

LOCATION MAP

SUBDIVISION PLAT OF: THE RETREAT ON HAW RIVER PHASE 1A

BALDWIN TOWNSHIP, CHATHAM COUNTY

NOTES:

1. All distances are horizontal ground measurements unless otherwise noted. All areas computed by coordinate computation method.
2. Property improvements such as buildings, streets and other man made features may not be shown in their entirety.
3. Existing monumentation in conjunction with existing pavement location was used to reestablish the 50' public Right-of-Way for S.R.1711.
4. There are no known N.C.G.S. monuments within 2,000' of this survey.
5. The depicted survey information was obtained through an actual field survey made by this office and platted August 2007.
6. This property is subject to any encumbrances or easements of record.
7. This survey has utilized the field location of the center line of Pokerberry Creek and / or branches in conjunction with existing monumentation to depict the subject parcel's boundary.
8. All known visible encroachments are shown.
9. Horizontal datum used for this project is NAD 1983/2001 (US Survey feet).
10. Project combined grid factor used is 0.999901060.
11. The ground control coordinates are localized coordinates based on State Plane coordinates for Cap No. 100 having the following (NAD'83/01) coordinate values: Northing 734,528.0829 Easting 1,963,426.1581
12. All areas computed by the coordinate computation method.
13. The scope of this survey did not include determination of F.E.M.A. flood hazard areas, although portions of these parcels lie within the F.E.M.A. 100 year floodway. Flood hazard areas shown on sheets 2, 3, and 4 are approximate.
14. Flood hazard information can be found on DFIRM panel 3710976300J effective 2/2/07.
15. All "NIP...new iron pin" are 5/8" rebar.
16. All "RIS...reference iron set" are 5/8" rebar.
17. All subdivision roads lie within a 45' private right of way. Portions of River Retreat Lane and Headwater Trail lie within a variable width right of way, as shown hereon. Access is hereby granted throughout the private 45' and variable width right of way for the installation and maintenance of all utilities servicing The Retreat On Haw River subdivision.
18. Unless otherwise noted; there is a combined 10' utility/drainage easement running parallel and outside the said right of way. Reference insets G and J for details of a 25' combined utility/drainage easement. Said 25' easements also grant access for maintenance of existing bridge and existing arch culvert. All combined utility/drainage easements are dedicated for the installation and maintenance of utilities servicing The Retreat on Haw River subdivision.
19. There is a 10' utility easement granted 5' either side of all subdivision residential lot property lines.
20. For development regulation reference The Retreat on Haw River subdivision restrictive covenants as they may be more restrictive than current county/municipality regulations.

NORTH CAROLINA
CHATHAM COUNTY

I, Jesse J. Price, certify that this field survey and subdivision plats (Sheets 1 through 8) were drawn under my direct supervision from an actual survey made under my direct supervision and are a subdivision of the same property recorded in the Chatham County Register of Deeds in plat book 2006 page 455; that the boundaries not surveyed are clearly indicated as broken lines; that the ratio of precision as calculated exceeds 1 : 20,000; that this survey is a subdivision of land within an area of the county or municipality that has an ordinance that regulates parcels of land and does create new private streets; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number and seal this ____ day of ____, A.D., 2007.

PROJECT DATA:

OWNER: THE RETREAT ON HAW RIVER, LLC

CHATHAM COUNTY PIN NUMBERS:
9763-54-7344, 9763-34-1085

TOTAL PROJECT AREA: 16,373,157 SQUARE FEET, 375.88 ACRES
-INCLUDES WILLIAMS POND, ALL EASEMENTS AND RIGHT OF WAY

TOTAL AREA WITHIN BYNUM RIDGE ROAD RIGHT OF WAY:
68,668 SQUARE FEET, 1.58 ACRES

TOTAL LOTS PHASE 1A: 67 LOTS
TOTAL LOT AREA PHASE 1A: 6,144,132 SQUARE FEET 141.05 ACRES

TOTAL OPEN SPACE PHASE 1A: 3,392,125 SQUARE FEET 77.87 ACRES
-INCLUDES WILLIAMS POND

TOTAL AREA OF AMENITY SITE: 259,084 SQUARE FEET 5.95 ACRES

TOTAL AREA OF PRIVATE RIGHT-OF-WAY PHASE 1A: 577,532 SQUARE FEET 13.26 ACRES

TOTAL AREA OF FUTURE DEVELOPMENT: 5,931,616 SQUARE FEET 136.17

SITE ZONING: CU RA 90
MINIMUM BUILDING SETBACKS:
FRONT- 40'
SIDE- 25'
REAR- 25'
WATERSHED RIVER BASIN: CAPE FEAR

North Carolina _____ County

I, a notary public of said county and state hereby certify that _____ personally came before me this day and acknowledged that he is manager of The Retreat On Haw River, LLC, a North Carolina corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as his manager.

Witness my hand and official stamp or seal, this the ____ day of _____, 2007.

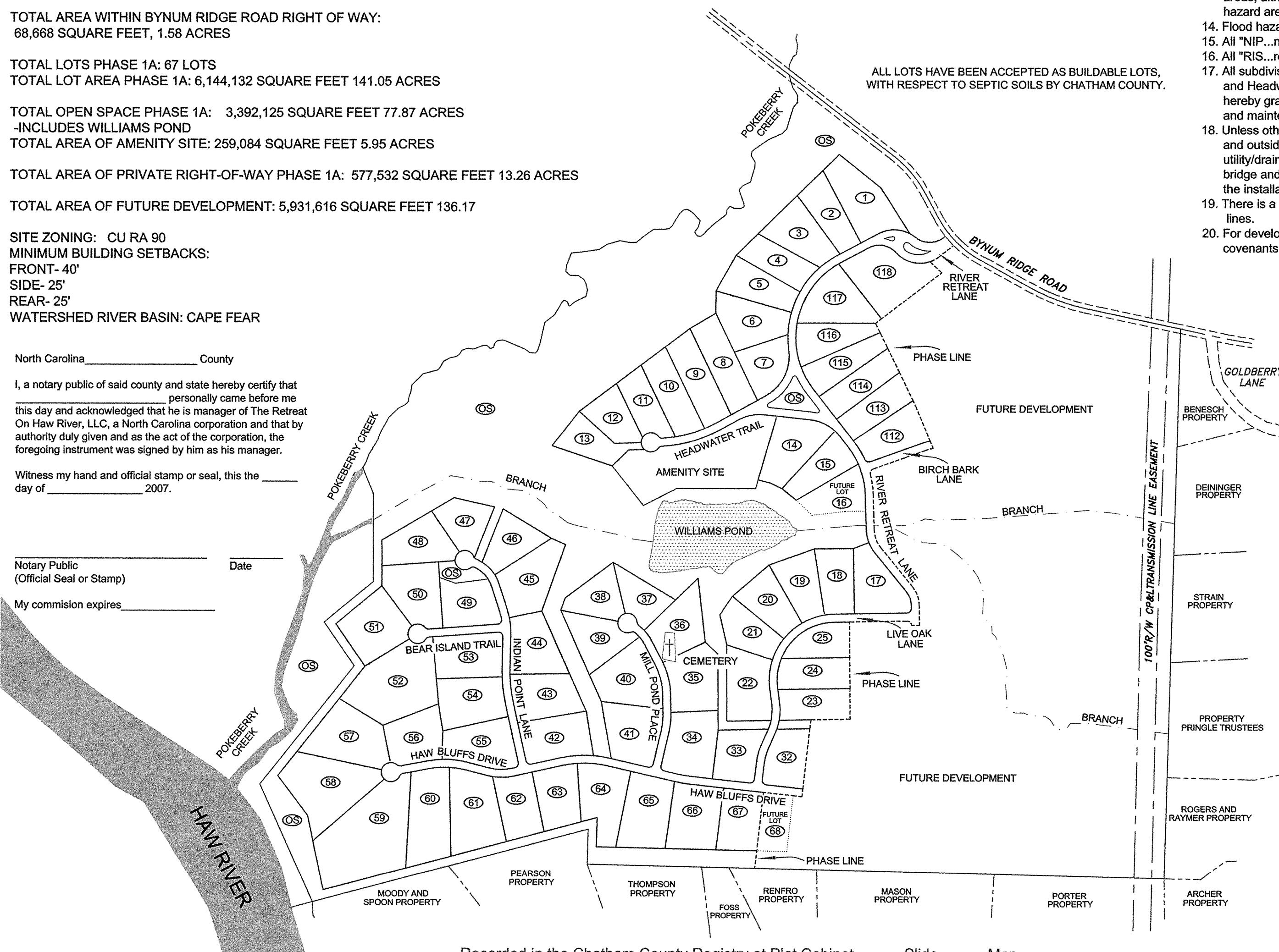
Notary Public _____ Date _____
(Official Seal or Stamp)

My commission expires _____

PRELIMINARY

Professional Land Surveyor Number L-3220

ALL LOTS HAVE BEEN ACCEPTED AS BUILDABLE LOTS,
WITH RESPECT TO SEPTIC SOILS BY CHATHAM COUNTY.



NORTH CAROLINA
CHATHAM COUNTY

I, _____, Review Officer for Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

CERTIFICATION OF THE APPROVAL OF UTILITIES

The Retreat on Haw River subdivision has placed a performance bond with Chatham County, to cover the completion of the public water system for this project. I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Chatham County utility policy and/or the Chatham County subdivision regulations, except as noted hereon; or proper provisions have been made for their installation.

_____, 20____
Signature _____ Title _____

Certificate of Ownership and Dedication

The Retreat On Haw River, LLC hereby certifies that it is the owner of the lots shown and described hereon. It hereby adopts this plat with its free consent.

The Retreat on Haw River, LLC _____ Date _____

By _____ Date _____
Manager

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 it has been approved by the body for recording in the office of the county register of deeds.

Chairman Chatham County Board of Commissioners _____ Date _____

Recorded in the Chatham County Registry at Plat Cabinet _____, Slide _____, Map _____

CLIENT: **CRESCENT COMMUNITIES**

CRESCENT RESOURCES, L.L.C.
8450 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA 27615

SURVEYED BY: **ESP Associates, P.A.**
14001 Weston Pkwy
Suite 100
Cary, NC 27513
phone 919.678.1070
fax 919.677.1252
www.espassociates.com

SUBDIVISION PLAT OF:
**THE RETREAT ON HAW RIVER, LLC
PHASE 1A / CRESCENT RESOURCES, LLC**
LYING BETWEEN S.R. No. 1711 AND THE HAW RIVER
BALDWIN TOWNSHIP / CHATHAM COUNTY
NORTH CAROLINA

DATE 8/9/07	SCALE NO SCALE
DRAWN BY K.D.M.	CHECKED BY J.J.P.
REVISIONS	
-DESCRIPTION- SUBDIVISION PLAT	
SHEET 1 OF 9	