

PROPERTY DATA
 F-L LEGACY OWNER, LLC
 LEGACY FALLS DRIVE SOUTH - THE LEGACY
 AT JORDAN LAKE CHATHAM COUNTY NORTH CAROLINA
 MAP PAR: 17378
 DB 1739 PG 373
 PB 2012 PG 158
 ZONED: PRE-440

PRELIMINARY PLAT

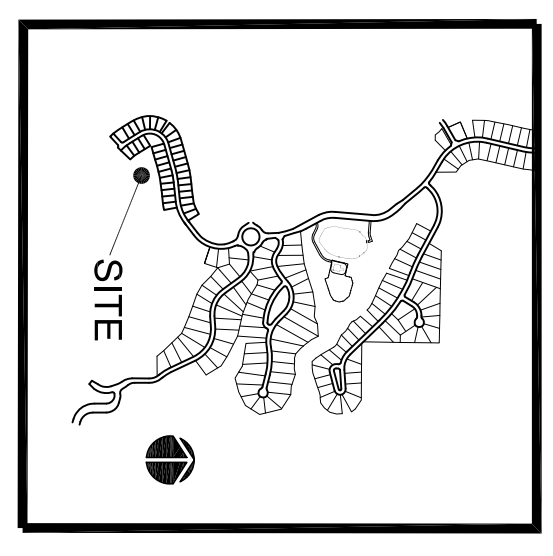
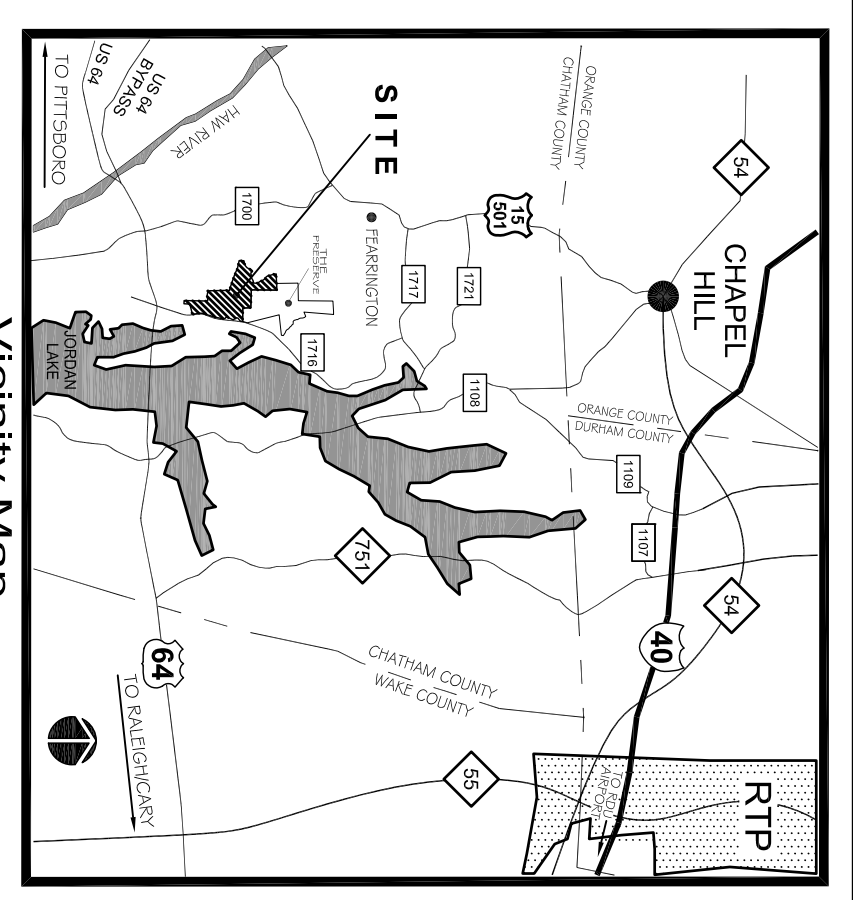
NOT FOR RECORDATION, CONVEYANCES OR SALES

WILLIAM M. DIGIACOMO, P.L.L.S. N.C. REG. NO.: L-4368

1. WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER 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 XXth DAY OF JULY, 2015.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO REFORM A SUBDIVISION OF LAND AND CREATE 55 ADDITIONAL LOTS IN TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNER, LLC BEARING PIN 9753-125642 & MAP PAR 17378 WITH A BEARING REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2012 PAGE 158 RECORDED IN THE PUBLIC RECORDS OF CHATHAM COUNTY, BEING MAP # 6719822001.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- UNIT OR MEASUREMENTS US SURVEY FEET (FT) ARE LOCALIZED. GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID", ARE AS SHOWN AND COMPANIES SHOWN HEREON ARE LOCALIZED.
- AREAS CALCULATED BY THE COORDINATE METHOD OF THE SITE. THAT THE SITE IS TIED TO GRID COORDINATES (NAD83) BY A GPS SURVEY PERFORMED BY THE CE GROUP INC ON LINE XXth 2015. (SEE GRID TIE NOTE)
- ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
- PROPERTY CORNERS FOUND NOT NOTED HEREON AS OTHERWISE ARE 1/2" IRON PIPES (PP) FLUSH WITH EXISTING GROUND.
- MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
 SIDE YARD SETBACKS: 10 FEET
 REAR YARD SETBACKS: 30 FEET
- THE NEAR YARD SETBACK MAY VARY DEPENDING UPON HOMESET LOCATION AS FOLLOWS:
 NEAR YARD SETBACKS: 30 FEET
 REAR YARD SETBACKS: 30 FEET
 NATURAL BUFFER AREA ALONG OUTER BOUNDARY: 30 FEET
 ADJACENT TO WETLAND AREAS: 50 FEET
- DEGRADATIONS OF CONTIGUOUS LAND AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL REVIEW BOARD. CONDITIONS OF ALL WATER BOUNDARIES WERE PERFORMED BETWEEN JANUARY 26 - FEBRUARY 4, 2012. THE APPROXIMATE CENTERLINE OF THE CREEK WERE LOCATED WITH OFFSETS TO THE BANK FULL MEASURED. THE WATER BOUNDARIES ARE OF TITLE TO CHANGE DUE TO NATURAL CAUSES AND THEY MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE
- LINE AND CURVE TABLES ARE RELATIVE TO THEIR RESPECTIVE PAGES.



CERTIFICATION OF REVIEW OFFICER
 STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM
 REVIEW OFFICER OF CHATHAM COUNTY CERTIFIES THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: _____
 DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND HAS BEEN RECORDED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
 2015
 PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I, ME, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH THE COVENANTS, EASEMENTS, AND RESTRICTIONS SHOWN HEREON AND THAT I (WE) WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 2015
 OWNERS/ AUTHORIZED AGENT

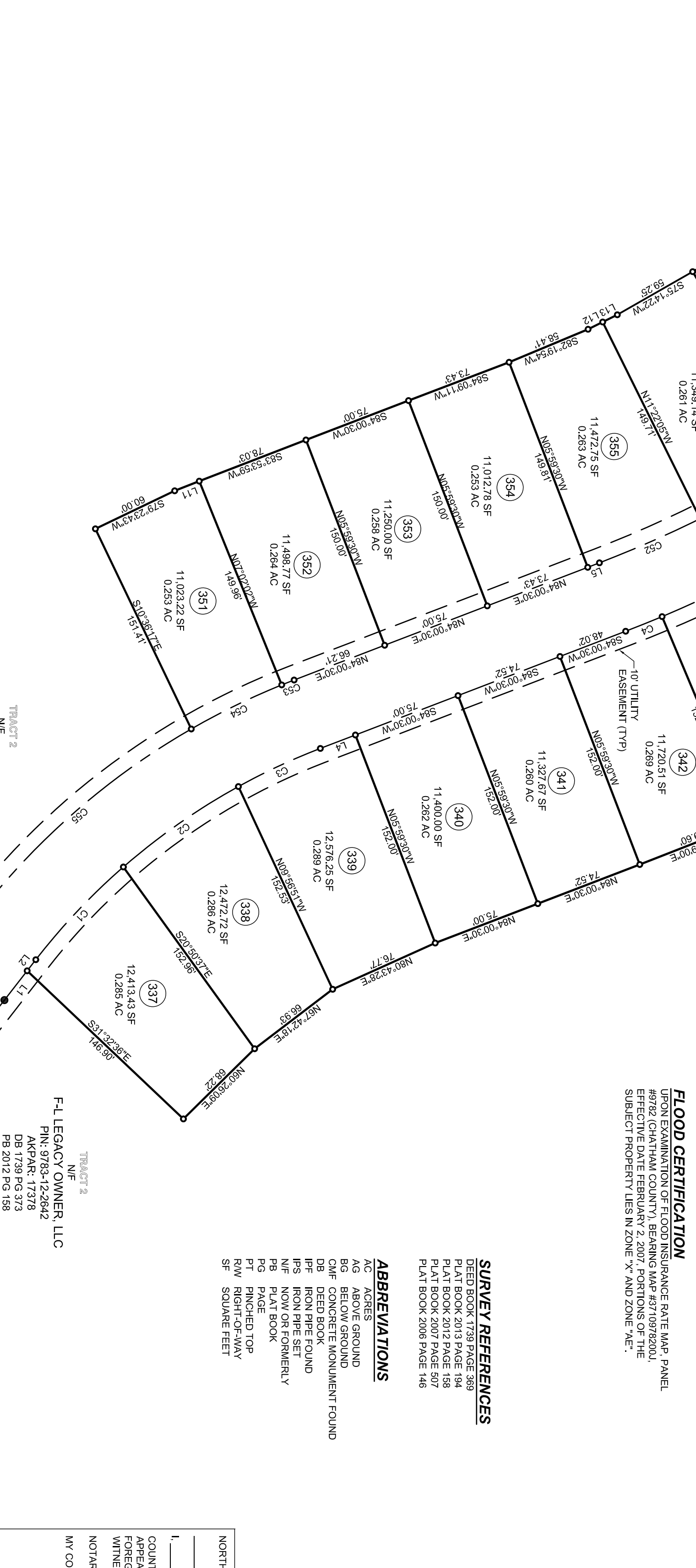
COUNTY AND STATE DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED AND IS A VALID INSTRUMENT APPEARING BEFORE ME THIS XXth DAY OF _____, 2015. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2015.
 MY COMMISSION EXPIRES _____
 _____ A NOTARY PUBLIC FOR SAID COUNTY

LINE	LENGTH	BEARING	CHORD
C1	87.16	N89°23'09"E	87.03
C2	95.94	N59°23'09"E	95.76
C3	61.72	N80°04'42"E	61.67
C4	20.43	S59°40'42"W	20.41
C5	43.43	S50°00'00"W	43.43
C6	70.47	S52°00'00"W	70.47
C7	15.27	S72°34'56"W	15.27
C8	63.18	S62°35'36"W	62.97
C9	68.34	S60°00'00"W	68.10
C10	28.38	S34°15'17"W	28.35
C11	28.38	S22°00'00"W	28.35
C12	56.25	S22°00'00"W	56.10
C13	56.25	S22°00'00"W	56.10
C14	62.76	S21°39'49"E	62.56
C15	6.49	S20°00'00"E	6.48
C16	64.09	S75°00'00"E	64.06
C17	20.00	N69°19'18"E	20.00
C18	20.00	N69°19'18"E	20.00
C19	82.87	S52°00'00"W	82.77
C20	51.40	S25°00'00"W	51.38
C21	22.12	S27°41'09"E	22.10
C22	298.60	S27°41'09"E	298.62
C23	12.63	S72°27'31"W	12.63
C24	57.32	S50°00'00"W	57.31
C25	8.00	S50°00'00"W	8.00
C26	68.10	S50°00'00"W	68.04
C27	194.23	S50°00'00"W	193.01
C28	108.39	S30°04'41"E	108.78
C29	192.49	S39°04'15"E	190.61

SYMBOL & HATCH LEGEND	
	COMPUTED POINT
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	CONCRETE MONUMENT FOUND
	CONSERVATION / STREAM BUFFER

LINE LEGEND	
	SURVEYED PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	CONSERVATION BUFFER AREA
	RIGHT-OF-WAY

SURVEY CONTROL / GRID TIE NOTES
 1) CLASS OF SURVEY: CLASS A
 2) POSITIONAL ACCURACY: H. 0.10'
 3) DISTANCE MEASUREMENT: REAL TIME KINEMATICS NETWORKS (RTK)
 4) DATE OF GPS SURVEY: JULY 06, 2015
 5) HORIZONTAL DATUM: NAD83 (2011) NO STATE PLANE COORDINATE SYSTEM
 6) VERTICAL DATUM: NAVD83
 7) HORIZONTAL CONTROL: USE
 8) VERTICAL CONTROL: USE
 NAME: JORDAN LAKE CORP ASP
 UTM ZONE: 35 Q UG
 ELLIPSOID HEIGHT: 46,998 m
 MEAN SEA LEVEL: 44,823,827.88
 GRID ELEVATION: 25.40'
 GRID HEIGHT: 51.43 m



SURVEY REFERENCES
 DEED BOOK 1738 PAGE 369
 PLAT BOOK 2012 PAGE 158
 PLAT BOOK 2009 PAGE 146
 PLAT BOOK 2006 PAGE 146

ABBREVIATIONS
 AG ABOVE GROUND
 BG BELOW GROUND
 CMF CONCRETE MONUMENT FOUND
 DP DEED POINT
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 IRON PIPE FOUND
 IRON PIPE SET
 P PLAT BOOK
 PG PAGE
 PI PINCHED TOP
 PT PLAT POINT
 SF SQUARE FEET

PROPERTY REFERENCES
 8) COMMONS FACTOR: 0.89987286
 9) POINT OF LOCALIZATION: 1" PP 0.8' AG - CE GROUP P/F#208
 10) POINT OF LOCALIZATION: 1" PP 0.8' AG - CE GROUP P/F#208
 11) GPS ANTENNA: TOPCON GRA-3 (SERIAL # 3814789)
 12) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH CARLSON X-SOFT.

PROPERTY OF F-L LEGACY OWNER, LLC
SUBDIVISION PLAT - PHASE 5A1
THE LEGACY AT JORDAN LAKE - TRACT 2
 NEW HOPE & WILLIAMS TOWNSHIPS
 CHATHAM COUNTY - NORTH CAROLINA

307 GLENWOOD AVE, 220
 FAYLEIGH, NC 27603
 PHONE: 919-367-4790
 FAX: 919-322-0032
 www.cegroupinc.com
 License # C-1759

NORTH
 PB 2007 PG 507
 Scale: 1" = 60'
 Sheet No: 2 Of 2

NO.	REVISIONS	DATE

Drawn: CTC
 Checked: WMD
 Project No: 330.05
 Computer Dwg. Name: Survey\PT51A - Subdivision.dwg
 Survey\PT51A - Subdivision.dwg
 Date: JUNE XX, 2015
 Scale: 1" = 60'