

VICINITY MAP
NTS

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 I 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 _____

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

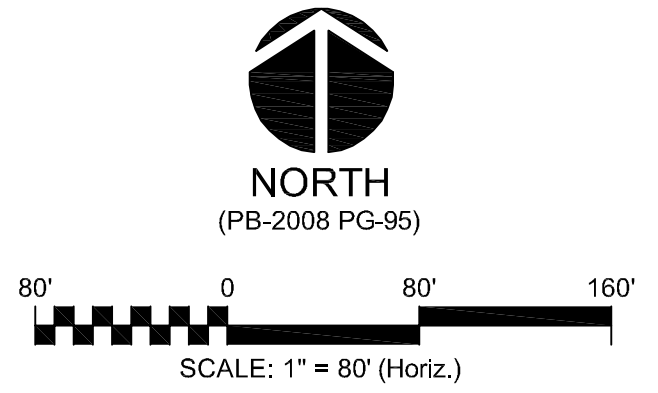
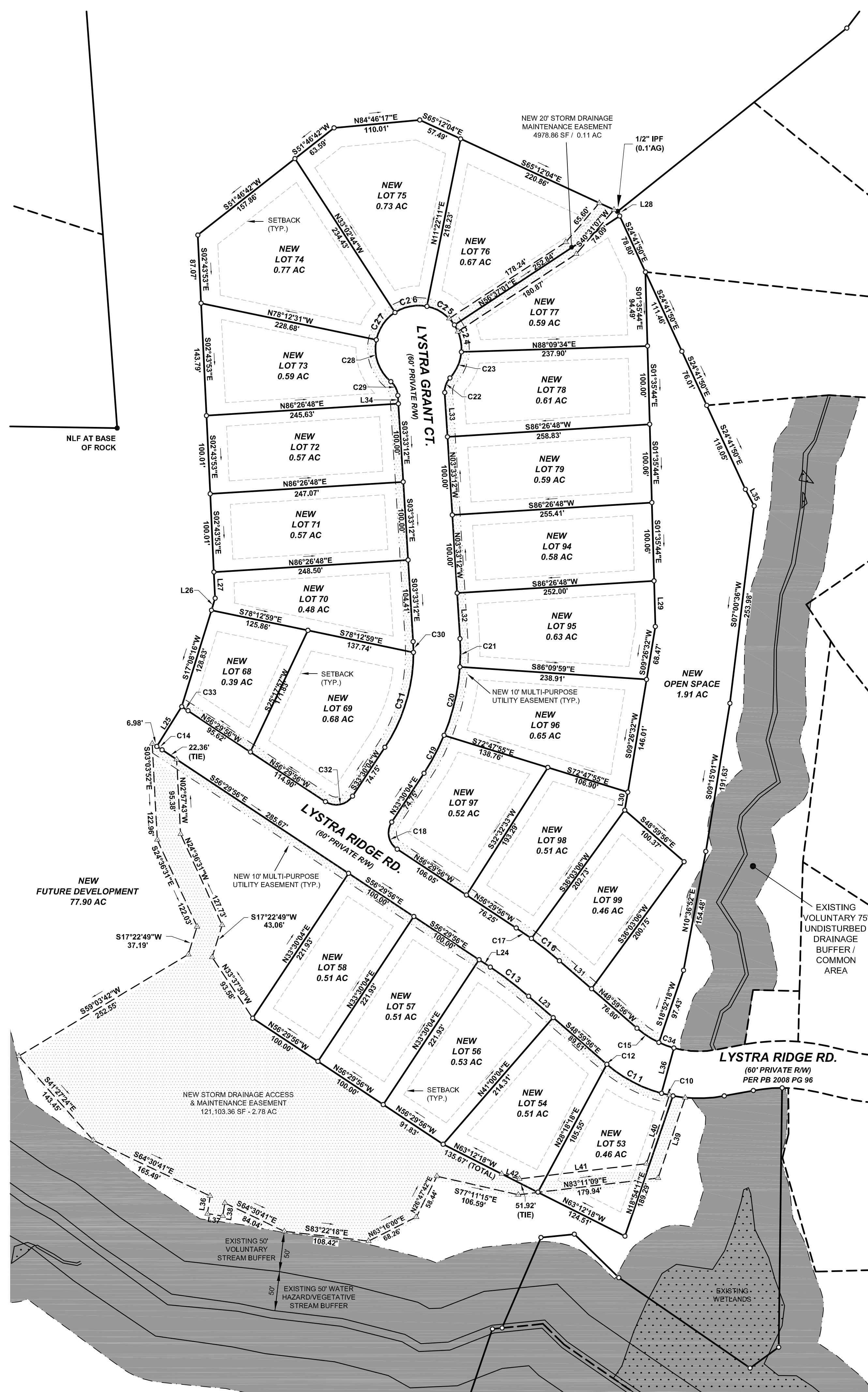
I, WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; PROPERTY SHOWN HEREON HAVING DEED REFERENCE BOOK 1597 PAGE 939 RECORDED IN THE CHATHAM COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN 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

LINE	BEARING	LENGTH
L23	S48°59'56"E	41.66
L24	S58°29'58"E	11.15
L25	S32°03'50"W	60.00
L26	S17°08'16"W	16.03
L27	S02°43'53"E	33.50
L28	S24°11'50"E	6.44
L29	S01°35'44"E	58.40
L30	S09°26'32"W	38.42
L31	N48°59'58"W	54.48
L32	N03°33'12"W	58.36
L33	N03°33'12"W	56.65
L34	S03°33'12"E	10.61
L35	N27°52'37"W	24.07
L36	S15°19'22"W	60.00

LINE	BEARING	LENGTH
L37	S08°39'24"W	22.67
L38	N08°38'24"W	16.82
L39	N18°35'07"E	108.35
L40	S18°35'07"W	92.23
L41	S83°11'39"W	163.33
L42	N14°23'19"W	23.69

CURVE	LENGTH	RADIUS	BEARING	CHORD
C10	14.99	180.00	S77°07'50"E	14.99
C11	79.75	180.00	S62°30'35"E	79.10
C12	1.13	180.00	S49°10'43"E	1.13
C13	61.52	470.00	N52°44'56"W	61.48
C14	8.02	320.00	N57°13'00"W	8.02
C15	33.46	119.95	S56°59'11"E	33.35
C16	45.78	530.00	N51°28'25"W	45.77
C17	23.59	530.00	N55°13'25"W	23.59
C18	39.27	25.00	S11°29'56"E	35.36
C19	54.92	280.00	N27°52'55"E	54.83
C20	90.06	280.00	N13°02'54"E	89.67
C21	36.10	280.00	N00°08'25"E	36.08
C22	20.32	25.00	S19°43'49"W	19.76
C23	36.98	55.00	N23°45'07"E	36.29
C24	36.36	55.00	N14°28'48"W	35.70
C25	43.43	55.00	N56°00'24"W	42.31
C26	42.64	55.00	S79°09'43"W	41.58
C27	43.35	55.00	S34°22'22"W	42.24
C28	59.43	55.00	S18°09'53"E	56.58
C29	20.32	25.00	N26°50'14"W	19.76
C30	13.82	220.00	N01°45'16"W	13.81
C31	126.46	220.00	N16°46'22"E	126.65
C32	39.27	25.00	N78°30'04"E	35.36
C33	9.53	380.00	N57°12'58"W	9.53
C34	20.47	120.00	S69°51'28"E	20.44



ABBREVIATION TABLE

- AC: ACRES
- AG: ABOVE GROUND
- BG: BELOW GROUND
- DB: DEED BOOK
- PB: PLAT BOOK
- PG: PAGE
- NLF: NOW OR FORMERLY
- SF: SQUARE FEET
- TY: TYPICAL
- PKS: PK NAIL SET
- PIN: PARCEL NUMBER
- NLF: NAIL FOUND

OLD LOT AREAS

OLD AREA A	95.00 AC.
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NEW LOT AREAS

NEW FUTURE DEV SPACE	AC.
NEW OPEN SPACE	77.90 AC.
NEW LOT 53	1.91 AC.
NEW LOT 54	0.46 AC.
NEW LOT 55	0.51 AC.
NEW LOT 56	0.51 AC.
NEW LOT 57	0.51 AC.
NEW LOT 58	0.51 AC.
NEW LOT 59	0.39 AC.
NEW LOT 60	0.68 AC.
NEW LOT 61	0.57 AC.
NEW LOT 62	0.57 AC.
NEW LOT 63	0.59 AC.
NEW LOT 64	0.77 AC.
NEW LOT 65	0.73 AC.
NEW LOT 66	0.67 AC.
NEW LOT 67	0.59 AC.
NEW LOT 68	0.61 AC.
NEW LOT 69	0.59 AC.
NEW LOT 70	0.51 AC.
NEW LOT 71	0.63 AC.
NEW LOT 72	0.52 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 80	0.58 AC.
NEW LOT 81	0.63 AC.
NEW LOT 82	0.65 AC.
NEW LOT 83	0.51 AC.
NEW LOT 84	0.46 AC.
NEW LOT 85	0.51 AC.
NEW LOT 86	0.51 AC.
NEW LOT 87	0.52 AC.
NEW LOT 88	0.51 AC.
NEW LOT 89	0.46 AC.

SETBACKS

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

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

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
○	IPF = IRON PIPE SET

- GENERAL NOTES**
- 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.
 - 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.
 - 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.
 - UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
 - ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - AREA(S) CALCULATED BY THE COORDINATE METHOD.
 - NO CGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/86) REFERENCED FROM PB 2006 PG 376 BY SMITH AND SMITH SURVEYORS. 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".
 - ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.

NO.	REVISIONS	DATE

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

Survey Date:	APRIL, 20, 2014
Scale:	1" = 80'
Drawn:	CTC
Checked:	WVMD
Project No.:	800-12
Computer Dwg. Name:	