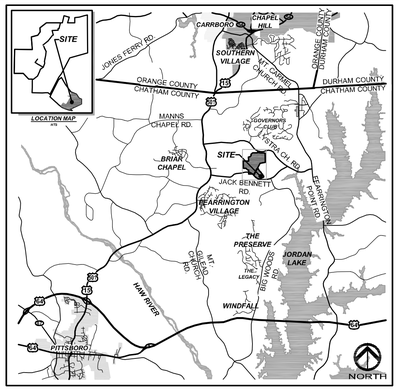

VICINITY MAP
NTS

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

SITE DATA	
TOTAL LOTS	12 RESIDENTIAL LOTS
MINIMUM LOT SIZE	12,854 SF / 0.30 AC
MAXIMUM LOT SIZE	22,472 SF / 0.52 AC
AVERAGE LOT SIZE	17,491 SF / 0.40 AC
NEW PRIVATE R/W	28,381 SF / 0.65 AC

PRE SUBDIVISION FUTURE DEVELOPMENT AREA	
OLD AREA	14.91 AC

NEW LOT AREAS	
REMAINING FUTURE DEV. AREA	9.801 AC
NEW OPEN SPACE / COMMON AREA	1.91 AC
NEW LOT 127	0.36 AC
NEW LOT 126	0.35 AC
NEW LOT 125	0.32 AC
NEW LOT 124	0.32 AC
NEW LOT 123	0.30 AC
NEW LOT 122	0.30 AC
NEW LOT 121	0.42 AC
NEW LOT 120	0.45 AC
NEW LOT 119	0.51 AC
NEW LOT 118	0.50 AC
NEW LOT 117	0.52 AC
NEW LOT 116	0.47 AC
AREA IN R/W	0.65 AC

LINE LEGEND	
———	PL SURVEYED
– – – – – –	PL NOT SURVEYED
-------	EASEMENT LINE
128	EXISTING LOT NUMBER
(127)	NEW LOT NUMBER
—r/w— r/w—	RIGHT-OF-WAY LINE
-------	BUILDING SETBACK LINE
– – – – – –	WETLAND/STREAM BUFFER
·-·-·-·-·	FLOOD HAZARD LINE

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

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 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

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 _____

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

PROPERTY DATA

CURRENT OWNER: **WESTFALL ASSOCIATES, LLC**
OWNER ADDRESS: **128 YORKCHESTER WAY RALEIGH, NC 27615**
SITE ADDRESS: **SOUTH FARNLEIGH DR. & WOOD LAUREL LN. - CHATHAM COUNTY, NC**
REFERENCES: **DB 1597 PG 939 ; PB 2008 PG 98**
PIN: **9785-41-6531**
AKPAR: **18931**
GROSS PARCEL AREA: **649,424.08 SF / 14.909 ACRES**
ZONED: **CUP R-1**
BUILDING RESTRICTIONS:
FRONT: 15' ;REAR: 10' ;SIDE: 5'
WATERSHED: **WS - IV - PA**

SURVEY REFERENCES

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.85'	S 31°19'59" W
L2	5.54'	S 50°59'09" E
L3	5.66'	S 47°41'13" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	47.47'	625.00'	S 53°09'41" E	47.46'
C2	80.15'	625.00'	S 59°00'40" E	80.10'
C3	79.95'	625.00'	S 66°21'00" E	79.90'
C4	72.08'	625.00'	S 73°19'07" E	72.04'
C5	70.02'	625.00'	S 79°49'55" E	69.98'
C6	1.52'	625.00'	S 83°06'40" E	1.52'
C7	33.17'	55.00'	N 79°32'33" E	32.67'
C8	50.55'	55.00'	N 35°56'05" E	48.79'
C9	45.71'	55.00'	N 14°12'24" W	44.41'
C10	43.05'	55.00'	N 60°26'24" W	41.96'
C11	37.00'	55.00'	S 77°51'58" W	36.30'
C12	35.19'	55.00'	S 40°15'49" W	34.60'
C13	34.07'	25.00'	N 60°58'34" E	31.50'
C14	148.15'	575.00'	S 72°35'56" E	147.74'
C15	142.82'	575.00'	S 58°06'06" E	142.46'
C16	59.01'	1025.00'	S 49°20'11" E	59.01'
C17	8.84'	20.00'	N 38°19'25" W	8.77'
C24	151.23'	300.00'	S 65°25'38" E	149.63'
C25	21.69'	20.00'	N 05°24'23" E	20.64'
C26	58.29'	2525.00'	S 35°48'46" W	58.29'
C27	32.34'	20.00'	S 82°41'51" W	28.93'
C28	53.11'	2475.00'	S 35°45'58" W	53.11'
C29	164.88'	1025.00'	S 75°30'46" E	164.70'
C30	123.61'	975.00'	S 74°32'12" E	123.53'

FUTURE DEVELOPMENT AREA
426,935.46 SF / 9.801 AC

N/F
NANCY W. BRITT
PIN: 9785-51-2366
AKPAR: 19509
DB 983 PG 812
PB 2000 PG 63

N/F
MACKIE W. LAMBERT
PIN: 9785-31-7046
AKPAR: 79888
DB 1029 PG 494
PB 2004 PG 148

ABBREVIATION TABLE	
AC:	ACRES
AG:	ABOVE GROUND
BG:	BELOW GROUND
CMF:	CONCRETE MONUMENT FOUND
DB:	DEED BOOK
IPF:	IRON PIPE FOUND
IPS:	IRON PIPE SET
PB:	PLAT BOOK
PG:	PAGE
PL:	PROPERTY LINE
N/F:	NOW OR FORMERLY
SF:	SQUARE FEET
TYP:	TYPICAL
PKS:	PARCEL NUMBER

GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION AND CREATE 12 RESIDENTIAL LOTS ON THE PROPERTY OF WESTFALL ASSOCIATES LLC BEARING PIN 9785-41-6531 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) 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.

NORTH
(PB 2008 PG 95)
SCALE: 1" = 50' (Horiz.)

REVISIONS		
NO.		DATE

CE GROUP
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RALEIGH,NC 27603
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FAX: 919-322-0032
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License # C-1739

WESTFALL COMMUNITY
PHASE 2C - SECTION 1 - FINAL SUBDIVISION PLAT
PROPERTY OF WESTFALL ASSOCIATES LLC
WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	SEPTEMBER 22, 2014
Scale:	1" = 50'
Drawn:	CTC
Checked:	WMD
Project No.	800-12
Computer Dwg. Name	800-12_PH2C-1_SUBDIVISION PLAT.dwg

Sheet No: **2** Of 2