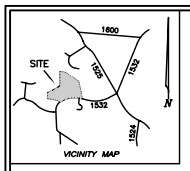


DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____

DATE _____

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

DATE _____

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. ORIGINAL PLAT WILL BE SIGNED BY NCDOT, PROPERTY OWNERS, COUNTY COMMISSIONERS, AND THE SURVEYOR. FINAL PLAT IS TO BE RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE AFTER APPROVALS.

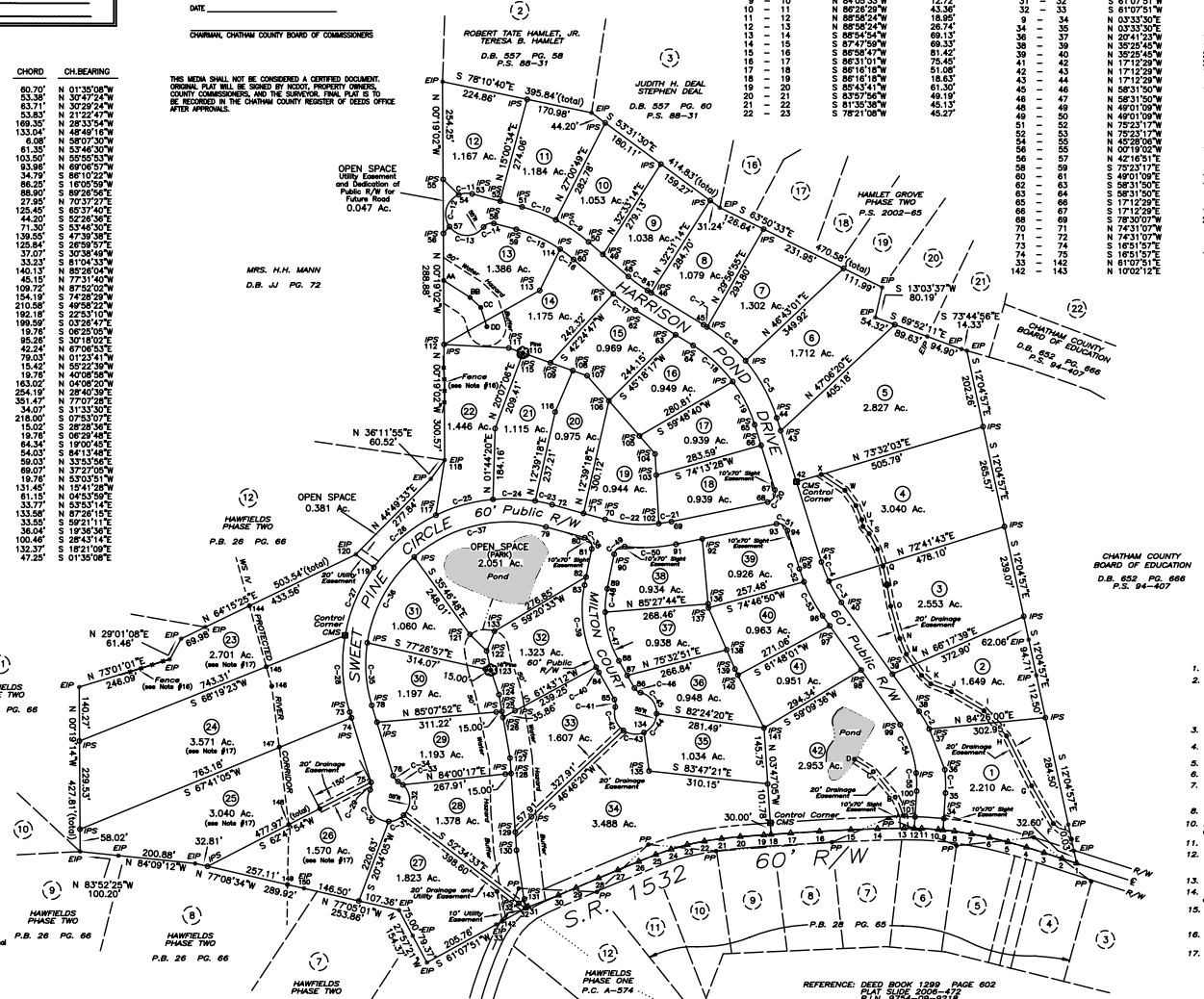
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	338.50'	30.47'	60.78'	10°17'17"	60.70'	N 01°35'08"W
C-2	330.00'	26.78'	53.44'	9°16'40"	53.38'	N 30°47'24"W
C-3	370.00'	31.97'	63.79'	9°52'40"	63.71'	N 39°29'24"W
C-4	370.00'	26.99'	53.88'	8°20'35"	53.83'	N 21°22'47"W
C-5	430.00'	86.37'	170.47'	22°42'50"	169.35'	N 28°33'54"W
C-6	430.00'	67.33'	133.57'	17°47'53"	133.04'	N 48°49'16"W
C-7	430.00'	3.04'	6.08'	0°48'38"	6.08'	N 58°07'30"W
C-8	370.00'	30.78'	61.42'	9°30'41"	61.35'	N 53°46'30"W
C-9	430.00'	52.13'	103.75'	13°49'27"	103.50'	N 55°55'53"W
C-10	430.00'	47.26'	94.15'	12°32'41"	93.96'	N 69°06'57"W
C-11	55.00'	18.34'	35.40'	36°52'43"	34.79'	S 86°10'22"W
C-12	55.00'	69.48'	99.13'	103°16'03"	86.25'	S 16°05'59"W
C-13	55.00'	75.46'	103.51'	107°49'47"	88.90'	S 89°26'56"E
C-14	25.00'	16.85'	29.66'	67°58'32"	27.95'	N 70°37'27"E
C-15	370.00'	63.65'	126.06'	19°31'14"	125.45'	S 65°37'40"E
C-16	370.00'	22.14'	44.22'	6°50'54"	44.20'	S 52°26'36"E
C-17	430.00'	35.77'	71.38'	9°30'41"	71.30'	S 53°46'30"E
C-18	370.00'	71.05'	140.39'	21°44'24"	139.55'	S 47°39'38"E
C-19	370.00'	63.85'	126.46'	19°34'51"	125.84'	S 26°59'57"E
C-20	25.00'	27.62'	41.76'	95°42'36"	37.07'	S 38°38'49"W
C-21	370.00'	16.63'	33.24'	5°08'51"	33.23'	S 81°04'33"W
C-22	370.00'	71.36'	140.98'	21°49'56"	140.13'	N 85°26'04"W
C-23	430.00'	22.60'	45.17'	6°01'06"	45.15'	N 77°31'40"W
C-24	430.00'	55.31'	110.02'	14°39'36"	109.72'	N 87°52'02"W
C-25	430.00'	78.36'	155.02'	20°39'23"	154.19'	S 74°28'29"W
C-26	430.00'	108.60'	212.75'	28°20'51"	210.58'	S 49°58'22"W
C-27	430.00'	98.58'	193.82'	25°49'32"	192.18'	S 22°53'10"W
C-28	430.00'	102.60'	201.42'	26°50'20"	199.59'	S 03°26'47"E
C-29	25.00'	10.76'	20.32'	46°34'03"	19.76'	S 06°25'05"W
C-30	55.00'	95.27'	115.20'	120°00'16"	95.26'	S 30°18'02"E
C-31	55.00'	22.87'	43.36'	45°09'54"	42.24'	S 67°06'53"E
C-32	55.00'	56.81'	88.17'	91°51'14"	79.03'	N 01°23'41"W
C-33	55.00'	7.78'	15.47'	16°06'42"	15.42'	N 55°22'39"W
C-34	25.00'	10.76'	20.32'	46°34'03"	19.76'	N 40°08'56"W
C-35	370.00'	83.56'	164.37'	25°27'13"	163.02'	N 04°08'20"W
C-36	370.00'	135.33'	259.47'	40°10'47"	254.19'	N 28°40'39"E
C-37	370.00'	199.70'	366.24'	56°42'50"	351.47'	N 77°07'28"E
C-38	25.00'	23.28'	37.49'	85°55'13"	34.07'	S 31°33'30"E
C-39	330.00'	115.48'	222.17'	38°34'26"	218.00'	S 07°33'07"E
C-40	330.00'	7.51'	15.02'	2°36'30"	15.02'	S 28°28'36"E
C-41	25.00'	10.76'	20.32'	46°34'03"	19.76'	S 06°29'48"E
C-42	55.00'	39.67'	68.73'	71°35'56"	64.34'	S 19°00'45"E
C-43	55.00'	31.01'	56.48'	58°50'09"	54.03'	S 84°13'48"E
C-44	55.00'	34.98'	62.31'	64°54'25"	59.03'	N 33°53'56"E
C-45	55.00'	44.37'	74.68'	77°47'36"	69.07'	N 37°27'05"W
C-46	25.00'	10.76'	20.32'	46°34'03"	19.76'	N 53°03'51"W
C-47	270.00'	67.77'	132.79'	28°10'43"	131.45'	N 15°41'28"W
C-48	270.00'	30.77'	61.28'	13°00'13"	61.15'	N 04°53'59"E
C-49	25.00'	22.90'	37.08'	84°58'16"	33.77'	N 53°53'14"E
C-50	430.00'	67.61'	134.12'	17°52'15"	133.58'	N 87°26'15"E
C-51	25.00'	22.62'	36.78'	84°17'24"	33.55'	S 59°21'11"E
C-52	430.00'	18.04'	36.05'	4°48'14"	36.04'	S 19°36'36"E
C-53	430.00'	50.58'	100.69'	13°25'01"	100.46'	S 28°43'14"E
C-54	299.75'	67.86'	133.47'	25°30'46"	132.37'	S 18°21'09"E
C-55	263.50'	23.72'	47.31'	10°17'17"	47.25'	S 01°35'08"E

COURSE	BEARING	DISTANCE
120 – 144	S 64°15'25"W	306.57'(tie)
144 – 145	S 15°31'51"E	164.35'
145 – 146	S 15°31'51"E	52.49'
146 – 147	S 07°01'00"E	160.58'
147 – 148	S 07°01'00"E	202.17'
148 – 149	S 01°15'24"W	155.95'
149 – 150	S 77°08'34"E	44.07'(tie)

COURSE	BEARING	DISTANCE
1 – 2	N 72°11'33"W	39.48'
2 – 3	N 72°02'53"W	49.19'
3 – 4	N 72°34'19"W	47.81'
4 – 5	N 74°10'21"W	50.29'
5 – 6	N 76°18'01"W	48.06'
6 – 7	N 78°55'35"W	48.32'
7 – 8	N 80°48'55"W	45.39'
8 – 9	N 84°05'33"W	29.78'
9 – 10	N 84°05'33"W	12.72'
10 – 11	N 86°26'29"W	43.36'
11 – 12	N 88°58'24"W	18.95'
12 – 13	N 88°58'24"W	26.74'
13 – 14	S 88°54'54"W	69.13'
14 – 15	S 87°47'59"W	69.33'
15 – 16	S 86°58'47"W	81.42'
16 – 17	S 86°31'01"W	75.45'
17 – 18	S 86°16'18"W	51.08'
18 – 19	S 86°16'18"W	18.63'
19 – 20	S 85°43'41"W	61.30'
20 – 21	S 83°57'56"W	49.19'
21 – 22	S 81°35'38"W	45.13'
22 – 23	S 78°21'08"W	45.27'

COURSE	BEARING	DISTANCE
23 – 24	S 74°21'02"W	43.70'
24 – 25	S 70°23'13"W	42.39'
25 – 26	S 68°16'45"W	47.82'
26 – 27	S 67°39'39"W	56.74'
27 – 28	S 67°14'25"W	53.99'
28 – 29	S 66°59'12"W	63.82'
29 – 30	S 66°59'04"W	50.03'
30 – 31	S 68°46'50"W	87.62'
31 – 32	S 61°07'51"W	4.72'
32 – 33	S 61°07'51"W	86.52'
9 – 34	N 03°33'30"E	30.03'
34 – 35	N 03°33'30"E	66.63'
36 – 37	N 20°41'23"W	113.07'
38 – 39	N 35°25'45"W	118.95'
39 – 40	N 35°25'45"W	228.99'
41 – 42	N 17°12'29"W	218.19'
42 – 43	N 17°12'29"W	139.09'
43 – 44	N 17°12'29"W	34.98'
45 – 46	N 58°31'50"W	164.16'
46 – 47	N 58°31'50"W	11.72'
48 – 49	N 49°01'09"W	87.06'
49 – 50	N 49°01'09"W	49.46'
51 – 52	N 75°23'17"W	59.57'
52 – 53	N 75°23'17"W	74.76'
54 – 55	N 45°28'06"W	57.03'
56 – 55	N 00°19'02"W	140.42'
56 – 57	N 42°16'51"E	23.73'
58 – 59	S 75°23'17"E	60.17'
60 – 61	S 49°01'09"E	136.53'
62 – 63	S 58°31'50"E	122.60'
63 – 64	S 58°31'50"E	53.28'
65 – 66	S 17°12'29"E	56.29'
66 – 67	S 17°12'29"E	120.90'
68 – 69	S 76°30'07"W	255.39'
70 – 71	N 74°31'07"W	57.88'
71 – 72	N 74°31'07"W	84.96'
73 – 74	S 16°51'57"E	15.75'
74 – 75	S 16°51'57"E	175.30'
33 – 142	N 61°07'51"E	28.36'
142 – 143	N 10°02'12"E	63.98'

COURSE	BEARING	DISTANCE
76 – 77	N 16°51'57"W	145.14'
77 – 78	N 16°51'57"W	45.91'
79 – 80	S 74°31'07"E	104.98'
81 – 82	S 11°24'06"W	74.52'
82 – 83	S 11°24'06"W	19.13'
84 – 85	S 29°46'50"E	81.48'
86 – 87	N 29°46'50"W	37.61'
87 – 88	N 29°46'50"W	43.88'
89 – 90	N 11°24'06"E	91.56'
91 – 92	N 78°30'07"E	69.85'
92 – 93	N 78°30'07"E	196.54'
94 – 95	S 17°12'29"E	104.42'
96 – 97	S 35°25'45"E	32.26'
97 – 98	S 35°25'45"E	140.83'
98 – 99	S 35°25'45"E	174.84'
100 – 101	S 03°33'30"W	66.94'
101 – 12	S 03°33'30"W	30.03'
102 – 103	N 03°01'41"W	126.53'
103 – 104	N 03°01'41"W	55.11'
104 – 105	N 41°01'31"W	61.98'
105 – 106	N 41°01'31"W	121.00'
106 – 107	N 41°01'31"W	86.40'
107 – 108	N 70°28'50"W	39.40'
108 – 109	N 70°28'50"W	61.67'
109 – 110	N 70°28'50"W	76.14'
110 – 111	N 70°28'50"W	38.95'
111 – 112	N 86°55'45"W	168.55'
112 – 113	N 80°33'45"E	285.83'
113 – 114	N 26°20'29"E	119.87'
115 – 110	N 20°07'06"E	9.00'
116 – 108	N 23°09'31"E	116.70'
117 – 118	N 09°02'30"E	145.26'
119 – 120	N 55°14'05"W	57.86'
121 – 122	S 45°09'22"E	61.06'
122 – 123	S 12°16'03"E	51.43'
123 – 124	S 18°35'35"E	66.61'
124 – 125	S 09°52'24"E	44.87'
125 – 126	S 09°52'24"E	15.19'
126 – 127	S 09°52'24"E	107.51'
127 – 128	S 04°01'43"E	40.11'
128 – 129	S 04°01'43"E	152.74'
129 – 130	S 04°01'43"E	47.46'
130 – 131	S 08°40'17"E	128.09'
131 – 32	S 08°40'17"E	23.73'
132 – 32	S 52°34'33"E	21.74'
122 – 133	N 21°44'18"E	55.24'
134 – 135	S 07°31'58"E	100.95'
92 – 136	S 05°06'18"E	169.91'
136 – 137	S 05°04'44"E	10.02'
137 – 138	S 23°22'29"E	119.07'
138 – 139	S 23°22'29"E	54.55'
139 – 140	S 26°14'28"E	17.30'
140 – 141	S 26°14'28"E	153.36'
13 – A	N 02°09'04"W	33.39'
A – B	N 24°44'40"W	52.40'
B – C	N 40°48'22"W	87.14'
C – D	N 56°29'09"W	58.17'
1 – E	N 12°04'57"W	64.04'(tie)
E – F	N 49°09'22"W	62.06'
F – G	N 29°57'34"W	113.17'
G – H	N 26°37'24"W	145.12'
H – I	N 42°00'09"W	88.21'
I – J	N 59°32'20"W	98.13'
J – K	N 69°24'10"W	57.14'
K – L	N 47°07'08"W	32.64'
L – M	N 35°45'38"W	67.86'
M – N	N 22°36'15"W	44.54'
N – O	N 15°40'40"W	87.04'
O – P	N 09°57'59"W	56.62'
P – Q	N 12°06'45"W	49.28'
Q – R	N 17°29'23"W	46.38'
R – S	N 28°46'47"W	45.61'
S – T	N 40°18'03"W	25.03'
T – U	N 09°19'50"W	17.89'
U – V	N 22°56'40"W	39.66'
V – W	N 38°26'38"W	48.94'
W – X	N 56°21'49"W	74.14'
X – 42	S 73°32'03"W	66.88'(tie)
112 – AA	N 00°19'02"W	166.57'(tie)
AA – BB	S 57°15'35"E	81.65'
BB – CC	S 46°40'33"E	38.20'
CC – DD	S 17°37'15"E	52.32'



REFERENCE: DEED BOOK 1299 PAGE 602
PLAT SLIDE 2006-472
P.I.N. 9754-09-9218

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.

DATE: _____ 2007

OWNER

I, Van R. Finch, Professional Land Surveyor No. L-2507, 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 portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
_ (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
_ (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 of her professional ability as to the provisions contained in (a) through (d) above.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1299 , Page 602 ;)(Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown , Page _____; 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, license number, and seal this the 13th day of August, A.D. 2007.

SURVEYOR

LICENSE NUMBER L-2507

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 _____

ADDITIONAL NOTES

18. All lots fronting on S.R. 1532 shall be accessed from the interior roadway and shall not have driveway access onto S.R. 1532.
19. The Protected River Corridor Line is shown as per the Preliminary Plat submitted to Chatham County, dated 1/10/07.

MAP LEGEND

- EIP — EXISTING IRON PIPE
- IPS — IRON PIPE SET
- CMS — CONCRETE MONUMENT SET
- PP — POWER POLE
- CMP — COMPUTED POINT
- EIS — EXISTING IRON STAKE
- NS — NAIL SET

NOTES

1. REFERENCE: Deed Book 1299 Page 602
2. The Water Hazard Setback / Vegetative Stream Buffer shown shall extend 50 feet landward from the bank of the stream. Residential structures or septic systems shall not be located within this area. This area shall also comply with the stream buffer area requirements as stated in the Chatham County Watershed Protection Ordinance.
3. No Title Search was made by this Surveyor during the course of this Survey.
4. There were no NCGS monuments found within 2000 feet of this parcel of land.
5. A public water system is presently available to this subdivision.
6. Concrete Monuments Set are Control Corners.
7. Until acceptance by the N.C. Dept. of Transportation, maintenance of Harrison Pond Court, Milton Court, and Sweet Pine Circle will be the responsibility of Harrison Pond, LLC or its successors and assigns.
8. Iron Pipes were set at property corners unless otherwise noted.
10. All lots contain a minimum 40,000 square feet exclusive of any rights of way or water hazard buffers.
11. Points 1 through 30 are nails set in the centerline of S.R. 1532.
12. All lots subject to Building Setbacks: Front 40 feet, Side 25 feet, Rear 25 feet
13. Curves C-1, C-2, C-54, and C-55 are nontangent curves.
14. There is a 10' non-municipal utility easement along the front of all lots.
15. Common areas or Open Space will be maintained by Harrison Pond. LLC, its successors and designs, until such time as it is conveyed to a successor homeowners' association.
16. The fence encroachment onto Lot 22 is approximately 0.8'. The fence encroachment onto Lot 23 is approximately 1.5'.
17. As to Lots 23, 25, and 26, the homesite shall be located between the Protected River Corridor Line and the road right of way. The homesite on Lot 24 may be located anywhere on the lot irrespective of the Protected River Corridor Line.

AREA COMPUTED BY COORDINATE METHOD

SURVEY FOR

HARRISON POND

OWNER/DEVELOPER:
HARRISON POND LLC
803 GREENWOOD ROAD
CHAPEL HILL, N.C. 27514

DATE: AUGUST 10, 2007
REVISED: AUGUST 13, 2007
SCALE: 1" = 150'

150 75 0 150 300 450

BALDWIN TOWNSHIP — CHATHAM COUNTY, N.C.

VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312

(919)-542-2503