



NOTES

1. REFERENCE: Deed Book 1098, Page 430
 Plat Date 2003-148
 Parcel # 80488
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2. Approximate Acreage to be subdivided: 23.0 Ac.
3. Approximate lineal feet of proposed road: 919' (B to C)
4. A public water system is not presently available to this subdivision.
5. All lots to have individual well and septic systems.
6. All lots to be used for single family residential.
7. Average lot size: 3.15 Acres ±
8. Topo obtained from Chatham County GIS.
9. All easements and encumbrances shown are approximate.
10. All easements and encumbrances shown are approximate from the point of the original residential structures or septic systems.
11. The Water Hazard Buffer shown shall extend 50 feet landward from the building setback line and shall not be approved as separate lots for building development but one to serve as off-site septic areas for lots 23A, 24A, and 25A, one to serve as off-site septic areas for lots 23B, 24B, and 25B, respectively.
12. Lots 23A, 24A, and 25A, one to serve as off-site septic areas for lots 23B, 24B, and 25B, respectively.
13. Owner: JAC Development, LLC
 6959 W. N.C. 27517
 27517

OFF-SITE SEPTIC LOTS
 LOT 32A 0.25 AC.
 LOT 33A 0.27 AC.
 LOT 34A 0.27 AC.

**PRELIMINARY PLAT
 CEDAR GROVE
 PHASE V (Lots 29-35)**

BALDWIN TOWNSHIP CHATHAM COUNTY, N. C.
 SCALE: 1" = 200' DATE: DECEMBER 18, 2006



VAN R. FINCH - LAND SURVEYS, P. A.
 PITTSBORO, N. C. 27312
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