SURVEY REFERENCES

PLAT BOOK 2014 PAGE 280
PLAT BOOK 2014 PAGE 259-260
PLAT BOOK 2008 PAGE 95-98
PLAT BOOK 2012 PAGE 141
PLAT BOOK 2004 PAGE 148
PLAT BOOK 2001 PAGE 295
PLAT BOOK 2000 PAGE 63
DEED BOOK 1597 PAGE 939

PROPERTY DATA

CURRENT OWNER: **WESTFALL ASSOCIATES, LLC**
OWNER ADDRESS: **128 YORKCHESTER WAY RALEIGH, NC 27615**
SITE ADDRESS: **FARNLEIGH DR. & WOOD LAUREL LN. - CHATHAM COUNTY, NC**
REFERENCES: **DB 1597 PG 939 ; PB 2014 PG 259-260 ; PB 2014 PG 280**
PIN: **9785-41-6531**
AKPAR: **18931**
GROSS PARCEL AREA: **732,601.44 SF / 16.828 ACRES**
ZONED: **CUP R-1**
BUILDING RESTRICTIONS:
FRONT: 15' ;REAR: 10' ;SIDE: 5'
WATERSHED: **WS - IV - PA**

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
JAN R. FUTRELL - WESTFALL ASSOCIATES LLC - MEMBER / MANAGER

CERTIFICATION OF NOTARY

STATE OF NORTH CAROLINA

JOHNSTON COUNTY

I, JOHN DuBOISE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAN R. FUTRELL 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.

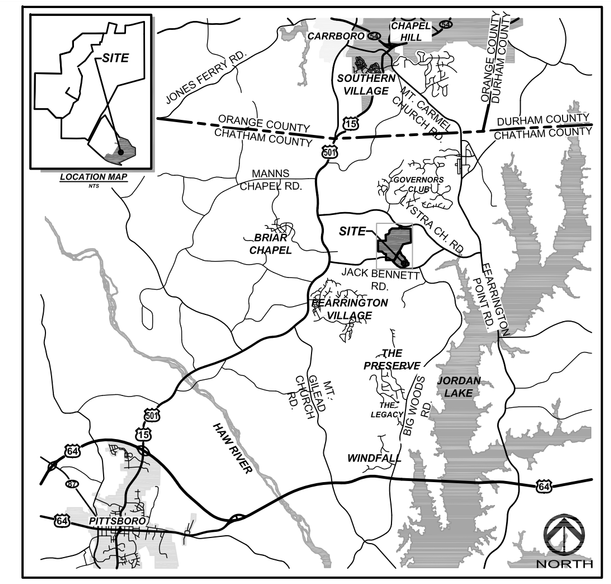
NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

John DuBois NOTARY PUBLIC Johnston County N.C.

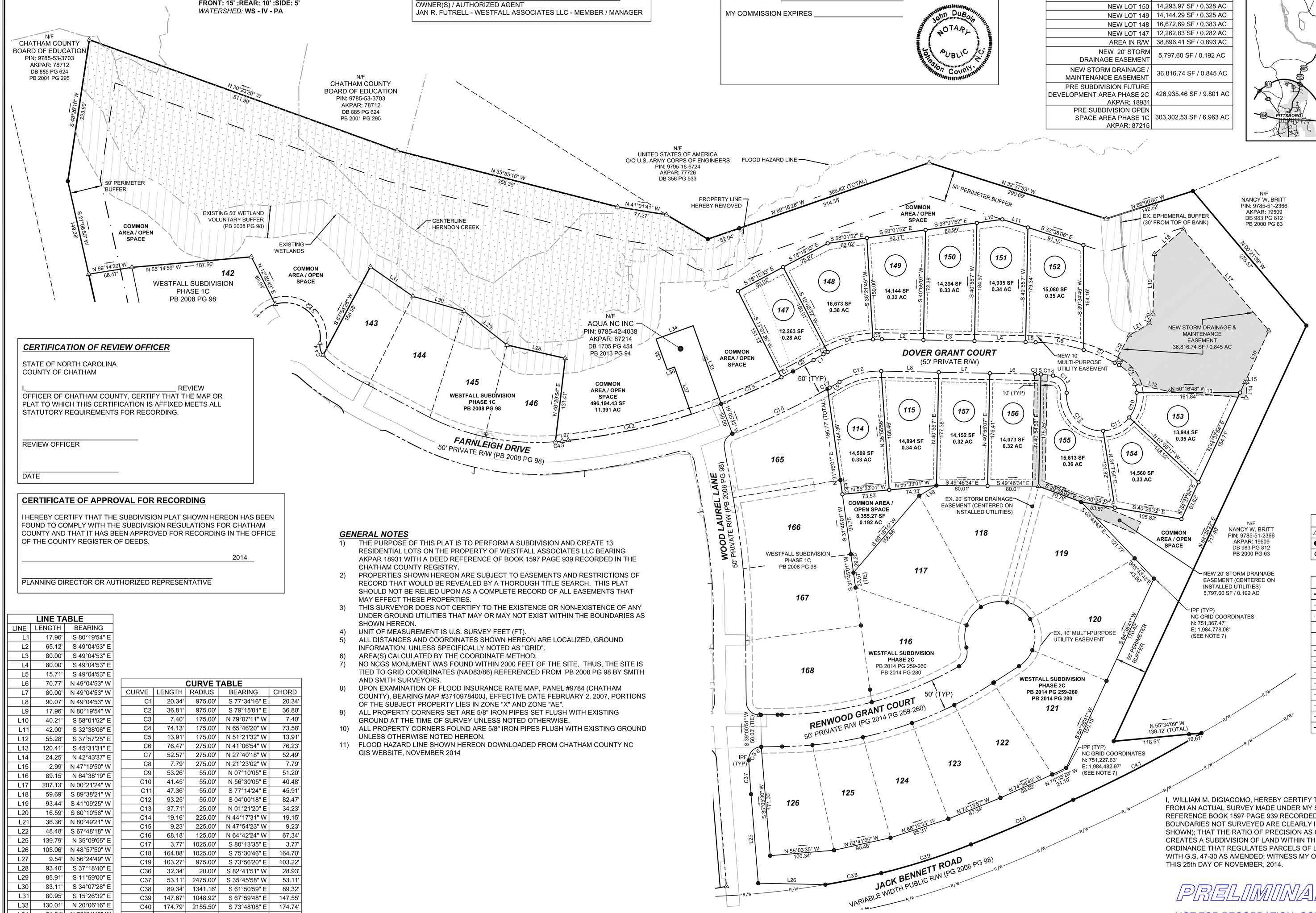
AREA TABLE

REMAINING OPEN SPACE AREA	504,549.70 SF / 11.583 AC
NEW LOT 114	14,516.33 SF / 0.333 AC
NEW LOT 115	14,915.88 SF / 0.342 AC
NEW LOT 157	14,151.89 SF / 0.325 AC
NEW LOT 156	14,073.01 SF / 0.323 AC
NEW LOT 155	15,613.28 SF / 0.358 AC
NEW LOT 154	14,556.67 SF / 0.334 AC
NEW LOT 153	13,942.92 SF / 0.320 AC
NEW LOT 152	15,080.12 SF / 0.346 AC
NEW LOT 151	14,934.62 SF / 0.343 AC
NEW LOT 150	14,293.97 SF / 0.328 AC
NEW LOT 149	14,144.29 SF / 0.325 AC
NEW LOT 148	16,672.69 SF / 0.383 AC
NEW LOT 147	12,262.83 SF / 0.282 AC
AREA IN R/W	38,896.41 SF / 0.893 AC
NEW 20' STORM DRAINAGE EASEMENT	5,797.60 SF / 0.192 AC
NEW STORM DRAINAGE / MAINTENANCE EASEMENT	36,816.74 SF / 0.845 AC
PRE SUBDIVISION FUTURE DEVELOPMENT AREA PHASE 2C AKPAR: 18931	426,935.46 SF / 9.801 AC
PRE SUBDIVISION OPEN SPACE AREA PHASE 1C AKPAR: 87215	303,302.53 SF / 6.963 AC



VICINITY MAP

NTS



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

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

GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION AND CREATE 13 RESIDENTIAL LOTS ON THE PROPERTY OF WESTFALL ASSOCIATES LLC BEARING AKPAR 18931 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.
7) 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 98 BY SMITH AND SMITH SURVEYORS.
8) 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".
9) ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
10) ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED HEREON.
11) FLOOD HAZARD LINE SHOWN HEREON DOWNLOADED FROM CHATHAM COUNTY NC GIS WEBSITE, NOVEMBER 2014

LINE TABLE

LINE	LENGTH	BEARING
L1	17.96'	S 80°19'54" E
L2	65.12'	S 49°04'53" E
L3	80.00'	S 49°04'53" E
L4	80.00'	S 49°04'53" E
L5	15.71'	S 49°04'53" E
L6	70.77'	N 49°04'53" W
L7	80.00'	N 49°04'53" W
L8	90.07'	N 49°04'53" W
L9	17.96'	N 80°19'54" W
L10	40.21'	S 58°01'52" E
L11	42.00'	S 32°38'06" E
L12	55.28'	S 37°57'25" E
L13	120.41'	S 45°31'31" E
L14	24.25'	N 42°43'37" E
L15	2.99'	N 47°19'50" W
L16	89.15'	N 64°38'19" E
L17	207.13'	N 00°21'24" W
L18	59.69'	S 89°38'21" W
L19	93.44'	S 41°09'25" W
L20	16.59'	S 60°10'56" W
L21	36.36'	N 80°49'21" W
L22	48.48'	S 67°48'18" W
L25	139.79'	N 35°09'05" E
L26	105.06'	N 48°57'50" W
L27	9.54'	N 56°24'49" W
L28	93.40'	S 37°18'40" E
L29	85.91'	S 11°59'00" E
L30	83.11'	S 34°07'28" E
L31	80.95'	S 15°26'32" E
L33	130.01'	N 20°06'16" E
L34	61.64'	N 70°01'43" W
L35	51.00'	N 19°45'27" E
L36	11.96'	N 70°01'43" W
L37	78.53'	N 19°58'17" E
L38	31.25'	N 80°53'44" W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	20.34'	975.00'	S 77°34'16" E	20.34'
C2	36.81'	975.00'	S 79°15'01" E	36.80'
C3	7.40'	175.00'	N 79°07'11" W	7.40'
C4	74.13'	175.00'	N 65°46'20" W	73.58'
C5	13.91'	175.00'	N 51°21'32" W	13.91'
C6	76.47'	275.00'	N 41°06'54" W	76.23'
C7	52.57'	275.00'	N 27°40'18" W	52.49'
C8	7.79'	275.00'	N 21°23'02" W	7.79'
C9	53.26'	55.00'	N 07°10'05" E	51.20'
C10	41.45'	55.00'	N 56°30'05" E	40.48'
C11	47.36'	55.00'	S 77°14'24" E	45.91'
C12	93.25'	55.00'	S 04°00'18" E	82.47'
C13	37.71'	25.00'	N 01°21'20" E	34.23'
C14	19.16'	225.00'	N 44°17'31" W	19.15'
C15	9.23'	225.00'	N 47°54'23" W	9.23'
C16	68.18'	125.00'	N 64°42'24" W	67.34'
C17	3.77'	1025.00'	S 80°13'35" E	3.77'
C18	164.88'	1025.00'	S 75°30'46" E	164.70'
C19	103.27'	975.00'	S 73°56'20" E	103.22'
C36	32.34'	20.00'	S 82°41'51" W	28.93'
C37	53.11'	2475.00'	S 35°45'58" W	53.11'
C38	89.34'	1341.16'	S 61°50'59" E	89.32'
C39	147.67'	1048.92'	S 67°59'48" E	147.55'
C40	174.79'	2155.50'	S 73°48'08" E	174.74'
C41	226.38'	2043.50'	S 77°42'03" E	226.26'
C42	197.40'	975.00'	S 62°12'49" E	197.07'
C43	10.78'	375.00'	S 55°35'24" E	10.78'
C44	20.20'	25.00'	S 25°14'42" W	19.65'
C45	110.58'	55.00'	N 09°12'23" W	92.88'

ABBREVIATION TABLE

AC:	ACRES
AG:	ABOVE GROUND
BG:	BELOW GROUND
DB:	DEED BOOK
IPF:	IRON PIPE FOUND
IPS:	IRON PIPE SET
PB:	PLAT BOOK
PG:	PAGE
P/L:	PROPERTY LINE
N/F:	NOW OR FORMERLY
SF:	SQUARE FEET
TYP:	TYPICAL

SYMBOL LEGEND

△	CP = COMPUTED POINT
●	IPF = IRON PIPE FOUND
○	IPS = IRON PIPE SET

LINE LEGEND

———	P/L SURVEYED
— — —	P/L NOT SURVEYED
·····	P/L TO BE REMOVED
165	EXISTING LOT NUMBER
(114)	NEW LOT NUMBER
- - - -	EASEMENT LINE
- - - -	BUILDING SETBACK LINE
- - - -	WETLAND/STREAM BUFFER
- - - -	FLOOD HAZARD LINE
- - - -	CREEK CENTERLINE
- - - -	WETLAND LINE
R/W	PUBLIC RIGHT-OF-WAY
- - - -	PRIVATE RIGHT-OF-WAY

NORTH
(PB 2008 PG 98)

75' 0 75' 150'
SCALE: 1" = 75' (Horiz.)

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 25th DAY OF NOVEMBER, 2014.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4968 LAND SURVEYOR WILLIAM M. DIGIACOMO

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

NO.	REVISIONS	DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

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

Survey Date: NOVEMBER 18, 2014
Scale: 1" = 75'
Drawn: CTC
Checked: WMD
Project No. 800-12
Computer Dwg. Name PH2C-2_Final1SubdivisionPlat.dwg

Sheet No: 1 Of 1