

FINAL PLAT THE ESTATES AT LEGEND OAKS SUBDIVISION PHASE 1A WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

I, DAVID K. BRUBAKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:_____; AND 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. 20____.

PRELIMINARY MAP

DAVID K. BRUBAKER, P.L.S. # 2968

**NOT FOR RECORDING, SALES,
OR CONVEYANCE**

I, DAVID K. BRUBAKER, PROFESSIONAL LAND SURVEYOR # 2968, CERTIFY THAT:

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY MAP

DAVID K. BRUBAKER, P.L.S. # 2968

**REVIEW OFFICER'S CERTIFICATE
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: _____

BY: _____ TITLE: _____

NOW OR FORMERLY
JOHN SLATE & ELLA S. OLDHAM
PARCEL #76374
DB 811, PG. 780
PC 99, SLIDE 442
PIN: 9776-92-3444

NOW OR FORMERLY
FLOY T. OLDHAM
PARCEL #85441
DB 704, PG. 43
PB 2007, SLIDE 189
PIN: 9776-91-1855

NOW OR FORMERLY
D.R. HORTON, INC.
TRACT 1
PARCEL #18665
DB 1682, PG. 1039
PB 2013, SLIDE 52
PIN: 9776-81-2263

NOW OR FORMERLY
**RICHARD S. JAMES
& LINDA A. JAMES**
PARCEL #18919
DB 1593, PG. 466
PB 2003, SLIDE 196
PIN: 9776-70-7290

NOW OR FORMERLY
SYLVIA C. BURGESS
PARCEL #76464
DB 814, PG. 781
PB 2000, SLIDE 2
PIN: 9775-79-1140

NOW OR FORMERLY
**LIFE ESTATE OF
CATHERINE KRONINGER**
PARCEL #80580
DB 1631, PG. 958
PB 2003, SLIDE 196
PIN: 9776-70-5417

NOW OR FORMERLY
JOHN & KATHERINE LINDSEY
PARCEL #82922
DB 1208, PG. 23
PB 2005, SLIDE 300
PIN: 9776-80-2476

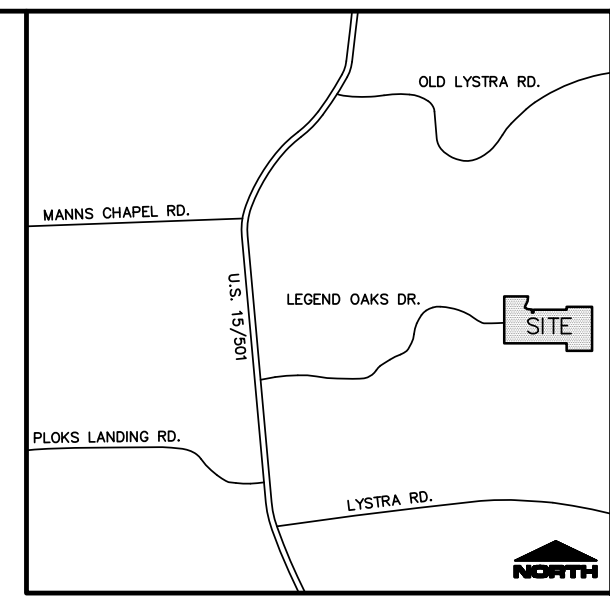
NOW OR FORMERLY
STEVEN W. & NORA ESTHIMER
PARCEL #18925
DB 1168, PG. 173
PB 14, SLIDE 24
PIN: 9776-80-7378

NOW OR FORMERLY
**GEORGE M. CHESCHER III
& NANCY C. CHESCHER**
PARCEL #18926
DB 1409, PG. 402
PB 2005, SLIDE 107
PIN: 9776-90-2473

NOW OR FORMERLY
JOHN M. & WANDA SWRK
PARCEL #82344
DB 645, PG. 26
PB 2005, SLIDE 107
PIN: 9776-90-6325

NOW OR FORMERLY
HBP PROPERTIES LLC
TRACT 2
PARCEL #18779
DB 1343, PG. 488
PB 2013, SLIDE 52
PIN: 9786-01-0014

NOW OR FORMERLY
HEIRS OF PAUL RIGGSBEE
PARCEL #18776
DB 433, PG. 624
PIN: 9786-00-2541



VICINITY MAP (N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CHATHAM AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DEED BOOK 1682, PAGE 1039

D.R. HORTON, INC.
A DELAWARE CORPORATION
2000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560

BY (SIGNATURE): _____

NAME & TITLE (PRINT): _____

NORTH CAROLINA, _____ COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE ABOVE NAMED PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOW OR FORMERLY
JESSE O. FEARRINGTON JR.
PARCEL #18771
DB 805, PG. 4
PIN: 9786-01-2960

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHATHAM COUNTY WITH EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD OF COUNTY COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY OF REGISTER OF DEEDS.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

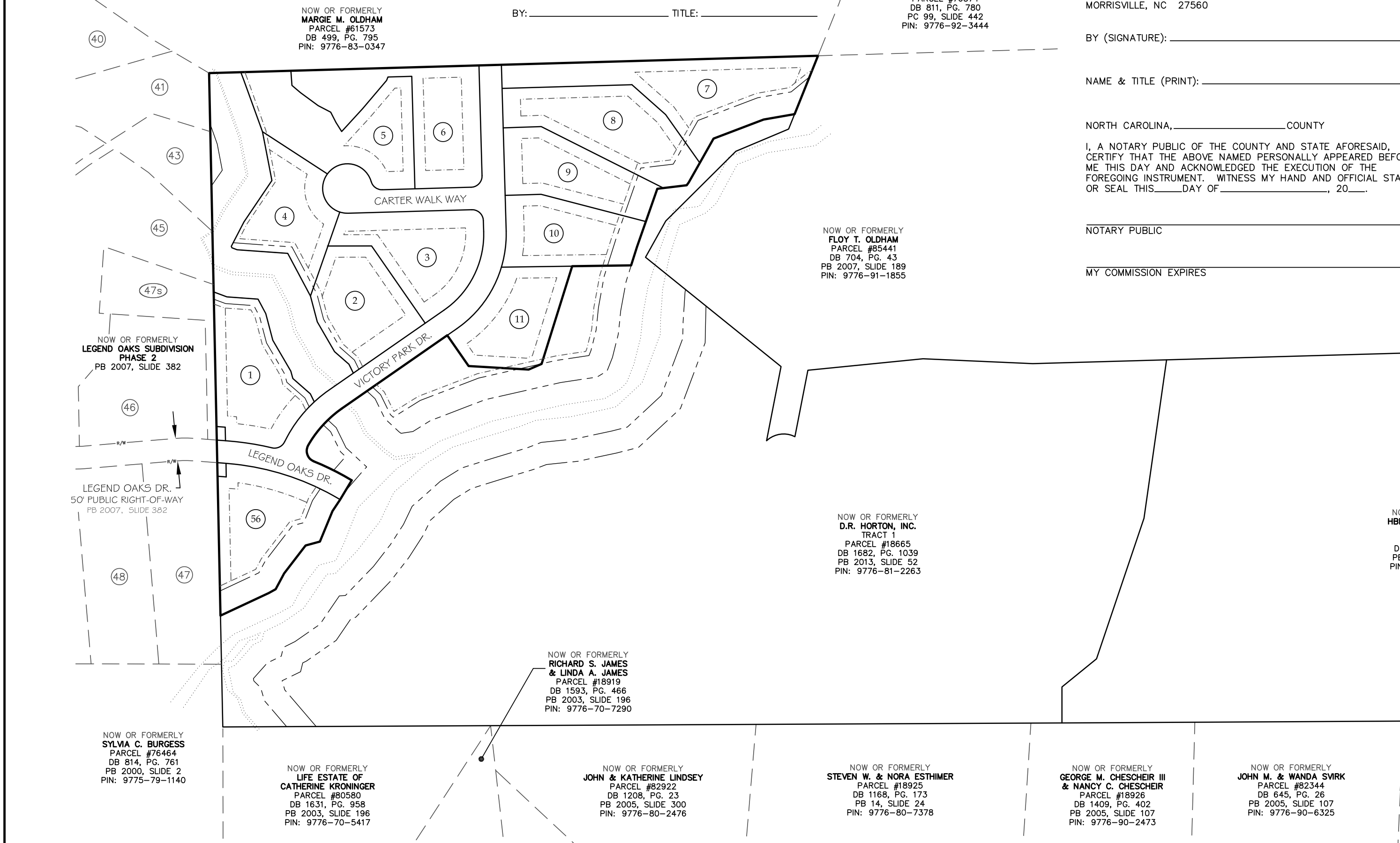
**DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: _____

DATE: _____

NOW OR FORMERLY
A. F. RIGGSBEE HEIRS
PARCEL #18622
DB 68, PG. 309
PIN: 9786-01-8016



GENERAL NOTES

- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID, NAD83(2011) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
POSITIONAL ACCURACY: 0.06'
TYPE OF GPS FIELD PROCEDURE: OPUS
DATE OF SURVEY: FEBRUARY 6, 2013
DATUM/EPOCH: NAD83(2011), EPOCH: 2013.0621
PUBLISHED/FIXED-CONTROL USED: NCRD
GEOID MODEL: N/A
COMBINED GRID FACTOR: 0.99990722
UNITS: US SURVEY FEET
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3710977600J DATED FEBRUARY 2, 2007
- LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD AND/OR PHOTOGRAMMETRIC LOCATION OF VISIBLE APPURTENANCES AND IS APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WSP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES. DUE TO OSHA REQUIREMENTS PERTAINING TO CONFINED SPACE ENTRY, PIPE SIZES, INVERT ELEVATIONS, ETC., WILL ONLY BE PROVIDED IF FIELD PERSONNEL ARE ABLE TO OBTAIN WITHOUT BREAKING THE PLANE OF THE TOP OF THE STRUCTURE.
- ALL NEW CORNERS ARE 1/2" REBAR WITH A YELLOW PLASTIC WSP SELLS CORNER CAP.
- BUFFERS SHOWN HEREON PER CONSENT JUDGEMENT AND SETTLEMENT AGREEMENT (#07 CVS 561) AS FILED IN THE OFFICE OF THE CHATHAM COUNTY CLERK OF COURT, DECEMBER 20, 2007.
- COUNTY WATER IS AVAILABLE TO THE SITE.
- D.R. HORTON, INC. WILL BE RESPONSIBLE FOR THE ROAD MAINTENANCE UNTIL THE ROADS ARE ACCEPTED FOR MAINTENANCE BY NCDOT.

CERTIFICATION OF THE APPROVAL OF UTILITIES

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.

DATE: _____

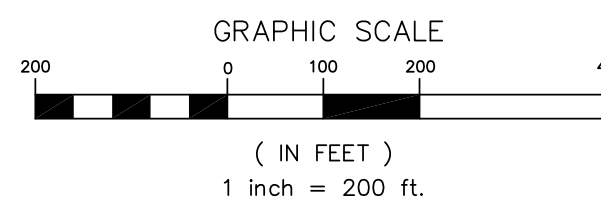
SIGNATURE _____ TITLE _____
ARCADIA CONSULTING ENGINEERS

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE: _____

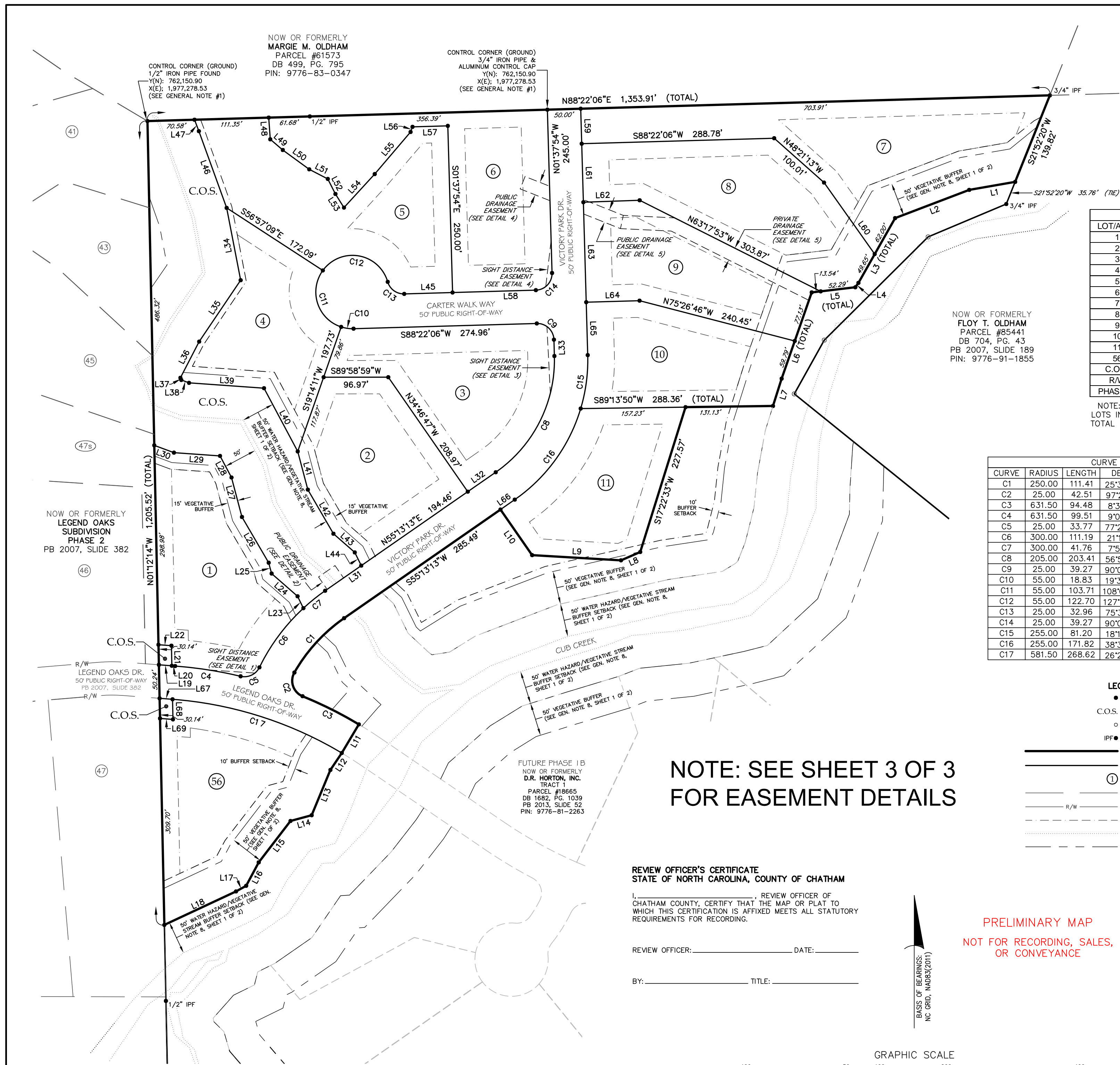
SIGNATURE _____ TITLE _____
ARCADIA CONSULTING ENGINEERS



**FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1A
PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.
PREPARED FOR
D.R. HORTON, INC.**

15401 Weston Parkway Suite 100 • Cary, NC 27513 • 919.678.0035
www.wspgroup.com
N.C.B.E.E.S. Firm License Number F-0891

Drawn By	JMS	Date	SEPTEMBER 20, 2013	Job No.	10127027.002
Surveyed by	JEC / DB	Scale	1" = 200'	Sheet No.	1 of 3
Checked By	DKB	Map Check By	N/A	Date	N/A
File Name	ESTATES PH 1A SUBDIVISION				
Revisions	1)	3)			
	2)	4)			



NOW OR FORMERLY
MARGIE M. OLDHAM
PARCEL #61573
DB 499, PG. 795
PIN: 9776-83-0347

CONTROL CORNER (GROUND)
3/4" IRON PIPE &
ALUMINUM CONTROL CAP
Y(N): 762,150.90
X(E): 1,977,278.53
(SEE GENERAL NOTE #1)

NOW OR FORMERLY
FLOY T. OLDHAM
PARCEL #85441
DB 704, PG. 43
PB 2007, SLIDE 189
PIN: 9776-91-1855

NOW OR FORMERLY
LEGEND OAKS
SUBDIVISION
PHASE 2
PB 2007, SLIDE 382

FUTURE PHASE 1 B
NOW OR FORMERLY
D.R. HORTON, INC.
TRACT 1
PARCEL #18665
DB 1682, PG. 1039
PB 2013, SLIDE 52
PIN: 9776-81-2263

**NOTE: SEE SHEET 3 OF 3
FOR EASEMENT DETAILS**

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

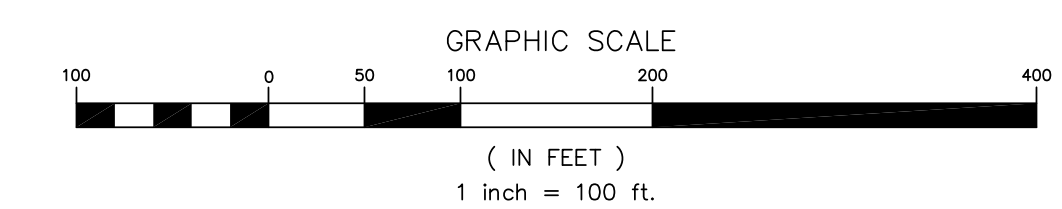
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WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____

BY: _____ TITLE: _____



**PRELIMINARY MAP
NOT FOR RECORDING, SALES,
OR CONVEYANCE**



LINE TABLE		
LINE	LENGTH	BEARING
L1	69.91	S80°08'09"W
L2	118.96	S69°09'09"W
L3	111.65	S29°31'26"W
L4	8.03	S35°36'15"W
L5	65.83	S83°15'53"W
L6	136.92	S19°14'18"W
L7	43.02	S17°34'35"W
L8	31.40	S66°34'49"W
L9	133.54	N86°38'32"W
L10	83.18	N34°46'47"W
L11	50.00	S30°50'21"W
L12	30.56	S33°50'28"W
L13	73.49	S22°27'38"W
L14	32.92	S74°48'14"W
L15	78.29	S37°32'43"W
L16	39.87	S28°09'59"W
L17	17.40	S61°11'01"W
L18	118.59	S64°56'30"W
L19	19.48	S85°37'43"E
L20	4.88	S85°37'43"E
L21	30.14	N01°12'14"W
L22	19.48	N85°37'43"W
L23	19.92	N26°08'44"W
L24	51.69	N48°47'14"W
L25	16.86	N15°15'10"W
L26	79.43	N30°17'48"W
L27	61.27	N14°49'22"W
L28	36.58	N28°04'30"W
L29	69.31	N85°54'41"W
L30	31.43	N69°37'05"W
L31	66.03	N55°13'13"E
L32	51.08	N55°13'13"E
L33	24.56	N01°37'54"W
L34	110.46	N10°57'36"W
L35	111.13	N34°02'18"E
L36	61.13	N27°24'39"E
L37	3.52	N23°04'39"W
L38	12.37	N69°37'05"W
L39	112.69	N85°54'41"W
L40	107.45	N28°04'30"W
L41	59.25	S14°49'22"E
L42	76.44	S30°09'00"E
L43	42.53	S48°47'14"E
L44	22.11	S26°08'44"E
L45	72.54	N88°22'06"E
L46	122.33	N19°54'10"W
L47	18.36	N20°52'36"W
L48	32.61	S04°01'09"E
L49	24.74	S49°33'00"E
L50	49.07	S53°49'22"E
L51	31.34	S62°36'51"E
L52	25.27	S26°57'51"E
L53	24.15	S32°08'35"E
L54	68.23	N42°31'59"E
L55	82.90	N40°25'26"E
L56	8.20	N20°32'39"E
L57	52.98	N88°22'06"E
L58	124.96	N88°22'06"E
L59	52.50	N01°37'54"W
L60	131.50	N35°18'58"W
L61	87.72	N01°37'54"W
L62	84.47	S88°03'02"W
L63	150.00	N01°37'54"W
L64	80.04	S88°22'06"W
L65	79.33	N01°37'54"W
L66	26.08	N55°13'13"E
L67	19.48	N85°37'43"W
L68	30.14	N01°12'14"W
L69	19.48	S85°37'43"E


AREA TABLE		
LOT/AREA	S.F.	ACRES
1	50,506	1.159
2	44,356	1.018
3	50,332	1.155
4	40,285	0.925
5	57,819	1.327
6	58,483	1.343
7	71,364	1.638
8	56,659	1.301
9	42,162	0.968
10	41,126	0.944
11	40,942	0.940
56	57,423	1.318
C.O.S.	83,990	1.928
R/W	91,410	2.098
PHASE 1A	786,858	18.064

NOTE: USEABLE LOT AREA FOR ALL
LOTS IN THIS PHASE IS EQUAL TO THE
TOTAL LOT AREA LISTED IN THIS TABLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	250.00	111.41	25°32'02"	S42°27'12"W	110.49
C2	25.00	42.51	97°25'11"	S19°01'24"E	37.57
C3	631.50	94.48	8°34'21"	N63°26'49"W	94.39
C4	631.50	99.51	9°01'43"	N81°06'51"W	99.41
C5	25.00	33.77	77°23'29"	N64°42'16"E	31.26
C6	300.00	111.19	21°14'11"	S36°37'37"W	110.56
C7	300.00	41.76	7°58'31"	S51°13'58"W	41.72
C8	205.00	203.41	56°51'07"	N26°47'40"E	195.17
C9	25.00	39.27	90°00'00"	N46°37'54"W	35.36
C10	55.00	18.83	19°36'50"	S81°49'29"E	18.74
C11	55.00	103.71	108°02'06"	S18°00'01"E	89.01
C12	55.00	122.70	127°49'10"	N80°01'08"W	98.79
C13	25.00	32.96	75°31'53"	S53°51'57"E	30.62
C14	25.00	39.27	90°00'00"	N43°22'06"E	35.36
C15	255.00	81.20	18°14'45"	N07°29'29"E	80.86
C16	255.00	171.82	38°36'22"	N35°55'02"E	168.59
C17	581.50	268.62	26°28'04"	N72°23'41"W	266.24

- LEGEND**
- 1/2" REBAR & CAP SET
 - C.O.S. COMMON OPEN SPACE
 - COMPUTED POINT
 - IPF IRON PIPE FOUND
 - PHASE LINE
 - LOT LINE / RIGHT-OF-WAY
 - ① LOT NUMBER
 - PROPERTY LINE (NOT SURVEYED)
 - R/W RIGHT-OF-WAY (NOT SURVEYED)
 - - - SETBACK
 - STREAM BANK
 - - - STREAM BUFFER

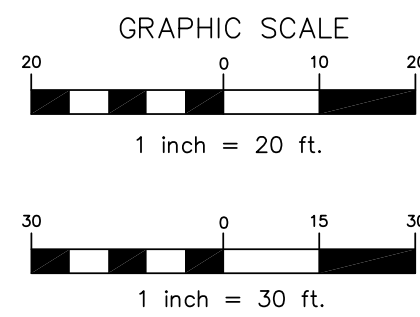
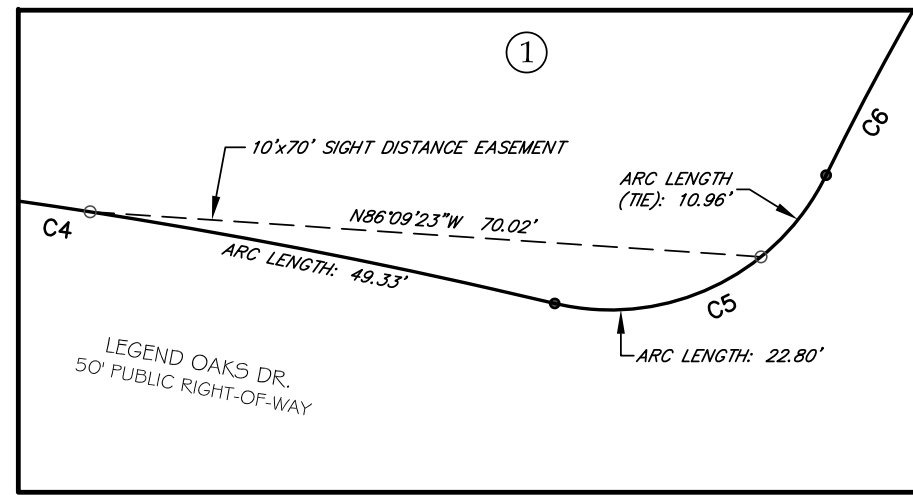
FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
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PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.
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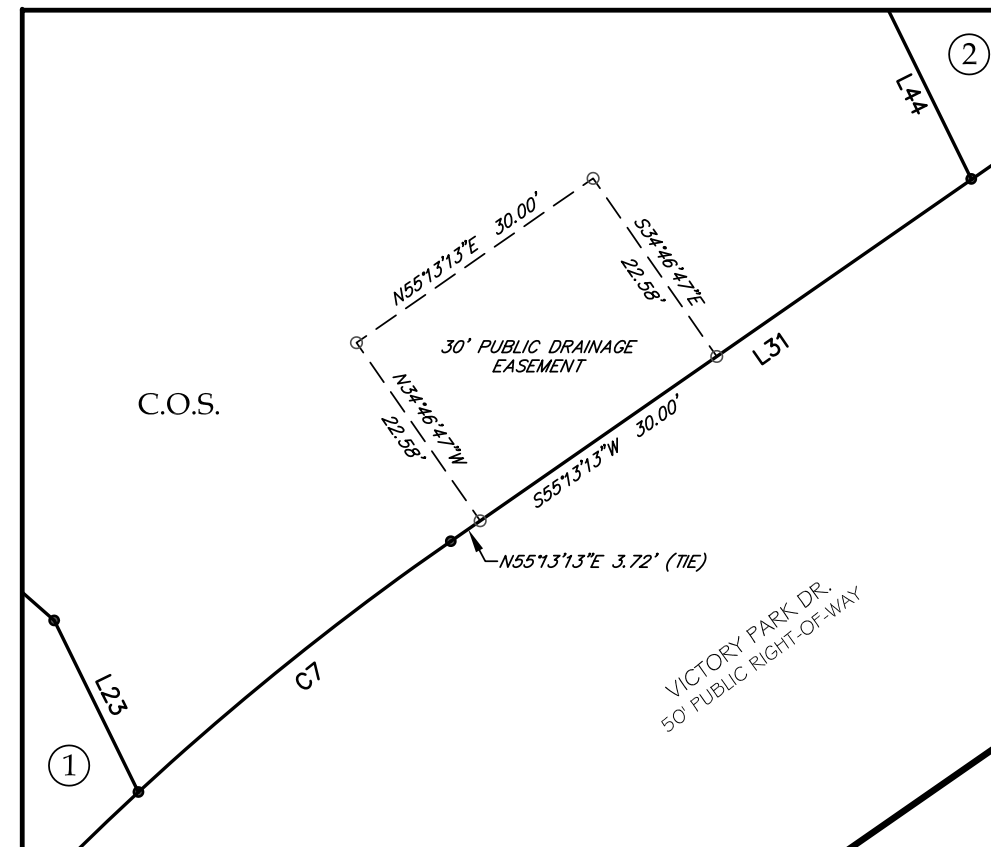
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Drawn By	JMS	Date	SEPTEMBER 20, 2013	Job No.	I0127027.002
Surveyed by	JEC / DB	Scale	1" = 100'	Sheet No.	2 of 3
Checked By	DKB	Map Check By	XXX Date XXX/XX/XX	Revisions	1) _____ 2) _____
File Name	ESTATES PH 1A SUBDIVISION			3) _____ 4) _____	

DETAIL 1 1"=20'



DETAIL 2 1"=20'



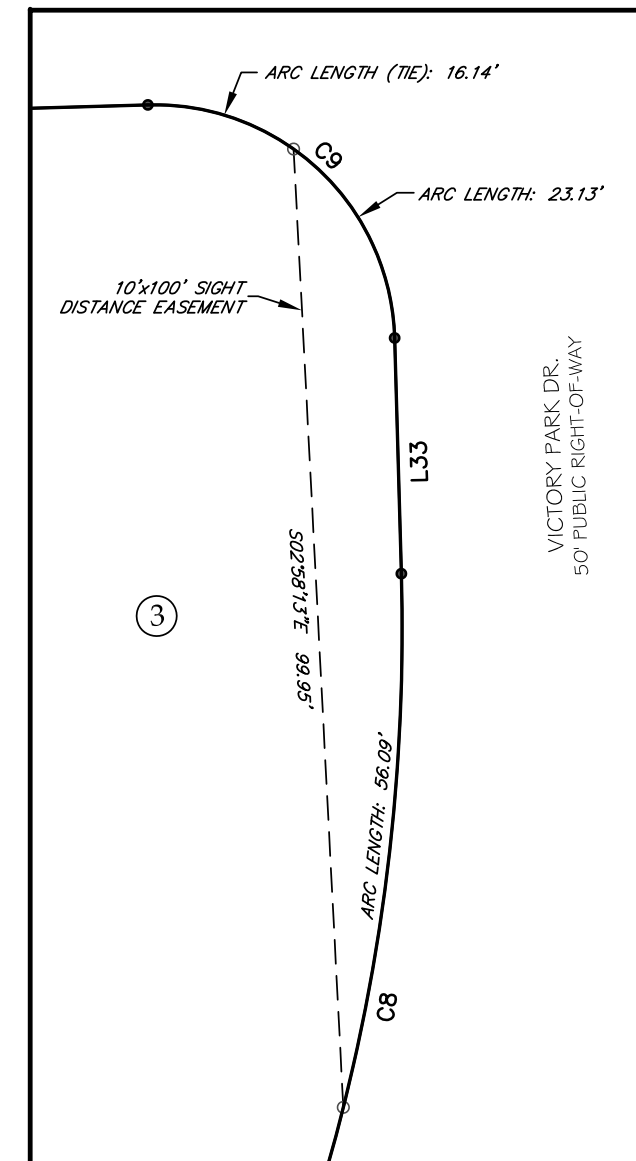
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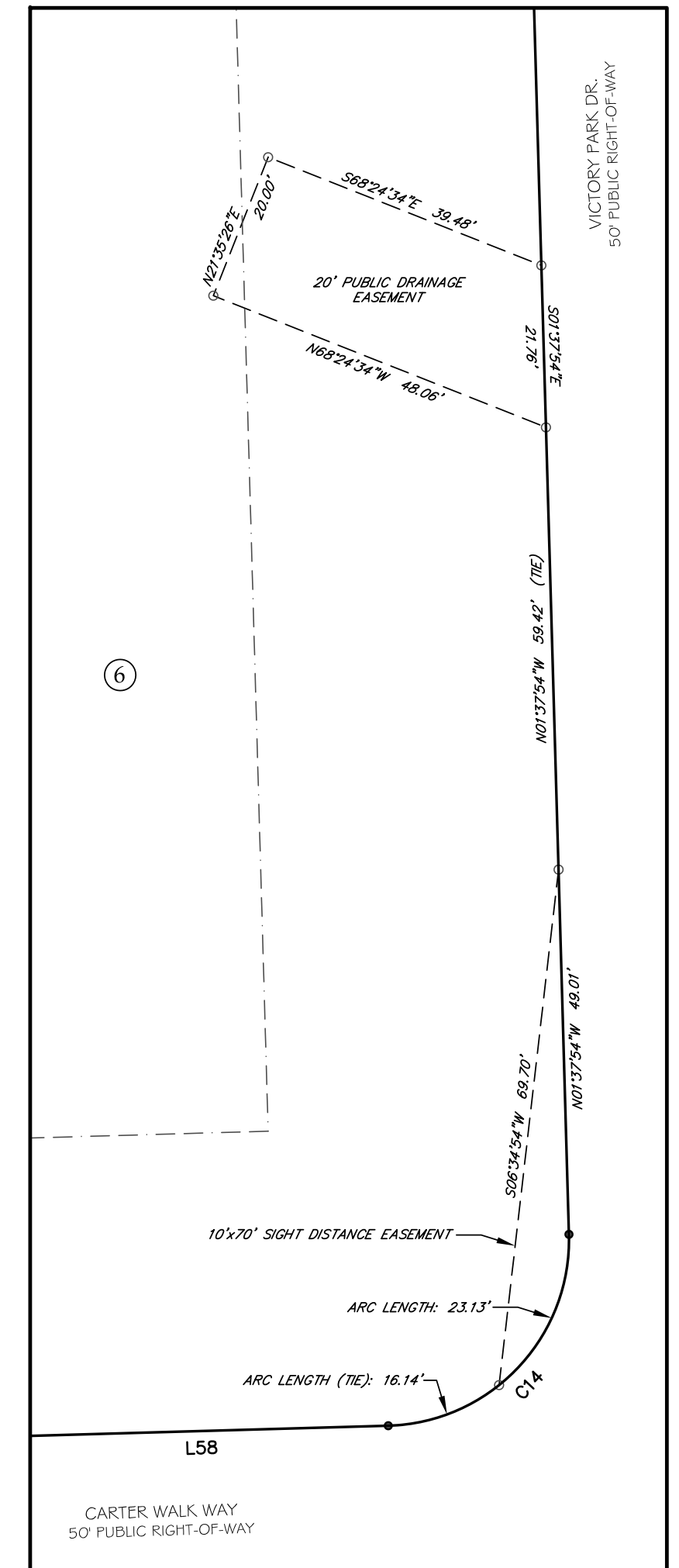
BY: _____ TITLE: _____

DETAIL 3 1"=20'

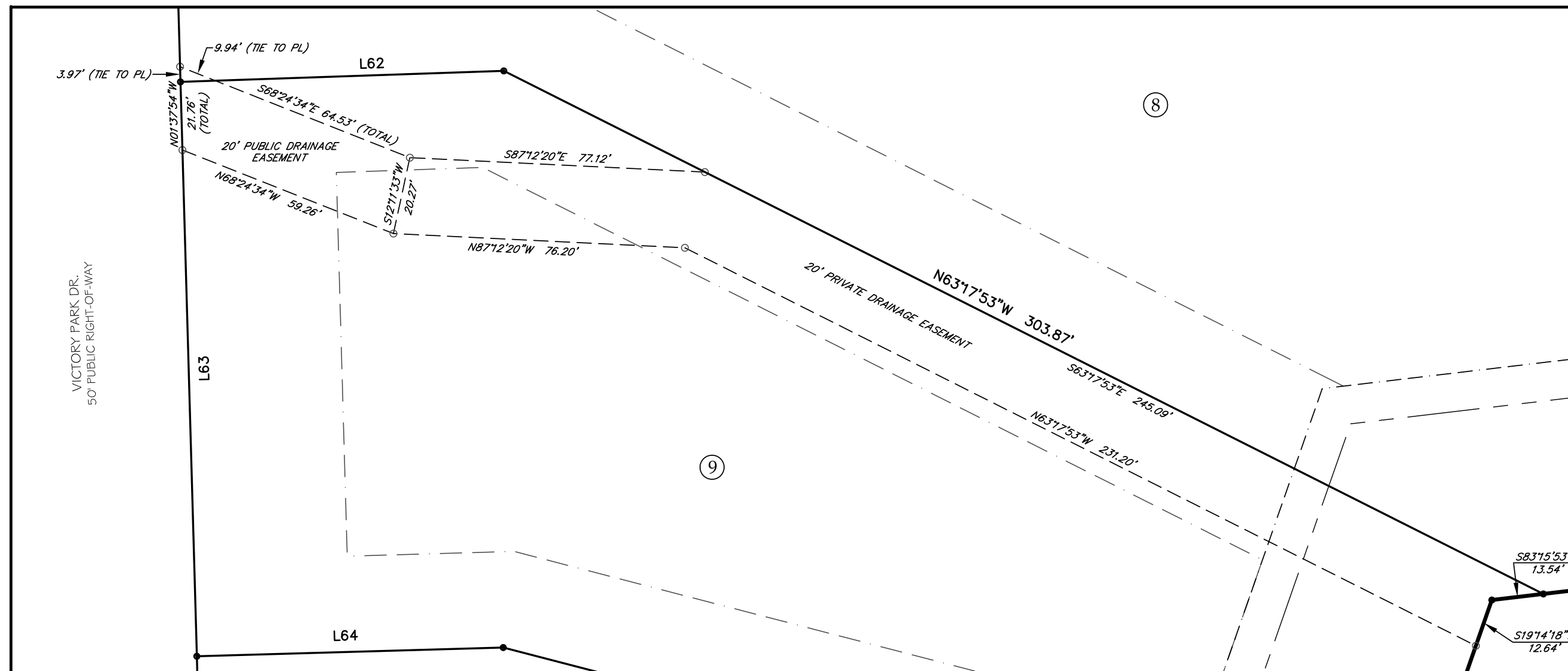


PRELIMINARY MAP
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OR CONVEYANCE

DETAIL 4 1"=20'



DETAIL 5 1"=30'



FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1A
PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
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WSP

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File Name	ESTATES PH 1A SUBDIVISION				3) _____ 4) _____