FINAL SUBDIVISION PLAT FOR

THE LEGACY AT JORDAN LAKE PHASE TWO

PROPERTY OF MERITAGE HOMES OF NC INC.

NEW HOPE & WILLIAMS TOWNSHIPS - CHATHAM COUNTY, NORTH CAROLINA

SITE MAP

Survey Date: SEPTEMBER 6, 2013

Scale: 1" = 400'

Drawn: ACS

Checked: WMD

Project No.: 325-02B

Computer Dwg. Name: 325-02 Legacy Ph 2 Final Subdivision Plat

Sheet No.: 1 Of 2

CE GROUP

301 GLENWOOD AVE. 220

RALEIGH,NC 27603

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License # C-1739

WILLIAM M. DIGIACOMO, P.L.S. N.C. REG. No.: L-4968

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

1. WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED REFERENCE RECORDED IN THE CHATHAM COUNTY REGISTRY IN DEED BOOK 1643 PAGE 855); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SAID SURVEY; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 6th DAY OF SEPTEMBER, 2013, A.D.

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

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I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

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

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

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I, (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S)

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CERTIFICATION OF OWNERSHIP AND DEDICATION

LINE LEGEND

SURVEYED PROPERTY LINE	——
PROPERTY LINE NOT SURVEYED	- - - - - -
CONSERVATION BUFFER AREA	- - - - - -
EASEMENT LINE	- - - - - -
SETBACK LINE	- - - - - -

SYMBOL & HATCH LEGEND

△	CP = COMPUTED POINT
●	IPF = IRON PIPE FOUND
◎	IPS = IRON PIPE SET
▨	CONSERVATION / STREAM BUFFER

0 200' 400' 800' 1600'

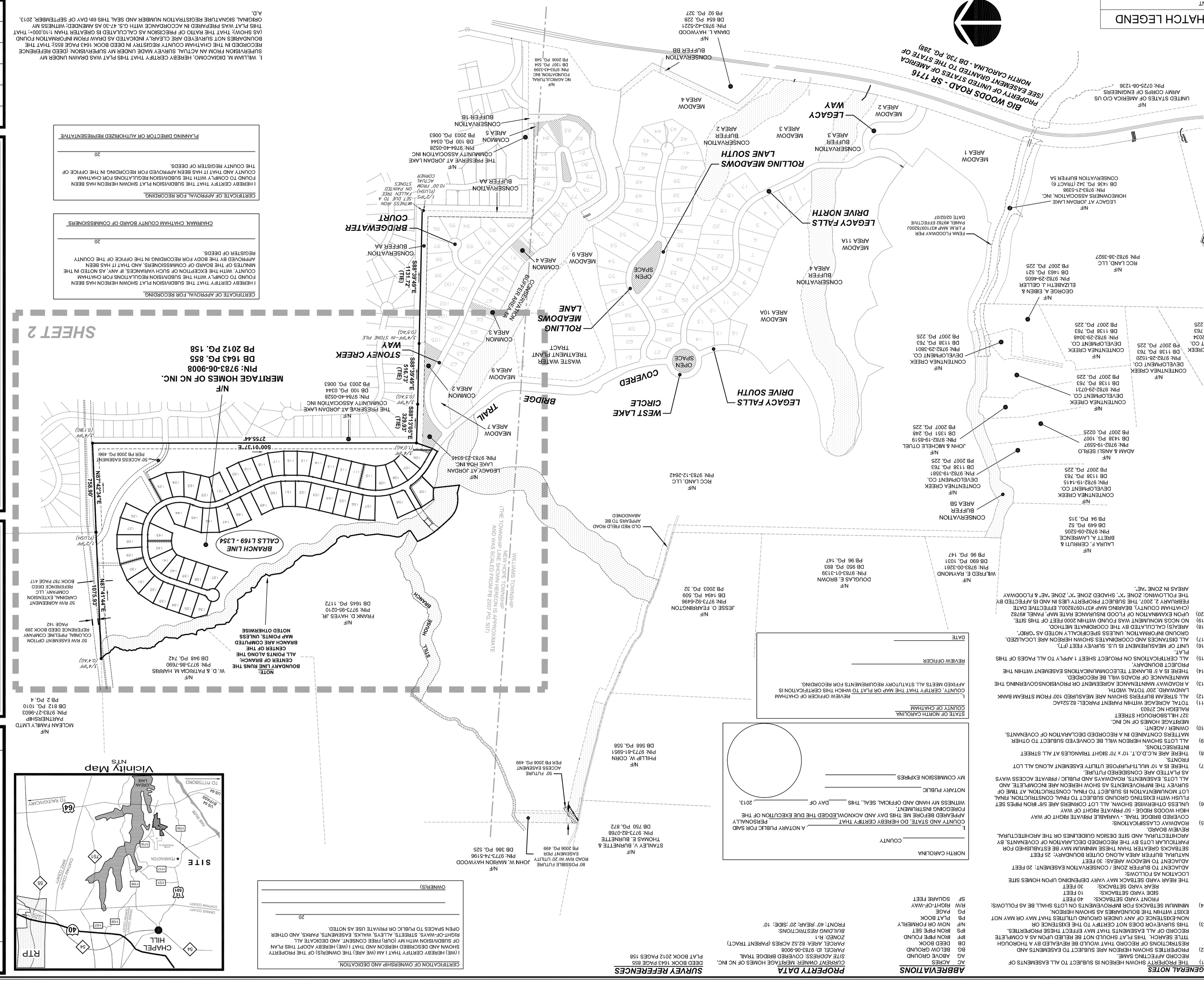
1" = 400'

NORTH

PB 2007 PG. 507

BIG WOODS ROAD - SR 1716

PROPERTY OF UNITED STATES OF AMERICA (SEE EASEMENT GRANTED TO THE STATE OF NORTH CAROLINA - DB 730, PG. 289)



ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
MF	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
SF	SQUARE FEET

PROPERTY DATA

CURRENT OWNER: MERITAGE HOMES OF NC INC.

SITE ADDRESS: COVERED BRIDGE TRAIL

PARCEL ID: 9183-06-9008

ZONED: R-1

AVAILABLE BUILDING RESTRICTIONS:

FRONT: 40' REAR: 20' SIDE: 10'

SURVEY REFERENCES

DEED BOOK 1643 PAGE 855

PLAT BOOK 2012 PAGES 158

GENERAL NOTES

1) THE NEW PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.

2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.

3) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.

4) MINIMUM SETBACKS SHOULD NOT BE RELIED UPON AS COMPLETE AND ACCURATE. THE TOWN OF PITTSBORO AND/OR CHATHAM COUNTY SHOULD BE CONSULTED FOR ZONING AND SETBACK REQUIREMENTS.

5) COVERED BRIDGE TRAIL - VARIABLE PRIVATE RIGHT OF WAY
HIGH WOODS RIDGE - 50' PRIVATE RIGHT OF WAY
ROADWAY CLASSIFICATIONS:
REVIEW BOARD:
NATURAL BUFFER AREA ALONG OUTER BOUNDARY: 25 FEET
SETBACKS GREATER THAN THESE MINIMUM MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL
ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT: 20 FEET
LOCATION AS FOLLOWS:
THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMES SITE
REAR YARD SETBACKS: 30 FEET
SIDE YARD SETBACKS: 10 FEET
FRONT YARD SETBACKS: 40 FEET
ADJACENT TO MEADOW AREAS: 30 FEET
SETBACKS GREATER THAN THESE MINIMUM MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL REVIEW BOARD.

6) ALL LOTS SHOWN HEREON WILL BE COVENED SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS, OWNER / AGENT:

7) THERE ARE TWO (2) 10' WIDE UTILITY EASEMENT ALONG ALL LOT FRONTS.
THERE IS A 10' WIDE PURPOSE UTILITY EASEMENT ALONG ALL LOT AS PLATTED ARE CONSIDERED FUTURE.
ALL LOTS, EASEMENTS, ROADWAYS AND PUBLIC / PRIVATE ACCESS WAYS SURVEY THE IMPROVEMENTS AS SHOW HEREON ARE INCOMPLETE. NO LOT MONUMENTATION IS SUBJECT TO FINAL CONSTRUCTION. AT TIME OF FLUSH WITH EXISTING GROUND SUBJECT TO FINAL CONSTRUCTION. FINAL UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 5/8" IRON PIPES SET

8) THERE ARE N.C.D.O.T. 10' X 70' SIGHT TRIANGLES AT ALL STREET

9) ALL LOTS SHOWN HEREON WILL BE COVENED SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS, OWNER / AGENT:

10) A HOMEOWNERS ASSOCIATION WILL BE FORMED AND THE LOTS SHOWN HEREON ARE SUBJECT TO MANDATORY MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION AND SUBJECT TO ITS BY-LAWS AND ITS RIGHT TO IMPOSE MAINTENANCE ASSESSMENTS.

11) TOTAL ACREAGE WITHIN PARENT PARCEL: 62.524AC

12) ALL STREAM BUFFERS SHOWN ARE MEASURED 100' FROM STREAM BANK

13) A HOMOWNERS ASSOCIATION AGREEMENT OR PROVISIONS GOVERNING THE MAINTENANCE OF ROADS WILL BE RECORDED.

14) THERE IS A 5' BLANKET TELECOMMUNICATIONS EASEMENT WITHIN THE PROJECT BOUNDARY.

15) ALL CERTIFICATIONS ON PROJECT SHEET 1 APPLY TO ALL PAGES OF THIS PLAT.

16) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).

17) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCATED

18) GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GNSS".

19) ACCUMULATED BY THE COORDINATE METHOD.

20) ALL CALCULATED BY FIELD TRAVERSE AND ADJUSTED BY LEAST SQUARES (CHATHAM COUNTY). BEARING MAP #3710978200J, EFFECTIVE DATE FEBRUARY 2, 2007. THE SUBJECT PROPERTY LIES IN AND IS AFFECTED BY THE FOLLOWING ZONE "X", SHADED ZONE "X", ZONE "AE" & FLOODWAY AREAS IN ZONE "AE".

FLOOD NOTES:
FEMA FLOODWAY PER PANEL #3720 EFFECTIVE DATE 02/02/07
F.I.R.M. MAP #3710978200J

REVIEW OFFICER

DATE

I, _____, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

NORTH CAROLINA
COUNTY

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PARENT PARCEL

PARTNERSHIP
PIN 9783-27-3803
DB 812 PG. 1010
PB 2 PG. 4

MCLEAN FAMILY LMTD
N/F

LINE TABLE

LINE	LENGTH	BEARING
L169	16.93	N12°49'11"E
L170	31.33	N40°47'07"E
L171	15.86	N12°25'48"W
L172	12.74	N40°06'19"E
L173	20.48	N42°54'57"W
L174	6.08	N61°02'27"E
L175	14.85	N24°39'01"E
L176	16.33	N01°09'04"E
L177	22.69	N10°19'14"E
L178	24.42	N10°54'39"E
L179	24.63	N10°40'26"E
L180	30.89	N01°38'39"E
L181	65.32	N00°02'57"E
L182	25.24	N08°13'49"W
L183	57.55	N36°39'07"W
L184	10.12	N05°42'30"W
L185	11.42	N01°27'30"W
L186	13.09	N06°46'38"E
L187	22.91	N20°25'19"E
L188	31.46	N40°56'40"W
L189	56.49	N36°36'49"W
L190	18.44	N46°44'35"W
L191	10.28	N05°12'06"W
L192	6.34	N85°42'45"E
L193	28.99	N15°41'22"W
L194	17.03	N07°38'04"E
L195	12.05	N83°30'31"E
L196	36.25	N84°55'50"E
L197	3.13	N17°32'36"W
L198	13.23	S88°01'51"W
L199	24.24	N55°54'47"W
L200	49.21	N55°09'35"W
L201	31.07	N44°27'17"W
L202	41.29	N10°38'56"E
L203	39.68	N49°36'19"E
L204	31.77	N52°59'40"E
L205	54.94	N18°28'07"E
L206	16.69	N02°44'06"E
L207	36.35	N04°17'47"E
L208	28.13	N01°42'49"W
L209	16.93	N12°49'11"E
L210	15.86	N17°20'16"W
L211	22.60	N29°43'56"E
L212	20.62	N42°39'34"W
L213	19.90	N06°39'59"E
L214	6.09	N62°29'45"W
L215	14.85	N24°39'01"E
L216	16.33	N01°09'04"E
L217	33.27	N60°07'33"E
L218	24.62	N18°49'32"E
L219	28.96	N41°10'47"E
L220	10.99	N01°41'16"E
L221	12.99	N66°39'46"W
L222	22.28	N21°28'12"W
L223	20.94	N02°46'38"W
L224	29.53	N26°49'07"W
L225	16.12	N11°38'37"W
L226	24.97	N53°37'28"W
L227	8.64	N05°05'20"W
L228	27.40	N26°34'49"E
L229	9.05	N29°01'18"E
L230	11.29	N55°00'05"W
L231	34.02	N29°02'55"W
L232	46.36	N55°55'16"W
L233	30.29	N50°38'49"W
L234	23.98	N27°29'17"W
L235	26.59	N54°09'27"W
L236	23.83	N10°49'49"W
L237	11.80	N35°32'24"W
L238	4.19	N17°36'27"W
L239	5.30	N30°26'49"W
L240	7.69	N72°46'07"W
L241	17.03	S71°06'39"W
L242	4.19	N17°36'27"W
L243	11.80	N35°32'24"W
L244	38.23	N10°49'49"W
L245	26.59	N54°09'27"W
L246	14.46	N46°12'29"W
L321	10.44	N02°44'47"W
L322	14.46	N54°09'27"W
L323	13.34	N14°25'10"W
L324	10.44	N02°44'47"W
L325	18.20	NX°08'47"W
L326	18.79	N10°49'49"W
L327	21.73	N09°09'16"E
L328	8.75	N29°10'11"E
L329	8.91	N23°47'50"W
L330	4.36	N61°10'04"W
L331	13.27	N10°58'17"E
L332	22.72	N61°17'25"W
L333	9.54	N36°10'17"E
L334	3.60	N00°05'06"W
L335	9.54	S89°05'56"W
L336	12.98	N00°57'57"W
L337	14.53	N21°49'48"W
L338	9.78	N57°53'50"W
L339	11.44	N27°02'04"W
L340	8.74	N60°52'27"W
L341	3.11	N29°37'02"W
L342	9.32	N09°43'25"E
L343	11.44	N01°26'46"W
L344	9.32	N09°43'25"E
L345	7.15	N57°53'50"W
L346	9.78	N57°53'50"W
L347	3.11	N29°37'02"W
L348	8.74	N60°52'27"W
L349	14.53	N21°49'48"W
L350	2.93	N58°48'01"W
L351	12.98	N00°57'57"W
L352	10.00	N51°12'16"W
L353	31.71	N21°49'48"W
L354	34.67	N42°30'25"W

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S)

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REVISIONS

NO.	DATE