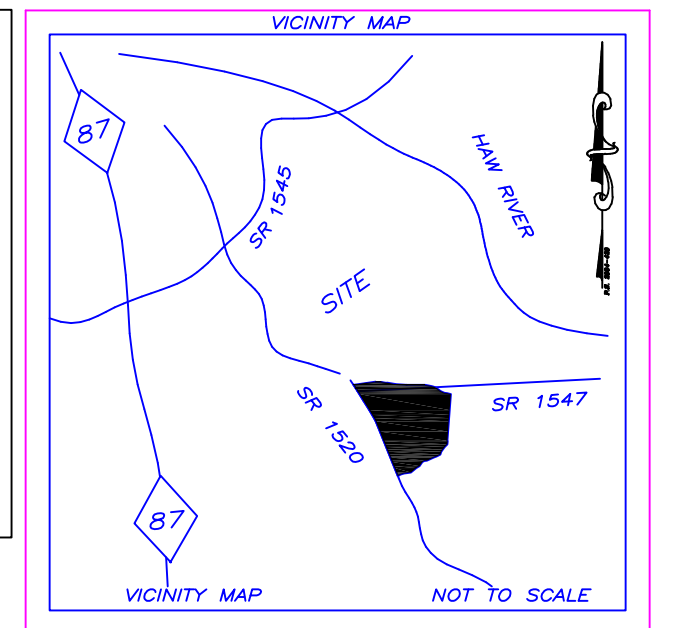
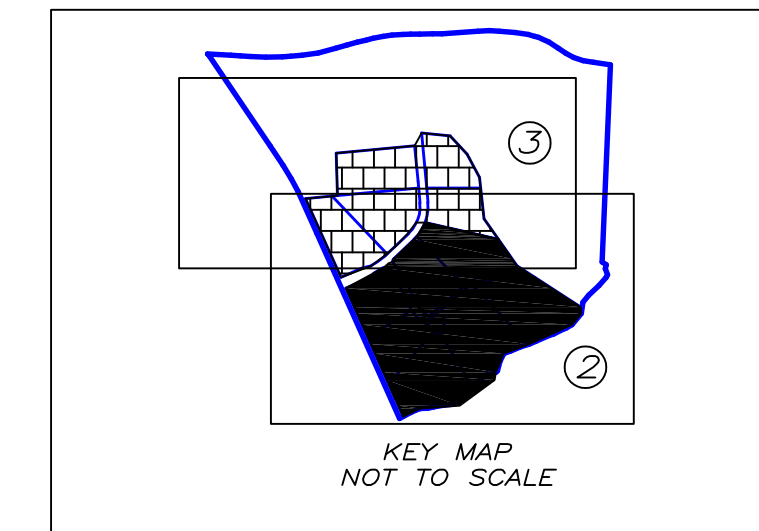
JERRY L. MARKATOS and wife, CATHY M. MARKATOS Deed Book 357/Page 650 Plat Slide 2005-67

CHATHAM PARTNERS LLC and ROANOKE INVESTMENTS LLC Deed Book 1148/Page 177 Plat Slide 2004-420

PLAT OF SUBDIVISION FOR "THE BLUFFS - PHASE 1A" FINAL PLAT COVER SHEET SHEET 1 OF 3 LOTS: 1 THROUGH 12 REFERENCE: DEED BOOK 1057/PAGE 228 PLAT SLIDES: 2001-475 AND 2004-420 CHATHAM PARTNERS LLC & POLK-SULLIVAN LLC, OWNERS HADLEY TOWNSHIP ~ CHATHAM COUNTY ~ NORTH CAROLINA

OCTOBER 12, 2007 SCALE: 1 INCH = 200 FEET

PREPARED BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C. (919)542-0074 MAILING ADDRESS ~ 117 NORTH CHATHAM AVENUE, SILER CITY, N.C. 27344 PHYSICAL ADDRESS ~ 964 EAST STREET, SUITE 210, PITTSBORO, N.C. 27312 www.absoluteland.com



- NOTES: a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME. b) 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. c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON. d) COPYRIGHT OCTOBER 12, 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 CONVEYANCES BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE. e) SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS: FRONT YARD SETBACK: 40 FEET SIDE YARD SETBACK: 25 FEET REAR YARD SETBACK: 25 FEET HOMESITE LOCATION MAY VARY DEPENDING UPON SETBACKS DIFFERING FROM THESE MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE APPLICABLE ARCHITECTURAL REVIEW COMMITTEE. f) ROADWAY CLASSIFICATIONS: BLUFFSIDE COURT - 60' PRIVATE RIGHT OF WAY BLUFFSIDE COURT - 60' PRIVATE 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 UTILITY ACCESS WAYS AS PLATTED ARE CONSIDERED FUTURE. g) THERE IS A 10 FOOT MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS. h) THERE ARE NCDOT 10' X 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS. i) TEXT LEGEND: 10'DE - 10' DRAINAGE EASEMENT 20'DE - 20' DRAINAGE EASEMENT ST - 10' X 70' SIGHT TRIANGLE UEA - UTILITY EASEMENT AREA k) 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. l) OWNER AGENT ROBERT SWAIN CHATHAM PARTNERS LLC & POLK-SULLIVAN LLC P.O. BOX 5689 CARY, NC 27512 m) TOTAL ACREAGE OF PARENT PARCEL: 129.13 ACRES± ACREAGE WITH LOTS AND ROADWAYS OF PHASE ONE 'A': 54.29 ACRES± NET ACREAGE OF PARENT PARCEL: 74.84 ACRES± n) ZONING CLASSIFICATION IS ZONED RA-5. o) ENGINEERING BY CE GROUP - MARK ASHNESS - 11000 REGENCY PARKWAY SUITE 410 CARY, NC 27511 p) TAX MAP P.I.N. 9734-79-6017.000 PARCEL ID# 10919 q) FOR 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. r) THE WATER HAZARD SETBACK AREA IS MEASURED FIFTY FEET FROM EACH STREAM BANK LANDWARD PLUS THE CHANNEL WIDTH, AND DOES VARY BY STREAM WIDTH. s) THIS AREA LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE 'AE' AND WAS DETERMINED FROM FEMA PANEL 9734, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 02, 2007, AND FEMA PANEL 9735, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 02, 2007.