CURVE TABLE				
CURVE	LENGTH	RADIUS	CH DIST	CH BEARING
C12	307.26'	970.73'	305.98'	N10°29'25"E
C13	8.01'	970.00'	8.01'	N01°10'32"E
C14	34.59'	515.37'	34.58'	S02°50'28"W
C15	55.04'	530.00'	55.02'	S07°39'12"W
C16	5.02'	530.00'	5.02'	S10°54'00"W
C17	38.75'	517.48'	38.74'	S13°14'13"W
C18	30.99'	20.00'	27.98'	N29°01'28"W
C19	50.83'	280.00'	50.76'	S68°12'30"E
C20	14.34'	220.00'	14.34'	S64°52'31"E
C21	29.67'	220.00'	29.65'	S70°36'24"E
C22	16.08'	180.00'	16.08'	N71°54'41"W
C23	49.24'	180.00'	49.09'	N61°30'54"W
C24	37.35'	180.00'	37.29'	N47°43'59"W
C25	94.12'	270.00'	93.64'	S51°46'25"E
C26	100.93'	270.00'	100.34'	S72°28'11"E
C27	4.69'	270.00'	4.69'	S83°40'33"E
C28	29.50'	229.98'	29.48'	N80°29'58"W
C29	51.85'	230.00'	51.74'	N70°22'00"W
C30	19.62'	189.38'	19.61'	N59°32'53"W
C31	52.83'	238.71'	52.72'	N51°10'17"W
C32	12.51'	236.16'	12.50'	N43°12'27"W
C33	49.36'	101.50'	48.88'	N27°31'52"W
C34	156.31'	101.50'	141.31'	N30°31'04"E
C35	29.99'	101.50'	29.84'	N83°05'13"E
C36	64.13'	101.50'	63.83'	S78°52'03"E
C37	7.02'	83.50'	7.02'	N71°40'59"W
C38	49.63'	20.00'	37.84'	S34°49'23"W
C39	50.82'	55.00'	49.03'	N69°47'25"W
C40	37.65'	55.00'	36.92'	N36°17'28"E
C41	37.68'	55.00'	36.93'	N75°35'58"E
C42	39.99'	55.00'	39.12'	S64°02'20"E
C43	31.99'	55.00'	31.54'	S26°32'46"E
C44	59.78'	55.00'	56.88'	S21°15'19"W
C45	6.54'	25.00'	6.52'	N44°53'44"E
C46	13.78'	25.00'	13.60'	N21°36'42"E
C47	29.90'	20.00'	27.19'	N36°59'09"W
C48	40.27'	330.00'	40.25'	S76°16'48"E
C49	47.82'	330.00'	47.78'	S68°40'57"E
C50	48.58'	330.00'	48.54'	S60°16'48"E
C51	50.19'	330.00'	50.15'	S51°44'18"E
C52	32.21'	330.00'	32.20'	S44°35'04"E
C53	68.45'	120.00'	67.53'	N58°07'46"W
C54	31.49'	20.00'	28.34'	S60°25'22"W
C55	66.59'	466.36'	66.53'	S11°14'27"W
C56	51.35'	470.00'	51.32'	S04°04'07"W
C57	331.23'	1030.00'	329.81'	N10°09'05"E
C58	75.53'	170.00'	74.91'	N51°10'35"W
C59	96.34'	41.50'	76.12'	N25°02'16"E
C60	44.03'	131.50'	43.83'	S78°52'03"E
C61	32.51'	143.50'	32.44'	N75°45'51"W
C62	20.70'	20.00'	27.81'	S39°12'46"E
C63	31.42'	20.00'	28.28'	S50°49'35"W
C64	60.12'	170.00'	59.81'	N74°02'29"W

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 13 ADDITIONAL RESIDENTIAL LOTS (186-188, 205-209, 214, 219, AND 237-239) IN THE WESTFALL COMMUNITY PHASE 2B AND BEING THE PROPERTY OF WESTFALL ASSOCIATES LLC BEARING PIN 9785-56-3026 & 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.
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 97 (CHATHAM COUNTY REGISTRY) BY SMITH AND SMITH SURVEYORS .
8. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9784 (CHATHAM COUNTY), BEARING MAP #3710975400J, 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 NOT NOTED HEREON AS OTHERWISE ARE 5/8" IRON PIPES (IPF) FLUSH WITH EXISTING GROUND .
11. EXISTING WETLANDS SHOWN HEREON ARE REFERENCED FROM UNRECORDED MAPS PREPARED BY SMITH & SMITH SURVEYORS DATED MAY 22, 2006 ENTITLED "WETLAND DELINEATION FOR OVER JORDAN, LLC" AND UNRECORDED MAPS PREPARED BY THE CE GROUP, INC. DATED AUGUST 24, 2012 ENTITLED "WETLAND DELINEATION FOR WESTFALL ASSOCIATES, LLC."
12. THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO WESTFALL HOMEOWNERS ASSOCIATION, INC.
13. A NO BUILD SETBACK [A RESTRICTION THAT WILL ALLOW HOMEOWNERS TO CLEAR SUCH AREAS WITH HAND TOOLS (EFFECTIVELY LIMITING CLEARING TO UNDERBRUSH AND REMOVAL OF DEAD VEGETATION) AND DISALLOW GRADING] IS PRESENT WITHIN PHASE 2A AS SHOWN HEREON.

SITE DATA	
TOTAL LOTS	13 RESIDENTIAL LOTS
MINIMUM LOT SIZE	7,240.46 SF / 0.166 AC
MAXIMUM LOT SIZE	9,600.99 SF / 0.220 AC
AVERAGE LOT SIZE	7,976.25 SF / 0.183 AC
NEW PRIVATE R/W	28,209.57 SF / 0.648 AC

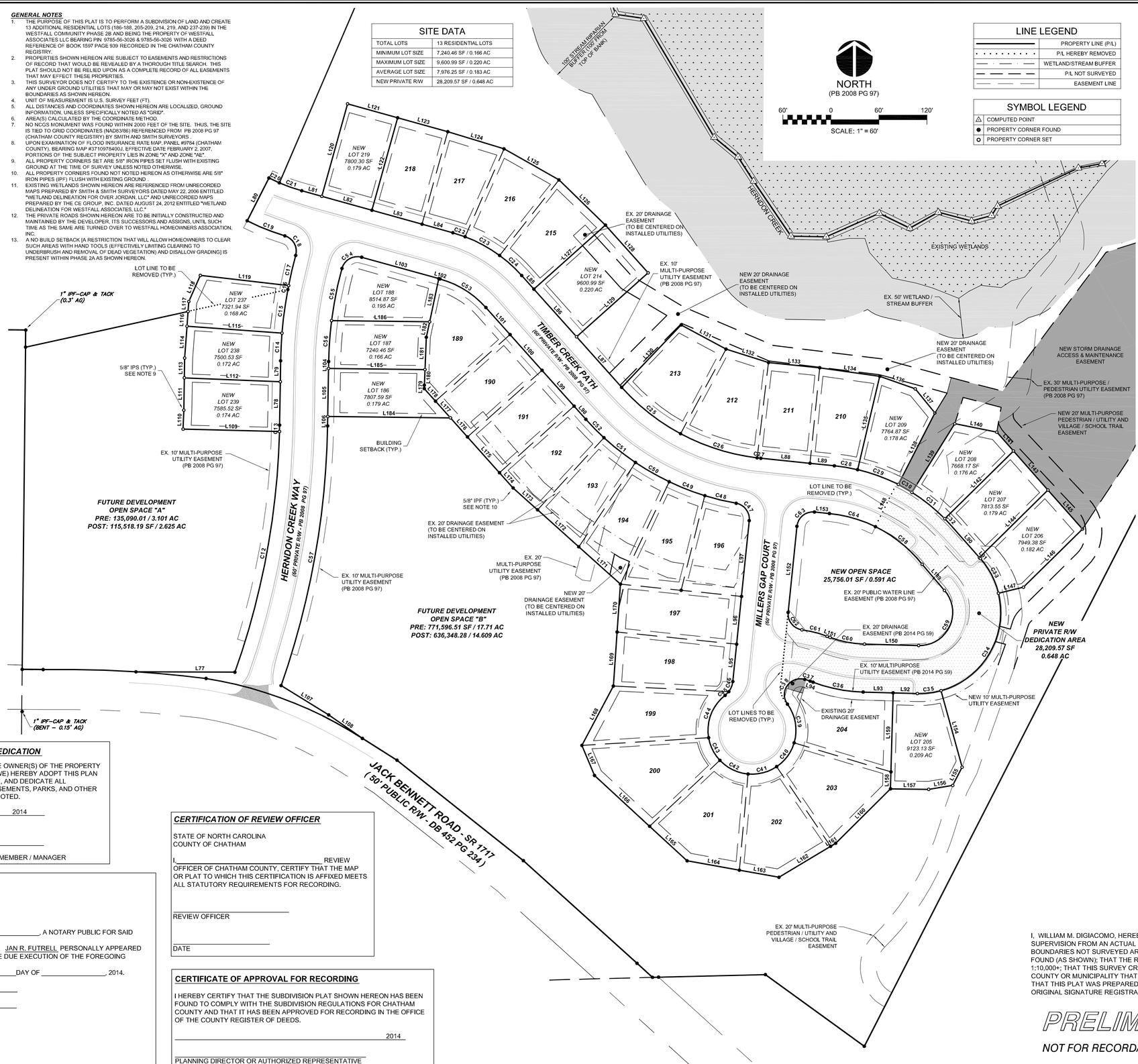
LINE LEGEND	
	PROPERTY LINE (P/L)
	P/L HEREBY REMOVED
	WETLAND/STREAM BUFFER
	P/L NOT SURVEYED
	EASEMENT LINE

SYMBOL LEGEND	
△	COMPUTED POINT
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET

NORTH
(PB 2008 PG 97)

60' 0 60' 120'
SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	S89°47'26"E	123.60
L78	S00°57'35"W	54.21
L79	S00°56'20"W	26.20
L80	S26°59'33"W	60.00
L81	N74°28'51"W	26.09
L82	N74°28'14"W	65.00
L83	N74°28'14"W	65.00
L84	N74°28'14"W	39.96
L85	N41°47'17"W	22.79
L86	N41°47'49"W	80.00
L87	N41°47'17"W	84.68
L88	N84°10'25"W	61.74
L89	N84°10'25"W	30.56
L90	N41°27'49"W	52.58
L91	N41°27'49"W	1.73
L92	S88°27'37"E	30.32
L93	S88°27'37"E	37.41
L94	S69°16'28"E	3.95
L95	N05°49'35"E	46.91
L96	N05°49'35"E	60.00
L97	N05°49'35"E	95.29
L98	N41°47'17"W	22.15
L99	N41°47'17"W	60.00
L100	N41°47'17"W	60.00
L101	N41°47'17"W	45.33
L102	N74°28'14"W	1.58
L103	N74°28'14"W	100.02
L104	S00°48'37"W	8.66
L105	S00°55'13"W	60.00
L106	S00°56'20"W	11.74
L107	N58°20'58"W	70.00
L108	N55°07'50"W	51.25
L109	S88°25'17"E	120.44
L110	S02°03'48"W	23.75
L111	S00°56'25"W	40.38
L112	N87°40'45"W	120.03
L113	S00°56'25"W	24.73
L114	S04°11'19"W	39.95
L115	N85°48'41"W	119.05
L116	S04°11'19"W	18.48
L117	S04°11'19"W	12.41
L118	S23°48'55"W	35.67
L119	N83°26'34"W	111.08
L120	S15°31'46"W	120.00
L121	N74°28'14"W	65.00
L122	S15°31'46"W	120.00
L123	N74°28'14"W	65.00
L124	S73°00'24"E	73.51
L125	S60°30'14"E	78.86
L126	S45°48'13"E	81.06
L127	N48°12'43"E	120.01
L128	N41°47'17"W	80.00
L129	N48°12'43"E	120.00
L130	S43°36'43"W	107.68
L131	S61°42'16"E	63.68
L132	S72°27'20"E	55.69
L133	S84°09'08"E	64.39
L134	S81°55'16"E	75.71
L135	N13°20'14"E	119.94
L136	S70°29'22"E	47.01
L137	S39°15'11"E	38.83
L139	N32°00'32"E	101.21
L138	N27°03'05"E	100.36
L140	S78°37'48"E	53.51
L141	S41°27'49"E	31.43
L142	N45°22'20"E	120.53
L143	S41°27'49"E	65.10
L144	N45°22'20"E	120.18
L145	S41°27'49"E	65.10
L146	N45°22'20"E	103.53
L147	N76°24'05"E	32.12
L148	S26°05'26"W	60.00
L149	N40°22'51"W	42.87
L150	S88°27'37"E	67.73
L151	S69°16'28"E	3.95
L152	S05°49'35"W	108.13
L153	N84°10'25"W	18.83
L154	S15°21'57"E	99.18
L155	S27°04'08"W	25.65
L156	N80°50'19"E	30.46
L157	N89°16'46"W	47.69
L158	S01°32'23"W	21.24
L159	S01°32'23"W	98.76
L160	N45°11'57"E	96.57
L161	N59°02'18"E	7.41
L162	N59°02'18"E	75.20
L163	S79°49'50"E	50.29
L164	S79°49'50"E	66.38
L165	N47°19'40"W	63.66
L166	N47°19'40"W	93.68
L167	N22°44'09"W	40.79
L168	S27°56'02"W	83.92
L169	S03°58'44"W	67.75
L170	S03°58'46"W	60.03
L171	S48°08'30"E	69.87
L172	S48°08'30"E	69.30
L173	S48°08'30"E	40.94
L174	S41°47'17"E	25.56
L175	S41°47'17"E	60.00
L176	S41°47'17"E	32.04
L177	S41°47'17"E	27.96
L178	S41°47'17"E	21.07
L179	S00°56'20"W	4.23
L180	S02°22'20"W	19.58
L181	S02°22'20"W	40.42
L182	N12°01'20"E	19.77
L183	N12°01'20"E	55.15
L184	S89°22'00"E	153.27
L185	S89°21'50"E	128.49
L186	S89°18'41"E	122.50



PROPERTY DATA

CURRENT OWNER: **WESTFALL ASSOCIATES LLC**
SITE ADDRESS: **HERNDON CREEK WAY, TIMBER CREEK PATH, & MILLER GAP CT. - CHATHAM COUNTY, NC**
REFERENCES: **DB 1597 PG 939 ; PB 2014 PG 59-60, 125-126**
PIN: **9785-32-5922 & 9785-56-3026**
AKPAR: **20092 & 87149**
ZONED: **R-1 CUP PUD**
MINIMUM BUILDING RESTRICTIONS:
FRONT: 15' ;REAR: 10' ;SIDE: 5'
WATERSHED: **WS-IV-PA**

SURVEY REFERENCES

PLAT BOOK 2014 PAGES 125-126
PLAT BOOK 2014 PAGES 59-60
PLAT BOOK 2008 PAGE 95-98
DEED BOOK 1461 PAGE 01
DEED BOOK 1581 PAGE 968
DEED BOOK 1597 PAGE 934
DEED BOOK 1597 PAGE 939
DEED BOOK 1735 PAGE 658

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

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

_____ COUNTY

I, _____, 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 _____

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

I, WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; 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+; THAT 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 24th DAY OF SEPTEMBER, 2014.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

_____
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 2B - SECTION 1 - FINAL SUBDIVISION PLAT
PROPERTY OF WESTFALL ASSOCIATES LLC
WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	SEPTEMBER 22, 2014
Scale:	1" = 60'
Drawn:	WMD
Checked:	WMD
Project No.	800-12
Computer Dwg. Name	800-12_PH2B_FINAL SUBDIVISION PLAT.DWG

Sheet No: 2 Of 2