LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°08'20"W	62.00
L2	S01°51'40"W	105.00
L3	S62°42'09"W	61.31
L4	S24°41'50"E	6.44
L5	S24°41'50"E	78.80
L6	S24°41'50"E	111.46
L7	S24°41'50"E	76.01
L8	S24°41'50"E	118.05
L9	S27°52'37"E	24.07
L10	S10°36'52"W	154.48
L11	S18°52'16"W	97.43
L12	S15°15'22"W	60.00
L13	N79°30'39"E	37.77
L14	S53°58'36"W	45.19
L15	N45°40'58"W	79.41
L16	S84°17'56"W	42.84
L17	S23°15'25"W	125.72
L18	S84°17'56"W	12.39
L19	S18°45'49"W	138.56
L20	S26°59'33"W	60.00
L21	N00°36'10"E	21.30

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	110.17	397.50	S83°55'16"W	109.82
C2	20.47	120.00	S69°51'28"E	20.44
C3	14.99	180.00	S77°07'50"E	14.99
C4	65.89	180.00	N89°59'49"E	65.52
C5	37.02	200.00	N84°48'48"E	36.97
C6	14.34	220.00	N64°52'31"W	14.34
C7	50.83	280.00	S68°12'30"E	50.76
C8	30.99	20.00	S29°01'28"E	27.98
C9	43.77	530.00	S12°59'40"W	43.76

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.

_____ 2014

_____

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF REVIEW OFFICER

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

GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION ON THE PROPERTY OF WESTFALL ASSOCIATES LLC BEARING PIN 9785-56-3026 WITH A DEED REFERENCE OF BOOK 1597 PAGE 939 RECORDED IN THE CHATHAM COUNTY REGISTRY.
2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
3) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
4) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
6) AREA(S) CALCULATED BY THE COORDINATE METHOD.
6) NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/86) REFERENCED FROM PB 2008 PG 95 BY SMITH AND SMITH SURVEYORS.
7) UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9784 (CHATHAM COUNTY), BEARING MAP #3710978400J, EFFECTIVE DATE FEBRUARY 2, 2007, PORTIONS OF THE SUBJECT PROPERTY LIES IN ZONE "X" AND ZONE "AE".
8) ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.

I, WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; PROPERTY SHOWN HEREON HAVING DEED REFERENCE BOOK 1597 PAGE 939 RECORDED IN THE CHATHAM COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+;THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF APRIL, 2014.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

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.

_____ 2014

_____
OWNER(S) / AUTHORIZED AGENT

CERTIFICATION OF NOTARY

STATE OF 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 _____, 2014.

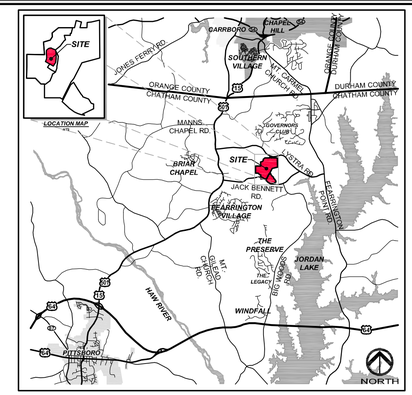
NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NORTH
(PB-2008 PG-95)

200' 0 200' 400'

SCALE: 1" = 200' (Horiz.)



VICINITY MAP
NTS

REVISIONS		
NO.		DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

SETBACKS

FRONT:	30'
SIDE:	15'
REAR:	25'

ABBREVIATION TABLE	
AC:	ACRES
AG:	ABOVE GROUND
BG:	BELOW GROUND
DB:	DEED BOOK
PB:	PLAT BOOK
PG:	PAGE
N/F:	NOW OR FORMERLY
SF:	SQUARE FEET
TYP:	TYPICAL
PKS:	PK NAIL SET
PIN:	PARCEL NUMBER
NLF:	NAIL FOUND

SURVEY REFERENCES
PLAT BOOK 2008 PAGE 96
DEED BOOK 1461 PAGE 01

OLD LOT AREAS	
OLD AREA A	95.00 AC.

NEW LOT AREAS	
NEW FUTURE DEV.	77.90 AC.
NEW OPEN SPACE	1.91 AC.
NEW LOT 53	0.46 AC.
NEW LOT 54	0.51 AC.
NEW LOT 56	0.53 AC.
NEW LOT 57	0.51 AC.
NEW LOT 58	0.51 AC.
NEW LOT 68	0.39 AC.
NEW LOT 69	0.68 AC.
NEW LOT 70	0.48 AC.
NEW LOT 71	0.57 AC.
NEW LOT 72	0.57 AC.
NEW LOT 73	0.59 AC.
NEW LOT 74	0.77 AC.
NEW LOT 75	0.73 AC.
NEW LOT 76	0.67 AC.
NEW LOT 77	0.59 AC.
NEW LOT 78	0.61 AC.
NEW LOT 79	0.59 AC.
NEW LOT 94	0.58 AC.
NEW LOT 95	0.63 AC.
NEW LOT 96	0.56 AC.
NEW LOT 97	0.57 AC.
NEW LOT 98	0.54 AC.
NEW LOT 99	0.46 AC.

LINE LEGEND	
	SURVEYED PROPERTY LINE
	WETLAND/STREAM BUFFER LINE
	PROPERTY LINE NOT SURVEYED
	EASEMENT LINE

SYMBOL LEGEND	
△	CP = COMPUTED POINT
●	IPF = IRON PIPE FOUND
■	CMF = CONCRETE MONUMENT FOUND
◎	IPS = IRON PIPE SET

WESTFALL COMMUNITY
PHASE 2A SUBDIVISION PLAT
PROPERTY OF WESTFALL ASSOCIATES LLC
WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: APRIL 20, 2014
Scale: 1" = 200'
Drawn: CTC
Checked: WMD
Project No. 800-12
Computer Dwg. Name

Sheet No: 1 Of 2