

I, Charles O. Eliason, Professional Land Surveyor No. L - 3599, certify to one or more of the following as indicated thus, \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BRG, CHORD LENGTH. Rows C25 through C29.

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 \_\_\_\_\_

- (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) 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 of 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.

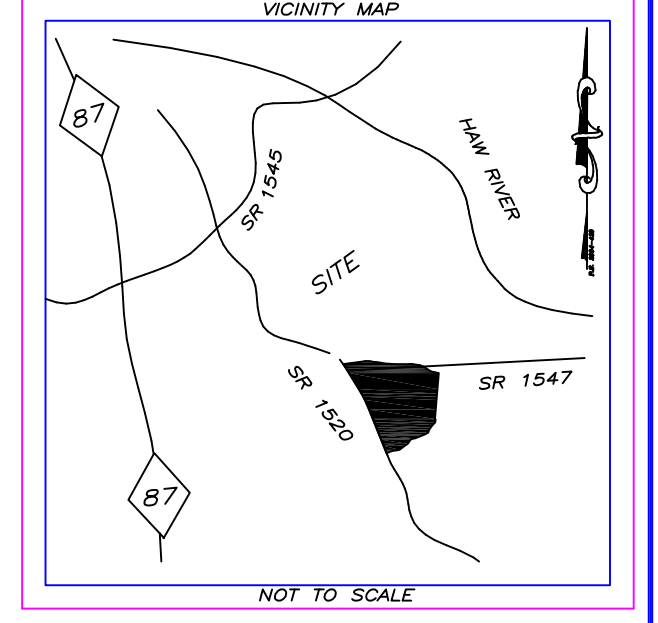
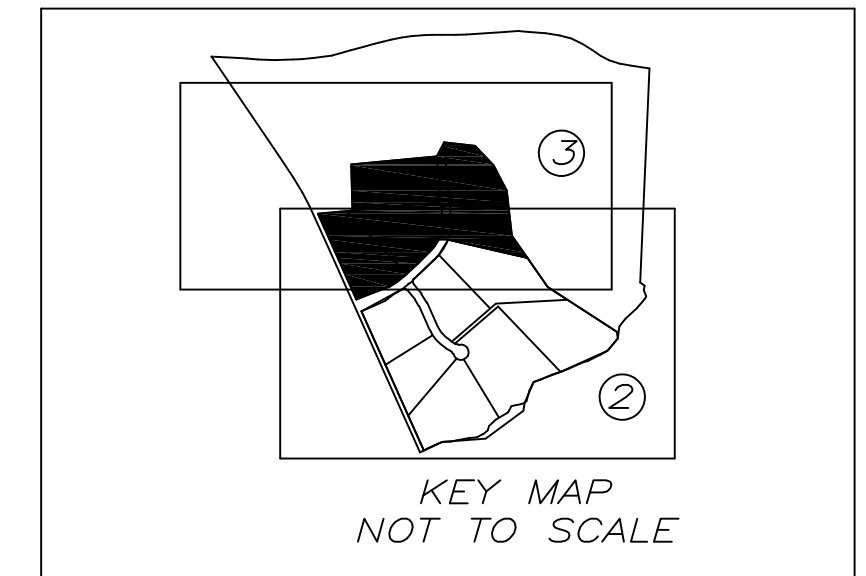
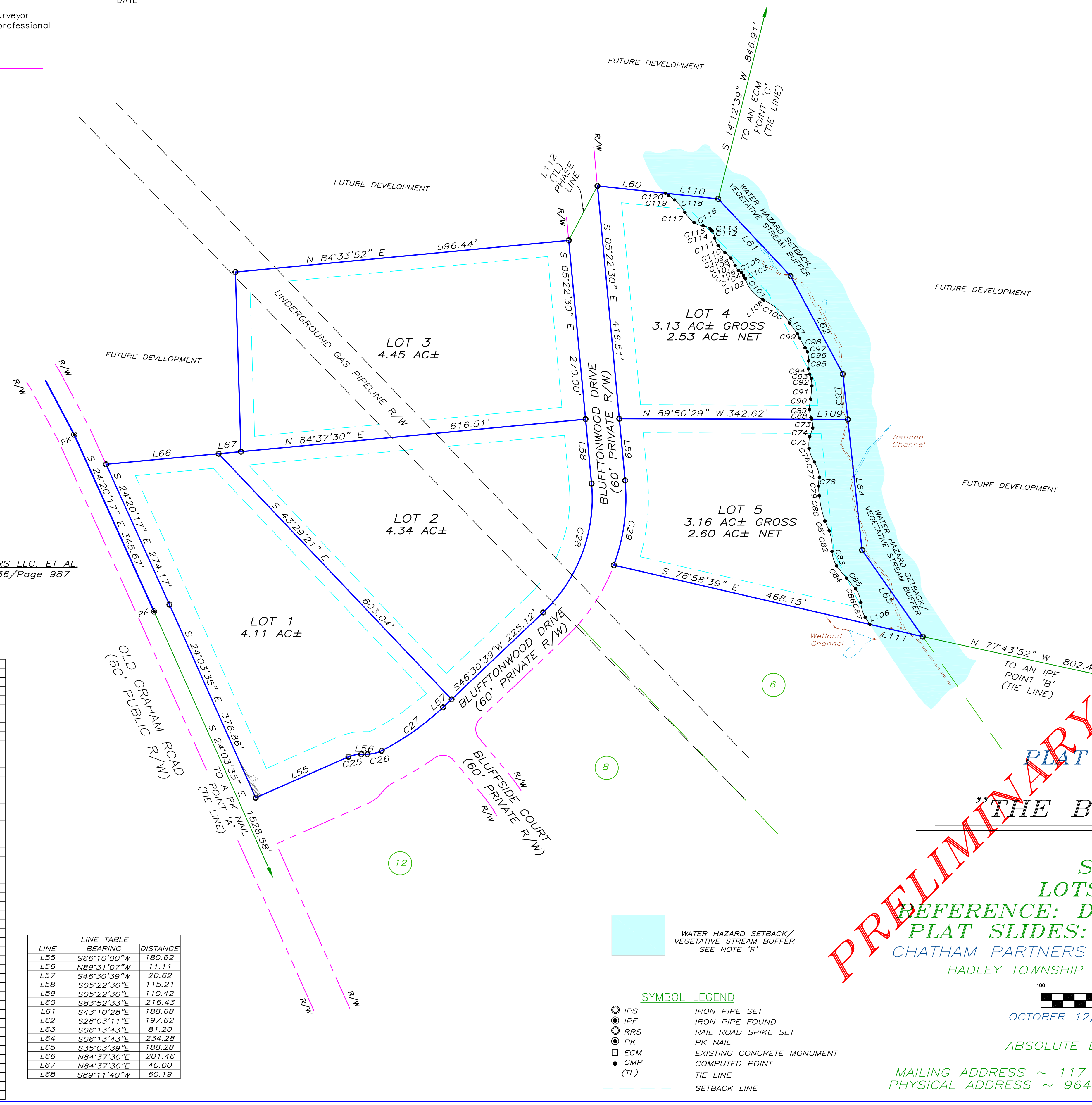
CHARLES ODELL ELIASON L - 3599

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L75 through L108.

CHATHAM PARTNERS LLC, ET AL  
Deed book 1336/Page 987

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BRG, CHORD LENGTH. Rows C74 through C120.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L55 through L68.



- 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 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 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: BLUFFTONWOOD DRIVE - 60' PRIVATE RIGHT OF WAY BLUFFSIDE COURT - 60' PRIVATE RIGHT OF WAY
g) UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 1/2" IRON PIPE 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 AND PUBLIC / PRIVATE ACCESS WAYS AS PLATTED ARE CONSIDERED FUTURE. THERE IS A 10 FOOT MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS.
h) THERE ARE NO 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, 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 WITHIN LOTS AND ROADWAYS OF PHASE ONE 'A': 54.29 ACRES± NET ACREAGE OF PARENT PARCEL: 74.84 ACRES± ZONING CLASSIFICATION IS ZONED RA-5.
n) ENGINEERING BY CE GROUP -MARK ASHNESS- 11000 REGENCY PARKWAY SUITE 410 CARY, NC 27511
o) TAX MAP P.L.N. 9734-79-6017.000 PARCEL ID# 10919
p) 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.
q) 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 PLUS THE CHANNEL WIDTH, AND DOES VARY BY STREAM WIDTH.
r) THIS AREA LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (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.

PRELIMINARY

PLAT OF SUBDIVISION FOR "THE BLUFFS-PHASE 1A"

FINAL PLAT SHEET 3 OF 3 LOTS: 1 THROUGH 5 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.absoluteand.com

P.S. 2001-475

ALSM JOB # 060507.DWG \PHASE 1A\060507-PHASE1A(LAYER).DWG