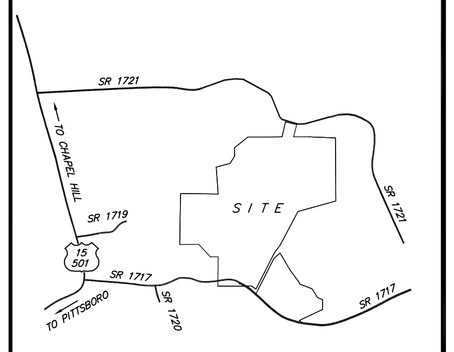


VICINITY MAP

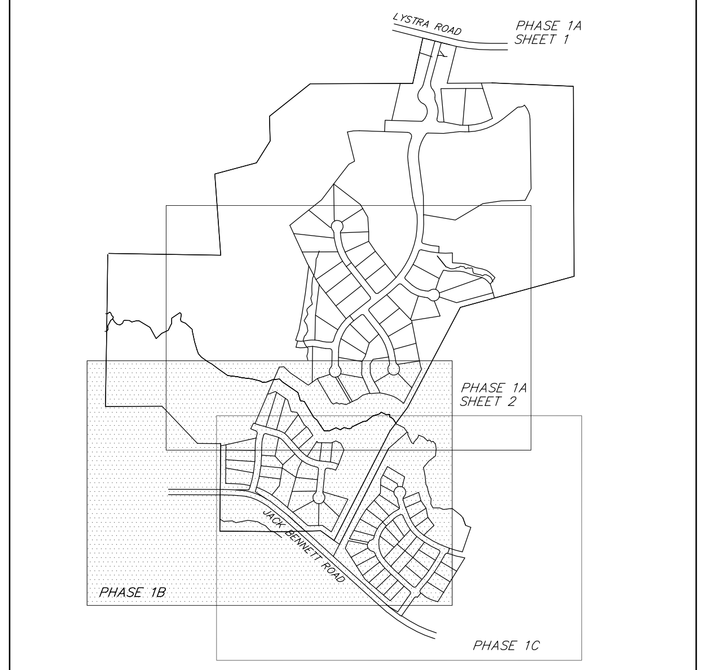
I, STALEY C. SMITH, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1:+ 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 15 TH day of NOVEMBER, A.D., 2007.

Professional Land Surveyor

L-3766

License Number

N.C. GRID NORTH - NAD83/86



KEY MAP
NOT TO SCALE

This survey shown hereon creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°23'30"W	72.14
L2	N86°15'56"W	77.84
L3	N88°00'44"W	56.24
L4	S89°17'19"W	73.45
L5	N26°59'33"E	60.00
L6	N87°16'41"E	11.44
L7	N68°55'49"E	62.90
L8	S81°36'37"E	53.42
L9	S46°26'21"E	45.23
L10	S34°12'25"E	14.84
L11	N66°05'19"E	45.80
L12	S26°34'37"E	69.54
L13	N84°10'25"W	18.83
L14	N48°51'29"W	32.93
L15	N48°39'43"W	32.14
L16	N48°39'43"W	18.12
L17	N55°49'59"W	22.33
L18	N60°24'55"W	56.70
L19	N66°02'58"W	63.10
L20	N73°01'12"W	15.89
L21	N00°56'20"E	80.41
L22	N00°56'20"E	80.41
L23	N84°17'56"E	64.80
L24	S45°40'58"E	37.48
L25	S55°26'08"E	174.26
L26	S16°36'41"E	78.47
L27	S81°36'37"E	35.79
L28	S30°37'32"E	172.62
L29	S50°22'28"E	38.73
L30	S32°52'29"E	35.91

LINE TABLE		
LINE	BEARING	LENGTH
L31	S34°12'25"E	83.12
L32	S88°54'57"E	43.95
L33	N66°05'19"E	72.46
L34	S64°07'18"E	42.42
L35	N60°48'22"E	40.80
L36	S75°10'50"E	43.06
L37	N74°30'34"E	25.99
L38	N32°24'54"E	13.88
L39	N64°44'19"E	111.65
L40	N79°17'57"E	30.17
L41	N52°34'34"E	79.18
L42	N74°21'49"E	29.56
L43	N71°44'27"E	29.49
L44	N50°55'42"E	24.72
L45	S63°59'09"E	51.68
L46	N82°50'38"E	30.25
L47	S00°36'48"E	24.15
L48	S68°48'46"E	20.46
L49	S49°22'19"E	21.52
L50	S32°11'19"E	43.04
L51	N77°36'10"E	51.31'
L52	N48°49'08"W	43.56
L53	N57°48'26"W	49.88
L54	N60°46'32"W	49.98
L55	N65°21'49"W	50.00
L56	N71°35'34"W	50.02
L57	N78°11'14"W	49.99
L58	N89°39'27"W	27.14
L59	S64°07'18"E	48.72

THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.

AREA DETERMINED USING D.M.D. METHOD.

REFERENCES: DEED BOOK 1235, PAGE 770
DEED BOOK 1235, PAGE 775
PLAT SLIDE 2002-397

IRON PIPES SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

LEGEND
- EIP ● – Existing Iron Pipe
- IPS ○ – Iron Pipe Set
- ECM ■ – Existing Concrete Monument
- CMS □ – Concrete Monument Set
- P-K ○ – Parker-Kalon Nail Set
- NLF ▲ – 60D Nail Found
- NLS △ – 60D Nail Set
- ERR ● – Existing Railroad Spike
- RRS ○ – Railroad Spike Set
- MP ○ – Mathematical Point (Not Set)
- MNS ○ – Mag Nail Set
- MNE ○ – Existing Mag Nail
- Utility Pole
- XXXX – Street Address (Typical)
- TL – Total
- R/W – Right Of Way

Certificate of Approval for Recording

I hereby certify the the subdivision plat shown hereon has been found to comply with the regulations of Chatham County with the exception of such variances, if any, as noted in the minutes of the Board of County Commissioners, and that it has been approved by the Body for recording in the Office of the County Register of Deeds.

_____ , 20 _____ .

Chairman, Board of County Commissioners

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 _____ Time _____ Date _____

By: _____ Title _____

Certificate of Ownership And Dedication

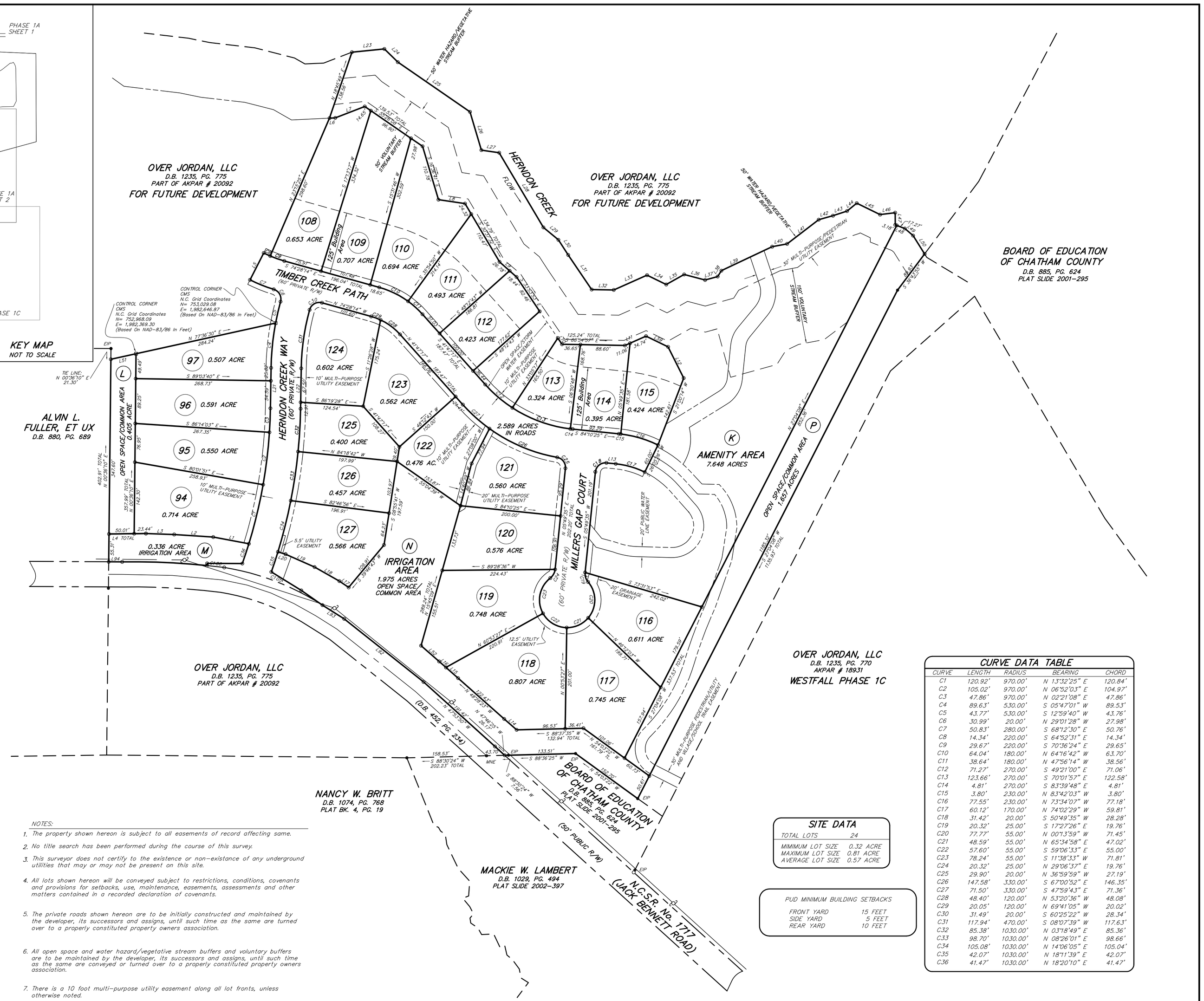
The undersigned hereby certify that I am (we are) the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Chatham and that I (we) hereby adopt this plat with my (our) free consent, and dedicate all right-of-ways, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

OVER JORDAN, LLC

MACGREGOR DEVELOPMENT COMPANY
ADMINISTRATIVE MEMBER

_____ Date _____

RECORDED IN PLAT SLIDE _____ .



NOTES:

1. The property shown hereon is subject to all easements of record affecting same.
2. No title search has been performed during the course of this survey.
3. This surveyor does not certify to the existence or non-existance of any underground utilities that may or may not be present on this site.
4. 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.
5. The private roads shown hereon are to be initially constructed and maintained by the developer, its successors and assigns, until such time as the same are turned over to a properly constituted property owners association.
6. All open space and water hazard/vegetative stream buffers and voluntary buffers are to be maintained by the developer, its successors and assigns, until such time as the same are conveyed or turned over to a properly constituted property owners association.
7. There is a 10 foot multi-purpose utility easement along all lot fronts, unless otherwise noted.
8. The buffer depicted is a voluntary 75' undisturbed drainage buffer/common area as required by Condition No. 15 of the Conditional Use Permit (Resolution 2005-03), dated January 18, 2005) and incorporating the delineation shown on U.S. Army Corps of Engineers map identified as SAW-2004-21536-219 dated August 3, 2007.
9. The buffer depicted is a voluntary 75' undisturbed drainage buffer/common area as required by Condition No. 15 of the Conditional Use Permit (Resolution 2005-03), dated January 18, 2005).
10. The impacts depicted were authorized and accomplished pursuant to U.S. Army Corps of Engineers Section 404 Permit referred to by action ID: SAW-2004-21536-219 and dated October 15, 2006.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SITE DATA	
TOTAL LOTS	24
MIMIMUM LOT SIZE	0.32 ACRE
MAXIMUM LOT SIZE	0.81 ACRE
AVERAGE LOT SIZE	0.57 ACRE

PUD MINIMUM BUILDING SETBACKS	
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	10 FEET

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	120.92'	970.00'	N 13°32'25" E	120.84'
C2	105.02'	970.00'	N 06°52'03" E	104.97'
C3	47.86'	970.00'	N 02°21'08" E	47.86'
C4	89.63'	530.00'	S 05°47'01" W	89.53'
C5	43.77'	530.00'	S 12°59'40" W	43.76'
C6	30.99'	20.00'	N 29°01'28" W	27.98'
C7	50.83'	280.00'	S 68°12'30" E	50.76'
C8	14.34'	220.00'	S 64°52'31" E	14.34'
C9	29.67'	220.00'	S 70°36'24" E	29.65'
C10	64.04'	180.00'	N 64°16'42" W	63.70'
C11	38.64'	180.00'	N 47°56'14" W	38.56'
C12	71.27'	270.00'	S 49°21'00" E	71.06'
C13	123.66'	270.00'	S 70°01'57" E	122.58'
C14	4.81'	270.00'	S 83°39'48" E	4.81'
C15	3.80'	230.00'	N 83°42'03" W	3.80'
C16	77.55'	230.00'	N 73°34'07" W	77.18'
C17	60.12'	170.00'	N 74°02'29" W	59.81'
C18	31.42'	20.00'	S 50°49'35" W	28.28'
C19	20.32'	25.00'	S 17°27'26" E	19.76'
C20	77.77'	55.00'	N 00°13'59" W	71.45'
C21	48.59'	55.00'	N 65°34'58" E	47.02'
C22	57.60'	55.00'	S 59°06'33" E	55.00'
C23	78.24'	55.00'	S 11°38'33" W	71.81'
C24	20.32'	25.00'	N 29°06'37" E	19.76'
C25	29.90'	20.00'	N 36°59'59" W	27.19'
C26	147.58'	330.00'	S 67°00'52" E	146.35'
C27	71.50'	330.00'	S 47°59'43" E	71.36'
C28	48.40'	120.00'	N 53°20'36" W	48.08'
C29	20.05'	120.00'	N 69°41'05" W	20.02'
C30	31.49'	20.00'	S 60°25'22" W	28.34'
C31	117.94'	470.00'	S 08°07'39" W	117.63'
C32	85.38'	1030.00'	N 03°18'49" E	85.36'
C33	98.70'	1030.00'	N 08°26'01" E	98.66'
C34	105.08'	1030.00'	N 14°06'05" E	105.04'
C35	42.07'	1030.00'	N 18°11'39" E	42.07'
C36	41.47'	1030.00'	N 18°20'10" E	41.47'

FINAL PLAT OF

WESTFALL CROSSING - PHASE 1B

WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

CURRENT OWNER	PRELIMINARY ONLY Not For Sales Or Conveyance	DATE SEPTEMBER 28, 2007
OVER JORDAN, LLC 201 SHANNON OAKS CIRCLE CARY, N.C. 27511		SCALE 1" = 100'
		DRAWN BY J.A.B.
AKPAR PORTION OF 20092		PROJECT NO. P04-46A