

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 as to an ordinance that regulates parcels of land.
- (c) That 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

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

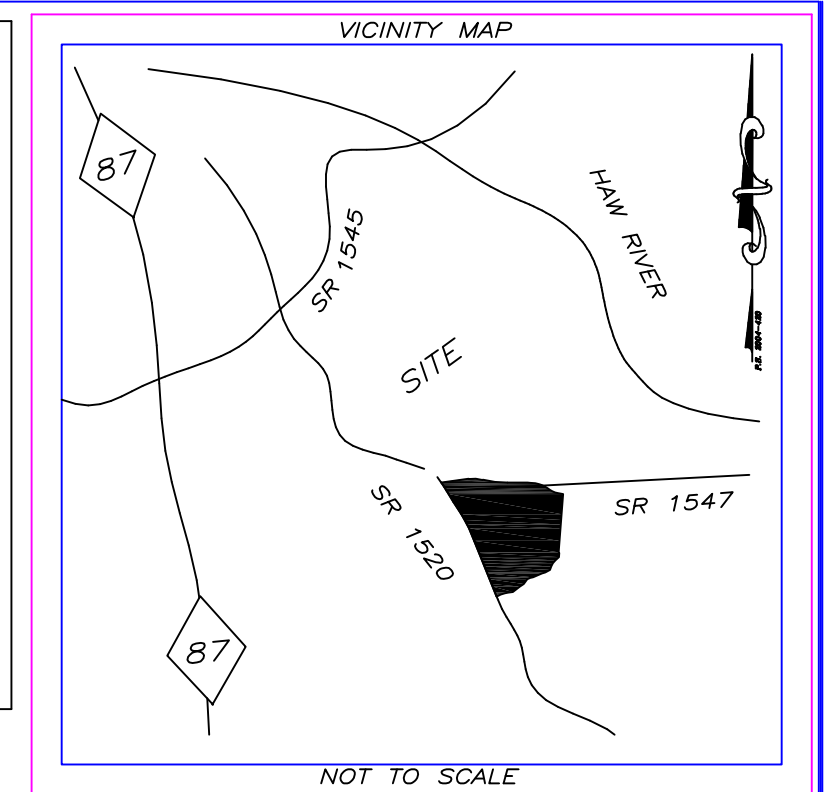
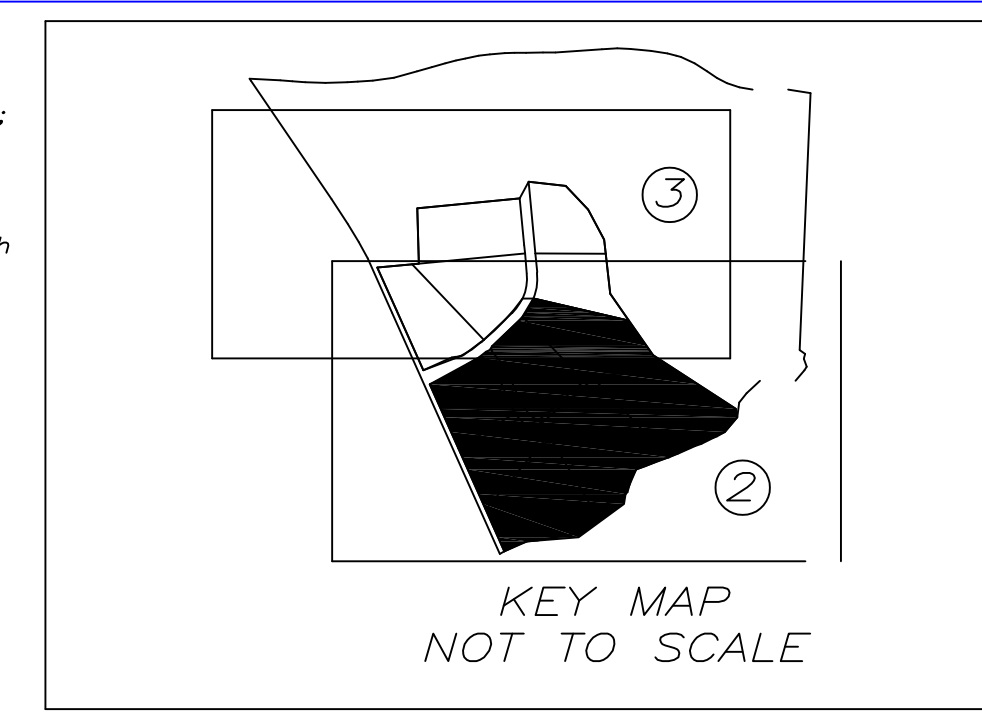
I, _____ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

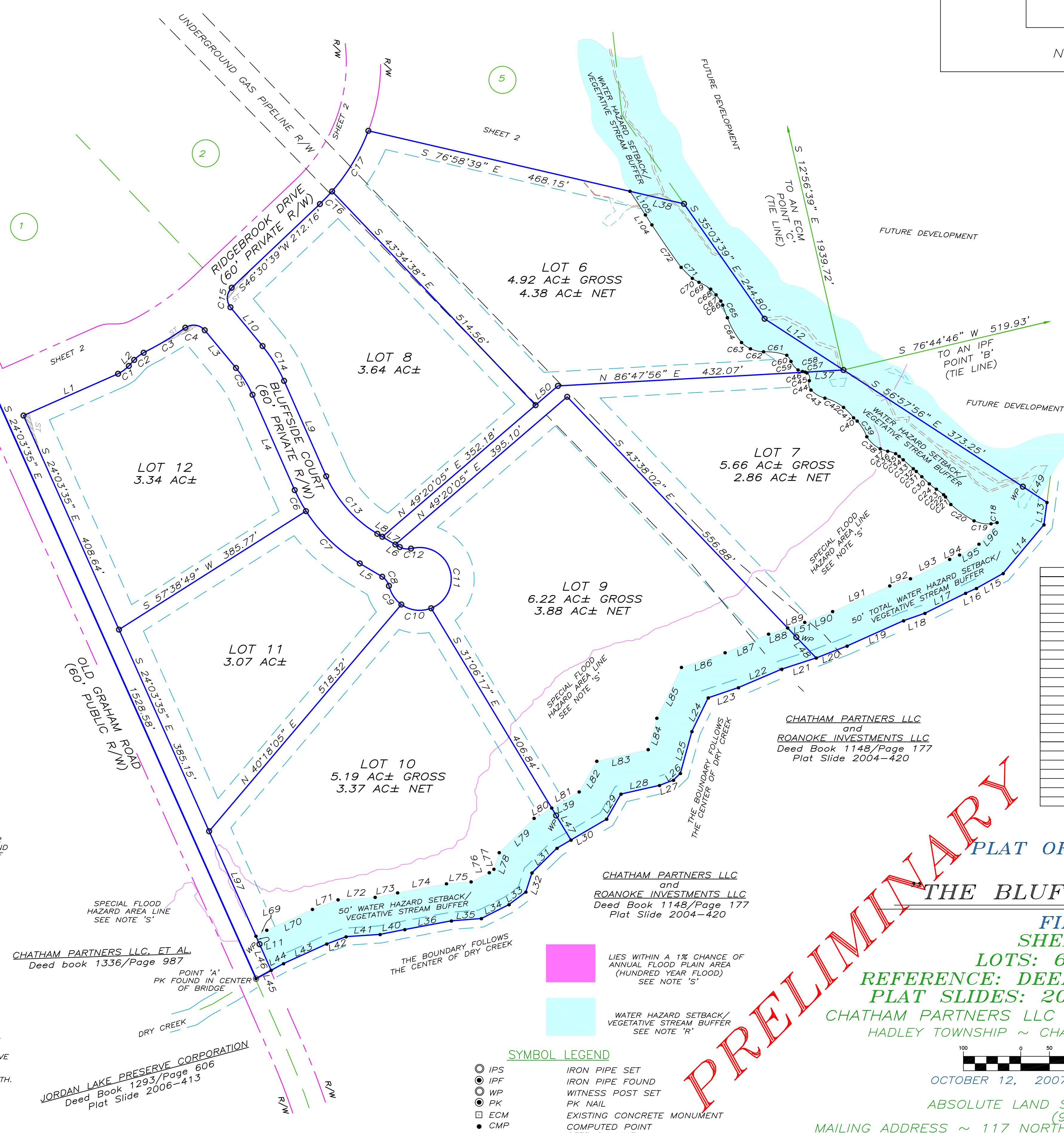
I, CHARLES O. ELIASON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE RECORDED IN THE CHATHAM COUNTY REGISTRY IN DEED BOOK 1057 PAGE 228); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (AS 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



LINE	BEARING	DISTANCE
L1	S66°10'00"W	150.27
L2	S41°51'07"W	14.12
L3	N39°36'42"W	85.48
L4	N23°50'00"W	181.79
L5	N59°22'34"E	45.56
L6	S59°22'34"E	9.00
L7	S59°22'34"E	26.40
L8	S59°22'34"E	10.16
L9	S23°50'00"W	181.79
L10	S39°36'42"E	87.65
L11	S24°03'35"E	15.21
L12	S56°57'56"E	163.86
L13	N07°42'41"E	39.51
L14	N39°56'17"E	110.69
L15	N60°51'49"E	53.48
L16	N65°55'48"E	20.64
L17	N63°45'26"E	79.05
L18	N70°50'39"E	39.39
L19	N65°51'30"E	107.96
L20	N68°46'49"E	55.75
L21	N71°58'24"E	65.71
L22	N68°11'49"E	82.15
L23	N71°23'50"E	55.53
L24	N25°51'34"E	65.29
L25	N15°23'55"E	76.68
L26	N45°20'43"E	16.92
L27	N69°35'43"E	26.03
L28	N72°18'16"E	68.78
L29	N29°35'15"E	50.37
L30	N59°33'36"E	100.27
L31	N45°29'29"E	61.24
L32	N17°44'55"E	35.03
L33	N53°09'01"E	36.65
L34	N63°15'28"E	54.02
L35	N85°31'56"E	52.40
L36	N72°28'18"E	82.77
L37	N86°47'56"E	66.55
L38	S76°58'39"E	96.66
L39	S31°06'17"E	15.00
L40	N78°47'51"E	43.82
L41	N86°10'21"E	59.48
L42	N82°28'53"E	35.93
L43	N63°30'45"E	82.79
L44	N61°17'43"E	24.48
L45	N61°17'43"E	30.10
L46	S24°03'35"E	50.00
L47	S31°06'17"E	50.00
L48	S43°38'02"E	50.00
L49	S59°22'34"E	50.00
L50	N49°20'05"E	51.38
L51	S43°38'02"E	22.08
L52	S24°03'35"E	65.21
L53	N61°17'43"E	24.82
L54	N61°17'43"E	5.28
L55	S66°10'00"W	180.82
L56	N89°11'07"W	11.11
L57	S46°30'39"W	20.62
L58	S05°22'30"E	115.21
L59	S05°22'30"E	110.42
L60	S83°52'33"E	216.43
L61	S43°10'28"E	188.68
L62	S28°03'11"E	197.92
L63	S06°13'43"E	81.20
L64	S06°13'43"E	234.28
L65	S35°03'39"E	188.28
L66	N84°37'30"E	201.46
L67	N84°37'30"E	40.00
L68	S89°11'40"W	60.19
L69	N61°17'43"E	21.59
L70	N63°30'45"E	82.43
L71	N69°28'33"E	47.71
L72	N86°10'21"E	64.82
L73	N78°47'51"E	40.02
L74	N79°28'18"E	86.59
L75	N85°31'56"E	43.04
L76	N63°15'28"E	35.89
L77	N53°09'01"E	10.16
L78	N17°44'55"E	30.33
L79	N45°29'29"E	85.31
L80	N59°33'36"E	35.52
L81	N59°33'36"E	55.55
L82	N29°53'51"E	61.69
L83	N71°58'24"E	91.84
L84	N15°23'55"E	56.76
L85	N25°51'34"E	98.52
L86	N71°23'50"E	80.24
L87	N66°51'39"E	82.48
L88	N71°58'24"E	34.91
L89	N71°58'24"E	31.29
L90	N68°46'49"E	52.28
L91	N65°51'30"E	109.13
L92	N70°50'39"E	38.19
L93	N63°45'26"E	76.26
L94	N65°55'48"E	19.00
L95	N60°51'49"E	38.60
L96	N39°56'17"E	49.14
L104	N33°12'14"E	20.77
L105	N33°09'55"W	49.16
L106	S33°09'55"E	15.45
L107	N36°12'14"W	23.67
L108	N63°05'24"W	2.91

- 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 HEREON.
 - c) 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.
 - 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
 THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMESITE LOCATION AS FOLLOWS:
 - 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.
 - f) ROADWAY CLASSIFICATIONS:
 - BLUFFSIDE DRIVE - 60' PRIVATE RIGHT OF WAY
 - BLUFFSIDE COURT - 60' PRIVATE RIGHT OF WAY
 - g) 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.
 - h) THERE IS A 10 FOOT MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS.
 - i) THERE ARE NCDOT 10' X 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.
 - j) 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±
 - n) TOTAL ACREAGE WITHIN LOTS AND ROADWAYS OF PHASE ONE 'A': 54.29 ACRES±
 - o) NET ACREAGE OF PARENT PARCEL: 74.84 ACRES±
 - p) ZONING CLASSIFICATION IS ZONED RA-5.
 - q) ENGINEERING BY CE GROUP - MARK ASHNESS - 11000 REGENCY PARKWAY SUITE 410 CARY, NC 27511
 - r) TAX MAP P.I.N. 9734-79-6017.000 PARCEL ID# 10919
 - s) FOR A CLEARER LOOKING PLAT, THE IPS SYMBOL HAS BEEN INSERTED WITHOUT THE "CMP" PORTION OF THE SYMBOL. OF THE SYMBOL AND THE CMP SYMBOL HAS BEEN INSERTED WITHOUT THE "CMP" PORTION OF THE SYMBOL.
 - t) THE WATER HAZARD SETBACK AREA IS MEASURED FIFTY FEET LANDWARD FROM THE STREAM BANK ALONG DRY CREEK. THE TOTAL WIDTH OF THE WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER ALONG OTHER STREAMS IS MEASURED FIFTY FEET FROM EACH STREAM BANK LANDWARD ALONG THE CHANNEL WIDTH, AND DOES VARY BY STREAM WIDTH.
 - u) 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 AN EFFECTIVE DATE OF FEBRUARY 02, 2007, AND FEMA PANEL 9735, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 02, 2007.



CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH
C30	18.08	635.04	S46°13'35"E	18.08
C31	13.40	348.41	N46°30'43"W	13.39
C32	7.00	619.48	N47°56'13"W	7.00
C33	23.50	6979.55	N48°21'26"W	23.50
C34	9.29	162.93	N50°05'16"W	9.29
C35	7.69	223.20	N52°12'56"W	7.69
C36	14.52	31.12	N73°04'07"W	14.39
C37	13.86	55.00	S71°53'22"E	13.82
C38	31.85	55.00	S48°04'55"E	31.40
C39	32.38	76.10	N31°29'07"W	32.13
C40	8.42	22.78	S48°00'54"E	8.37
C41	25.38	110.72	N43°59'23"W	25.33
C42	36.49	79.80	N53°39'28"W	36.17
C43	28.55	48.28	S59°49'00"E	28.14
C44	17.49	15.29	S10°05'24"E	16.55
C45	15.27	11.07	N16°49'04"W	14.09
C46	3.31	16.01	N62°15'03"W	3.30
C47	5.05	16.01	N77°12'28"W	5.03
C48	8.35	15.98	S71°16'32"E	8.26
C49	19.56	33.18	S39°25'13"E	19.28
C50	13.15	32.02	N34°17'46"W	13.06
C51	41.20	108.39	N81°38'10"W	40.95
C52	23.54	55.00	S77°08'48"E	23.36
C53	19.11	55.00	S54°55'57"E	19.02
C54	49.95	149.33	S29°44'44"E	49.72
C55	23.61	261.07	S21°16'31"E	23.60
C56	7.83	28.56	N25°33'40"W	7.81
C57	13.62	101.63	N37°15'14"W	13.61
C58	13.73	101.28	N43°24'35"W	13.72
C59	23.62	72.10	N59°32'22"W	23.52
C60	13.47	77.44	S59°34'00"E	13.46
C61	27.51	195.24	S45°30'14"E	27.49
C62	89.85	1748.78	S34°31'48"E	89.84
C63	15.89	43.92	N06°53'17"W	15.60
C64	16.19	109.25	N18°52'25"E	16.17

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH
C1	23.34	55.00	N54°00'33"E	23.17
C2	20.87	55.00	S52°43'14"W	20.74
C3	84.86	530.00	N59°00'07"E	84.77
C4	37.51	25.00	N82°38'54"W	34.09
C5	55.08	200.00	N31°43'21"W	54.90
C6	41.63	280.00	S28°05'36"E	41.60
C7	132.06	280.00	S45°51'53"E	130.84
C8	20.32	25.00	N36°05'33"W	19.76
C9	39.95	55.00	S33°36'54"E	39.07
C10	84.57	55.00	S82°50'48"E	82.36
C11	167.87	55.00	N18°38'28"W	167.88
C12	20.32	25.00	N18°38'28"W	19.76
C13	136.47	220.00	S41°36'17"E	134.30
C14	71.60	260.00	N31°43'21"W	71.37
C15	37.58	25.00	S03°26'59"W	34.14
C16	30.63	340.00	N43°55'47"E	30.62
C17	123.71	340.00	N30°55'31"E	123.03
C18	10.74	55.00	N78°27'16"E	10.72
C19	30.46	55.00	S60°05'23"E	30.07
C20	49.66	206.67	S54°47'32"E	49.54
C21	15.95	186.83	S35°09'37"E	15.95
C22	5.34	20.84	N40°03'20"W	5.33
C23	15.86	81.07	N52°59'58"W	15.83
C24	15.37	76.19	S52°49'20"E	15.35

PRELIMINARY

PLAT OF SUBDIVISION FOR THE BLUFFS - PHASE 1A

FINAL PLAT SHEET 2 OF 3

LOTS: 6 THROUGH 12

REFERENCE: DEED BOOK 1075/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 = 100 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

PLS. 2007-475
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ALSW JOB #