

Notes :
 a) Distances shown are horizontal ground distances in feet.
 b) Any evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
 c) The premises shown and described hereon are subject to any existing easements, rights-of-way, utility easements, or other encumbrances, whether they be shown on the plat hereon or whether or not recorded in the public records.
 d) No field survey was performed for the survey, and/or deed.
 e) Total tract area, Phase 1 is 38,200 Ac. (46,889 sf). Area in new public R/W (see tract only) is 1,660 Ac. (73,239 sf). Total area in new public R/W (Phase 1 only) is 2,248 Ac. (108,477 sf). Total area in new public R/W is 1,981 Ac. (85,228 sf).
 f) All areas are computed by the coordinate method.
 g) No NCOS Monument found within 200' of property.
 h) Building setbacks :
 Front Yard = 40' (Typ)
 Side Yard = 25' (Typ)
 Rear Yard = 25' (Typ)
 (See also sheet)

- 9) Zoning : R40 (NC4 Protected Watershed)
- 10) Part of Parcel D 1722 (PN 9795-54-4823).
- 11) A public water system is not presently provided to the subdivision.
- 12) Water Hazard Area : No residential structures or septic systems shall be situated within this area.
- 13) Storm Water : See Chatham County Watershed Protection Ordinance, Section 304, Buffer Area Required for Impervious or Declines with the area.
- 14) These parcels are located near an area that is designated as a flood hazard area on the Flood Insurance Rate Map (FIRM) for the area. Flood insurance policies may be obtained from the National Flood Insurance Program (NFIP) or other private insurers. Flood insurance is not provided for existing structures and operations against future damage.
- 15) Maintenance responsibility for the proposed public road will remain with the Bingham Ridge HOA.
- 16) Accepts maintenance responsibility of Highways.
- 17) No new lots are created in Bingham Ridge Phase 1.
- 18) New lots are created in Bingham Ridge Phase 2.

DEFINITION OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the property shown on this plat and that we have the authority to execute the same. We have examined the title records of the parcel of subdivision with our free consent, and indicate of right-of-way, street, utility, water, easement, fence, or other encumbrances, whether they be shown on the plat hereon or whether or not recorded in the public records.
 Owner : _____ Date : _____
 Owner : _____ Date : _____
 Owner : _____ Date : _____

DEFINITION OF THE APPROVAL OF STREETS
 Have been retained according to area approved by the Division of Highways, except as noted hereon, or proper provision have been made for their retention.
 District Engineer : _____ Date : _____
 NC Division of Highways

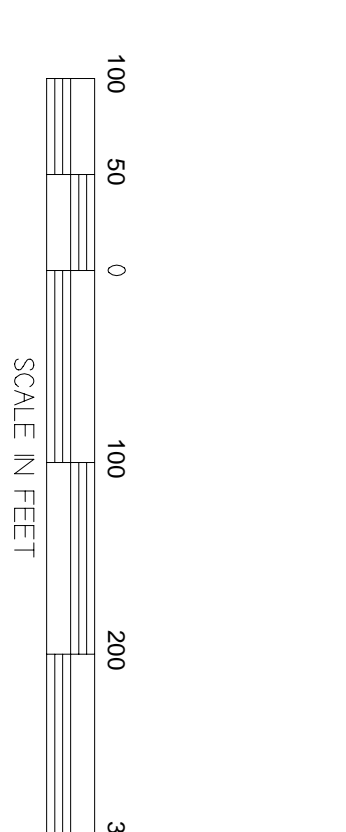
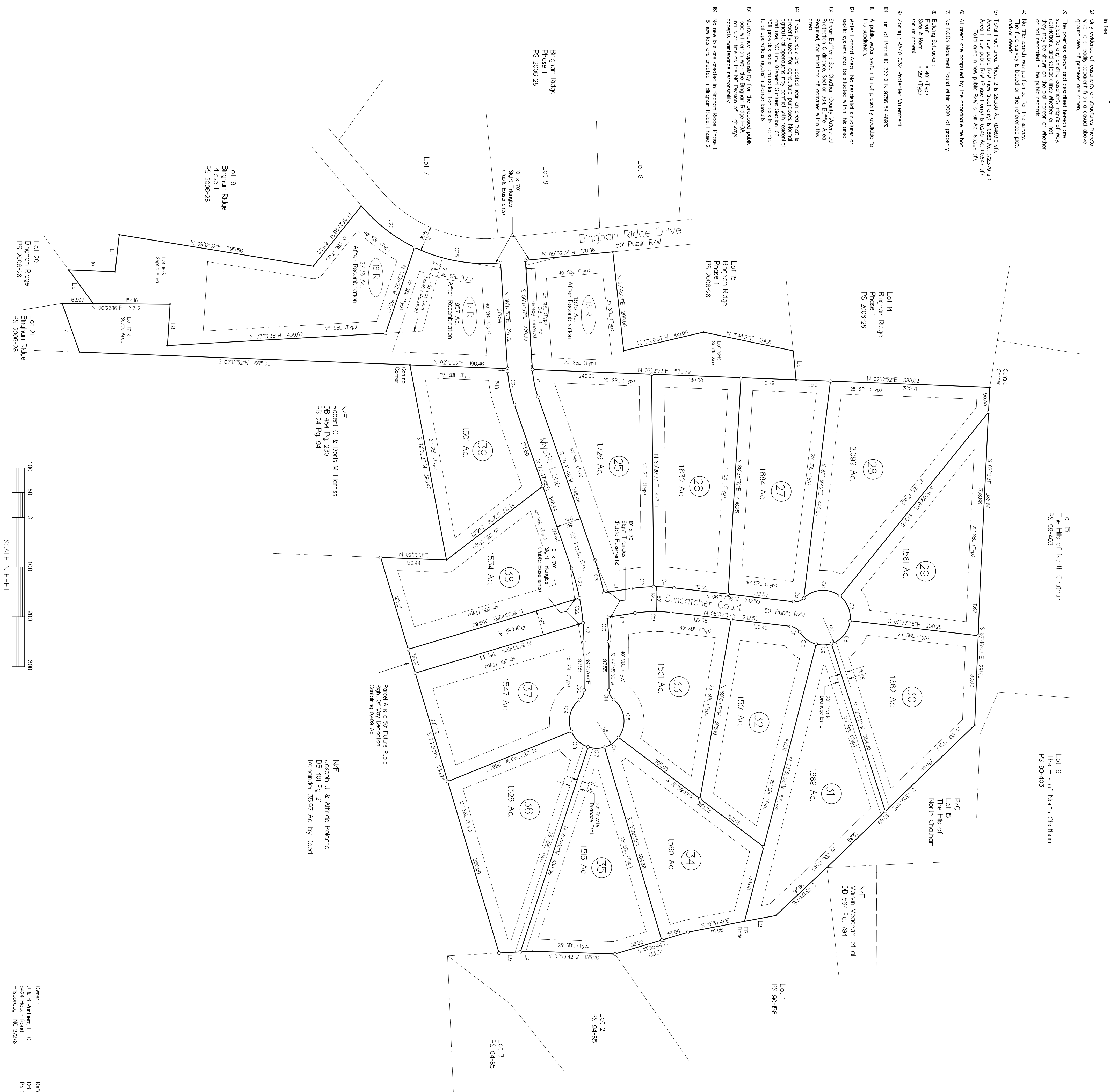
I, James H. Holland, Jr., do hereby certify that on this day of July, A.D., 2008, I have caused a true and correct plat of a subdivision of land to be prepared and recorded in the office of the Register of Deeds for Chatham County, North Carolina, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 7th day of July, A.D., 2008.

 Professional Land Surveyor
 License Number : L-2980

Review Officer : _____ Date : _____
 Chatham County, North Carolina

- I, _____, County Clerk, do hereby certify that the map or plat to which this certificate is attached is a true and correct copy of the map or plat as recorded in the office of the Register of Deeds for Chatham County, North Carolina, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 7th day of July, A.D., 2008.
- 1) hereby certify :
 - M-A : That this survey complies with the provisions of the laws of the State of North Carolina, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 - B : That the survey is a true and correct copy of the map or plat as recorded in the office of the Register of Deeds for Chatham County, North Carolina, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 - C : Any one of the following :
 C1 : That the survey is of an existing building or structure, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 C2 : That the survey is of an existing building or structure, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 C3 : That the survey is of an existing building or structure, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 - D : That the survey is of another category, such as the reconstruction of existing property, a court-ordered division, or other exception to the definition of subdivision, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.
 - E : That the information outside to the surveyor is such that the surveyor is unable to locate a determination of the boundaries of the subdivision, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended.

LEGEND :
 o For Pipe Set Unless Otherwise Designated
 x Existing Iron Pipe or Stake
 D A Corroded Corner Missing Sign
 ■ Existing Concrete Monument
 Tax Parcel : P/O Parcel D 1722 (PN 9795-54-4823)
 Zoning : R40 (NC4 Protected Watershed)
 Recorded :



Curve Table :

Curve No.	Radius	Chord	Delta
C1	333.73	\$ 562.074	58.20°
C2	463.99	\$ 642.302	45.59°
C3	686.08	\$ 742.951	36.03°
C4	904.25	\$ 837.029	30.47°
C5	1117.42	\$ 917.500	26.88°
C6	1325.59	\$ 987.235	24.27°
C7	1529.76	\$ 1050.000	22.39°
C8	1730.00	\$ 1108.500	21.00°
C9	1927.25	\$ 1164.000	19.95°
C10	2122.50	\$ 1217.000	19.15°
C11	2315.75	\$ 1268.000	18.55°
C12	2507.00	\$ 1317.000	18.08°
C13	2697.25	\$ 1364.000	17.70°
C14	2886.50	\$ 1409.000	17.38°
C15	3074.75	\$ 1452.000	17.10°
C16	3262.00	\$ 1493.000	16.85°
C17	3448.25	\$ 1532.000	16.62°
C18	3633.50	\$ 1569.000	16.41°
C19	3817.75	\$ 1604.000	16.21°
C20	4001.00	\$ 1637.000	16.03°
C21	4183.25	\$ 1668.000	15.86°
C22	4364.50	\$ 1697.000	15.71°
C23	4544.75	\$ 1724.000	15.57°
C24	4724.00	\$ 1749.000	15.45°
C25	4902.25	\$ 1772.000	15.34°
C26	5079.50	\$ 1793.000	15.25°

Line Table :

Line No.	Length	Bearing	Angle
L1	531.82	S 80°37'24"E	89.627°
L2	505.67	N 89°57'24"E	89.943°
L3	505.67	N 08°37'24"W	50.627°
L4	250.00	S 02°25'44"E	25.425°
L5	250.00	S 02°25'44"E	25.425°
L6	250.00	S 02°25'44"E	25.425°
L7	250.00	S 70°08'17"W	104.089°
L8	832.00	S 86°24'08"E	83.200°
L9	832.00	N 02°22'25"E	97.775°
L10	750.00	N 83°53'57"W	75.000°

FINAL PLAT
 SUBDIVISION & RECOMBINATION SURVEY
BINGHAM RIDGE SUBDIVISION
PHASE 2
 BALDWIN TWP., CHATHAM CO., NC
 SCALE : 1" = 100'
 DATE : JULY 7, 2008

HOLLAND Land Surveying
 608 W.K. Jr. Blvd., Chapel Hill, NC 27514
 (919) 942-5400

Owner : J & B Partners, LLC
 5424 Hough Road
 Hillsborough, NC 27788

Reference : DB 100 Pg. 603
 PS 2007-6

Revisions : August 5, 2008
 Project No. 08-054
 BR-H2DWG

Certificates of Approval for Recording
 I hereby certify that the subdivision plat shown hereon is a true and correct copy of the map or plat as recorded in the office of the Register of Deeds for Chatham County, North Carolina, and that the boundaries not surveyed are shown as broken lines plotted from information shown hereon, that the ratio of perimeter to area of the subdivision was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 7th day of July, A.D., 2008.

Chatham : Chatham County Board of Commissioners
 _____ Date : _____