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

GRAPHIC SCALE
200 0 100 200
SCALE: 1 INCH = 200 FT.

N.C. GRID (NAD 1983/2001)
COMBINED GRID FACTOR
0.999901060

INSET H
OS AREA
821 SF 0.02 ACRES
OS AREA
4,782 SF 0.11 ACRES
RIVER RETREAT LANE
(R/W VARIES)
TIE LINE
N19°16'22"W 84.38'
TIE LINE
N87°35'25"E 83.61'
INSET SCALE 1" = 50'

R/W N52°03'16"W
REMANTS
OLD ROADBED /
LINE PER
DB.401 \ PG.854
CL POKEBERRY CREEK
EXPK
BRIDGE
EIP
N52°07'46"W
735.74'
S52°07'46"E
752.02'
BYNUM RIDGE ROAD
50' S.R. 1711
PUBLIC R/W

NOW OR FORMERLY
CHATHAM PARTNERS, LLC
POLK-SULLIVAN, LLC
PIN# 9783-48-2727
DEED BOOK 1272 PAGE 509
PORTION OF
DEED BOOK 401 PAGE 854
PLAT YEAR 2004 SLIDE 176

CENTERLINE OF CREEK
IS PROPERTY LINE

POKEBERRY CREEK
100' BUFFER
MEASURED FROM
THE TOP OF BANK

OS 3,392,125 SF / 77.87 ACRES

50' COUNTY
REQUIRED BUFFER

1 110,093 SF / 2.53 ACRES
2 72,681 SF / 1.67 ACRES
3 87,199SF / 2.00 ACRES
4 66,760 SF / 1.58 ACRES
5 75,503 SF / 1.73 ACRES
6 91,925 SF / 2.11 ACRES
7 69,830 SF / 1.60 ACRES
8 92,706 SF / 2.13 ACRES
9 90,134 SF / 2.07 ACRES
10 82,773 SF / 1.90 ACRES
11 66,058 SF / 1.52 ACRES
12 64,216 SF / 1.47 ACRES
13 66,916 SF / 1.54 ACRES
14 100,036 SF / 2.30 ACRES
15 71,674 SF / 1.65 ACRES
16 FUTURE LOT
17 95,209 SF / 2.19 ACRES
18 72,433 SF / 1.66 ACRES
19 75,199 SF / 1.73 ACRES
20
OS 26,628 SF / .66 ACRES
112 76,722 SF / 1.76 ACRES
113 70,658 SF / 1.62 ACRES
114 72,109 SF / 1.66 ACRES
115 71,620 SF / 1.65 ACRES
116 72,784 SF / 1.67 ACRES
117
118 123,811 SF / 2.84 ACRES

OPEN SPACE
25' WETLANDS BUFFER
SEE INSET C
SEE INSET H
SEE INSET J FOR DETAIL
45' PRIVATE R/W
10' COMBINED UTILITY / DRAINAGE EASEMENT
40' COMBINED UTILITY / DRAINAGE EASEMENT
SEE INSET I
AMENITY SITE
259,085 SF / 5.95 ACRES
RIVER RETREAT LANE
HEADWATER TRAIL
BIRCH BARK LANE
20' STORM EASEMENT
SEE INSET C FOR DETAIL
CONTROL CORNER
N=735,694.5805 GRID
E=1,965,205.1706 GRID
CONTROL CORNER
N=735,410.4316 GRID
E=1,964,828.9992 GRID
S28°34'41"E
168.14'
N28°34'41"W
168.14'
10' x 70'
SIGHT
TRIANGLES
SEE INSET C

N/F
CHATHAM LAND AND TIMBER
MANAGEMENT LLC AND
BLACK ANGUS HOLDINGS, LLC
PIN # 9763-77-2294
DB 1278 PG 1008
PS 2004-196

NCDOT 50' R/W PER
DEED BOOK 450 PAGE 698
DEED BOOK 450 PAGE 710

S61°23'56"E
324.35'
N61°23'56"W
324.35'
BYNUM RIDGE ROAD
S.R. 1711
50' PUBLIC R/W
S78°03'03"E
552.48'
N78°03'03"W
552.41'
25.44'
S77°44'08"E
48.70'
60' PRIVATE ROAD
GOLDBERRY LANE

100' CENTERED ABOUT
EXISTING TOWERS

APPROXIMATE 100 YEAR
F.E.M.A. FLOODWAY
(SEE NOTE)

GPS CAP No.100
-LOCALIZATION POINT-
(NAD 1983 / 2001) US SURVEY FEET
N=734,528.0829 GRID/GROUND
E=1,963,426.1581 GRID/GROUND
ELEV=353.98' (NAVD-88)
COMBINED FACTOR: 0.999901060

WILLIAMS POND
50' BUFFER
MEASURED FROM
TOP OF BANK
50' BUFFER
MEASURED FROM
THE TOP OF BANK
BRANCH
BRANCH

20' STORM EASEMENT
SEE INSET D FOR DETAIL
20' STORM EASEMENT
SEE INSET E FOR DETAIL
25' COMBINED
UTILITY / DRAINAGE
EASEMENT
SEE INSET G

FUTURE DEVELOPMENT
5,931,616 SF / 136.17 ACRES

PRELIMINARY

100'R/W CP&LTRANSMISSION LINE EASEMENT
PER DEED BOOK 466 PAGE 318
3128.44'(T)
605.47'
596.46'
618.11'

1 N/F
NORMAN &
CLAUDIA BENESCH
PIN # 9763-65-6034
DB 1263 PG 0001
PB 18 PG 94

24 N/F
DAVID & CATHERINE
DEININGER
PIN # 9763-64-7497
DB 782 PG 734
BM 21 PG 48

7 N/F
ROBERT STRAIN
PIN # 9763-63-7789
DB 396 PG 563
PB 19 PG 55

W 0.29
W 0.20

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 IA / CRESCENT RESOURCES, LLC
LYING BETWEEN S.R. No.1711 AND THE HAW RIVER
BALDWIN TOWNSHIP / CHATHAM COUNTY
NORTH CAROLINA

DATE	SCALE
8/22/07	1" : 200'
DRAWN BY	CHECKED BY
K.D.M.	J.J.P.

REVISIONS

-DESCRIPTION-
SUBDIVISION PLAT

SHEET
2 OF 9