

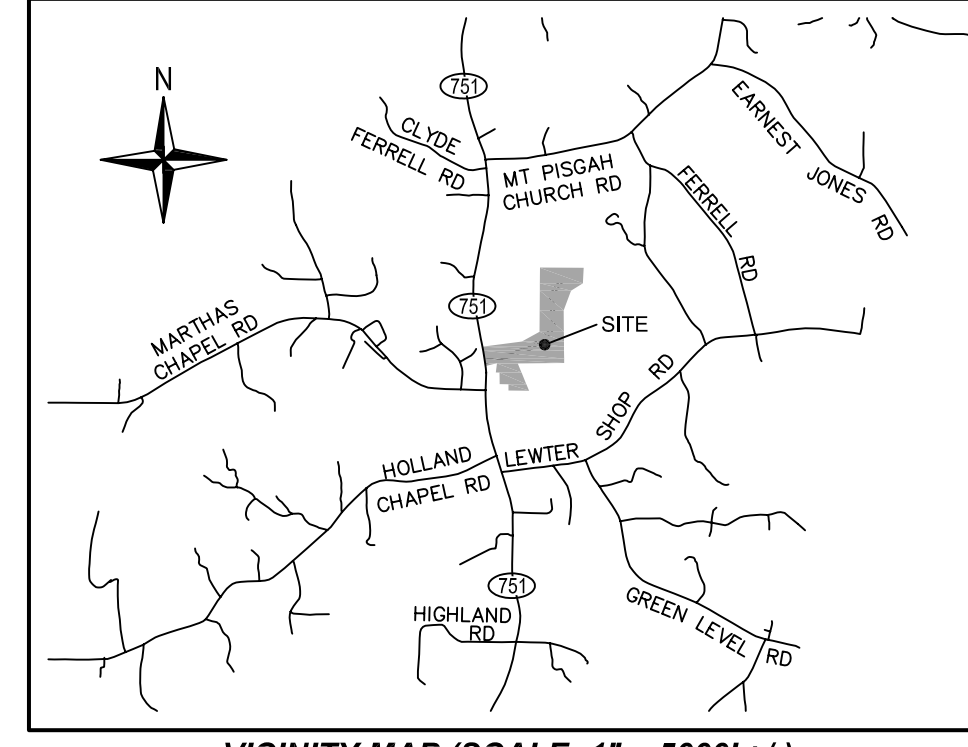
REVIEW OFFICER CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM
 I, _____ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____
 DATE _____

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROADWAY
 CONSTRUCTION STANDARDS CERTIFICATE
 APPROVED: _____
 DATE: _____

SITE DATA

TOTAL LOTS	15 RESIDENTIAL LOTS
MINIMUM LOT SIZE	85,541.49 SF / 1.964 AC
MAXIMUM LOT SIZE	320,579.58 SF / 7.359 AC
AVERAGE LOT SIZE	152,166.19 SF / 3.493 AC
NEW PUBLIC R/W	211,316.99 SF / 4.851 AC

FLOOD CERTIFICATION
 UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 0704 J OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3720070400E, DATED FEBRUARY 2, 2007; THE SUBJECT PROPERTIES LIE IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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.

 2015
 PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

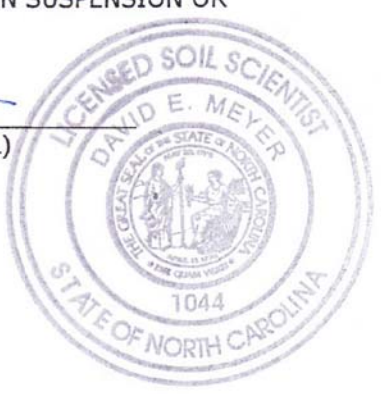
CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

 2015
 OWNERS / AUTHORIZED AGENT
 JIM ANDREW SAPUTO, JR. - MAGNOLIA WALK DEVELOPERS, LLC - MEMBER / MANAGER

NOTARY CERTIFICATE
 NORTH CAROLINA
 JOHNSTON COUNTY
 I, JOHN DUBOIS, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAMES ANDREW SAPUTO, JR. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES JULY 21, 2018

Form 2
ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST
 I HEREBY CERTIFY THAT LOT(S) 1, 2, 8, 9, 10, 11, 14, 15, 16, 17, 20 SHOWN ON THIS PLAN FOR CAROLINA CROSSINGS HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1900 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAN MEETS THESE REGULATIONS.
 CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.
 ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.
 Date: 7/19/2015
 NC LICENSED SOIL SCIENTIST (SEAL)

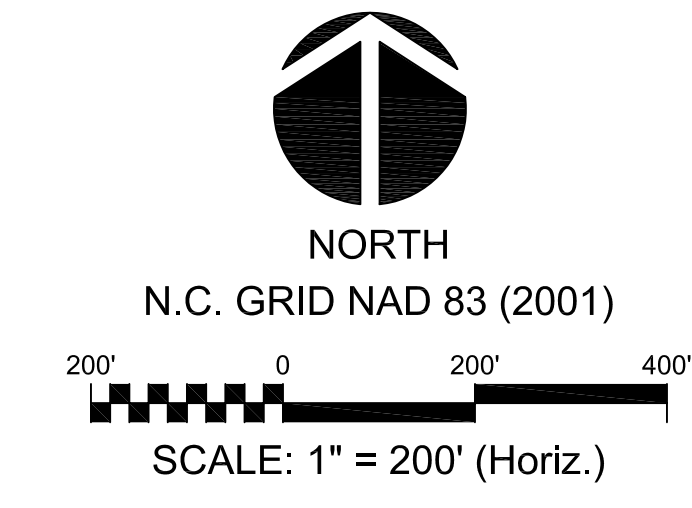


ABBREVIATIONS

AC	ACRE
AG	ABOVE GROUND
BG	BELOW GROUND
CMF	CONCRETE MONUMENT FOUND
DB	DEED BOOK
DIA	DIAMETER
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PT	PINCHED TOP
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TR	TREE ROOT
TYP	TYPICAL
W/	WITH

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°28'44"W	165.02'
L2	N88°51'48"W	229.10'
L3	N00°20'52"W	299.91'
L4	N88°57'13"E	98.16'
L5	N07°49'56"E	245.75'
L6	S76°00'23"W	316.62'
L7	S02°35'10"E	161.26'
L8	S88°45'13"E	30.13'
L9	S00°48'02"W	145.09'
L10	S75°57'30"W	46.06'
L11	N10°10'31"W	181.55'
L12	N10°15'18"W	82.73'
L13	N08°27'03"W	39.02'
L14	N08°25'08"W	294.55'
L15	N05°06'01"W	228.47'
L16	N10°18'24"W	167.19'
L17	N10°57'41"W	133.29'
L18	N10°46'40"W	252.33'
L19	S72°42'18"W	25.39'
L20	S25°37'19"W	155.73'
L21	N75°58'54"E	115.48'
L22	S09°54'13"E	181.61'
L23	S75°53'39"W	195.30'
L24	S03°52'22"E	200.90'
L25	N76°05'08"E	38.85'
L26	S00°22'52"W	164.95'
L27	S00°30'39"E	174.62'
L28	N89°36'15"W	50.32'



SURVEY REFERENCES
 DEED BOOK L-O PAGE 396-397
 DEED BOOK K-D PAGE 583
 DEED BOOK 607 PAGE 845 (CP&L EASEMENT)
 DEED BOOK 1210 PAGE 899
 DEED BOOK 1194 PAGE 890 (SEPTIC EASEMENT)
 DEED BOOK 1728 PAGE 1176
 DEED BOOK 1789 PAGE 694
 DEED BOOK 1789 PAGE 701
 DEED BOOK 1807 PAGE 860

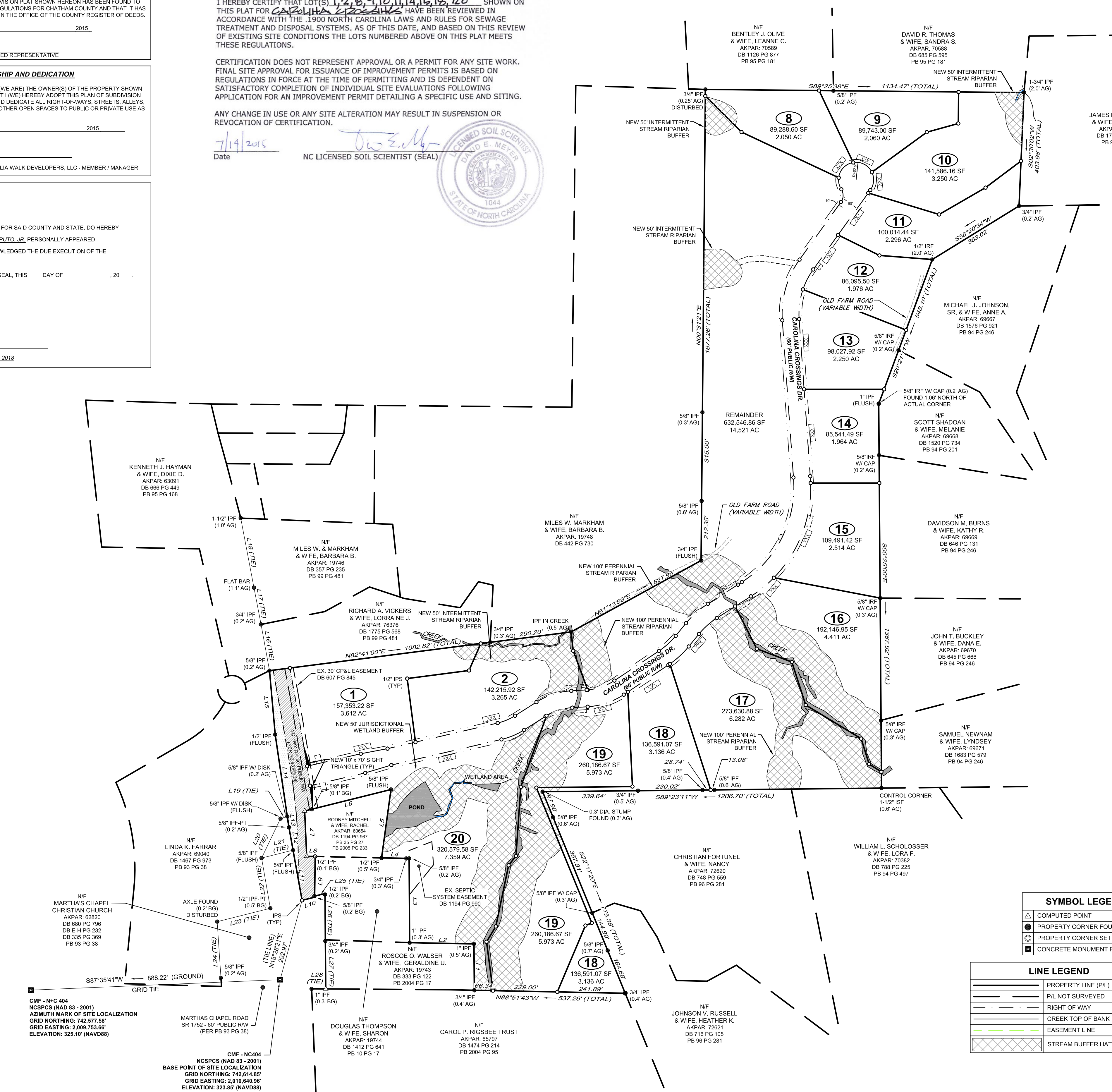
UNRECORDED PLAT ENTITLED: "PROPERTY OF VADA UPCHURCH HEIRS PREPARED FOR COR S BREGMAN" DATED JULY 21, 2005 PREPARED BY RILEY SURVEYING, PA.

PROPERTY DATA
 CURRENT OWNER(S): MAGNOLIA WALK DEVELOPERS, LLC
 SITE ADDRESS: 3848 NC HWY 751
 AKPAR: 60710
 DEED REFERENCES: DB 1789 PG 694 & DB 1789 PG 701
 PARCEL AREA: 3,190,059.30 SF / 73.234 AC (GROSS)
 ZONED: R-1
 BUILDING RESTRICTIONS:
 FRONT: 40'; REAR: 25'; SIDE: 25'
 SUBJECT PROPERTY LIES WITHIN THE JORDAN LAKE WATERSHED.

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 15 RESIDENTIAL LOTS, EASEMENTS AND PUBLIC RIGHT-OF-WAY ON THE PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC, BEARING AKPAR 60710 AND HAVING A DEED REFERENCE OF BOOK 1789 PAGE 694 & BOOK 1789 PAGE 701 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 AFFECT THESE PROPERTIES.
 - THIS SURVEYOR 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 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.
 - ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FLUSH WITH EXISTING GROUND UNLESS NOTED OTHERWISE NOTED.

I, WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1789 PAGES 694 & 701); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND HEREON; 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 22nd DAY OF JULY, 2015.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES



SYMBOL LEGEND

●	COMPUTED POINT
▲	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
■	CONCRETE MONUMENT FOUND

LINE LEGEND

---	PROPERTY LINE (P/L)
- - -	P/L NOT SURVEYED
---	RIGHT OF WAY
---	CREEK TOP OF BANK
---	EASEMENT LINE
---	STREAM BUFFER HATCH

CMF - NC404
 NCSPCS (NAD 83 - 2011)
 AZIMUTH MARK OF SITE LOCALIZATION
 GRID NORTHING: 742,571.85'
 GRID EASTING: 2,009,753.66'
 ELEVATION: 325.10' (NAVD88)

CMF - NC404
 NCSPCS (NAD 83 - 2011)
 BASE POINT OF SITE LOCALIZATION
 GRID NORTHING: 742,514.85'
 GRID EASTING: 2,010,840.36'
 ELEVATION: 323.85' (NAVD88)

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

SUBDIVISION - FINAL PLAT
 PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC
CAROLINA CROSSINGS - PHASE 1
OVERALL BOUNDARY
 WILLIAMS TOWNSHIP - CHATHAM COUNTY - NC

Date:	JULY XX, 2015
Scale:	1" = 200'
Drawn:	CTC
Checked:	WMD
Project No.:	127-170
Computer Dwg. Name:	127-170_CC_PH1_SUBDIVISION_FINAL_PLAT
Sheet No.:	1
	Of 2