

REVIEW OFFICER CERTIFICATE

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.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADWAY CONSTRUCTION STANDARDS CERTIFICATE APPROVED: DATE:

ADEQUATE SOILS CERTIFICATION Form 2 I HEREBY CERTIFY THAT LOT(S) 1, 2, 8, 9, 10, 11, 14, 15, 18, 20 SHOWN ON THIS PLAT FOR CAROLINA CROSSINGS DR. HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1900 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS...

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 SITTING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

Date: 7/14/2015 NC LICENSED SOIL SCIENTIST (SEAL) DAVID E. MEYER

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.

OWNER(S) / AUTHORIZED AGENT: JIM ANDREW SAPUTO, JR. - MAGNOLIA WALK DEVELOPERS, LLC - MEMBER / MANAGER

NOTARY CERTIFICATE

NOTARY PUBLIC: MY COMMISSION EXPIRES JULY 21, 2018

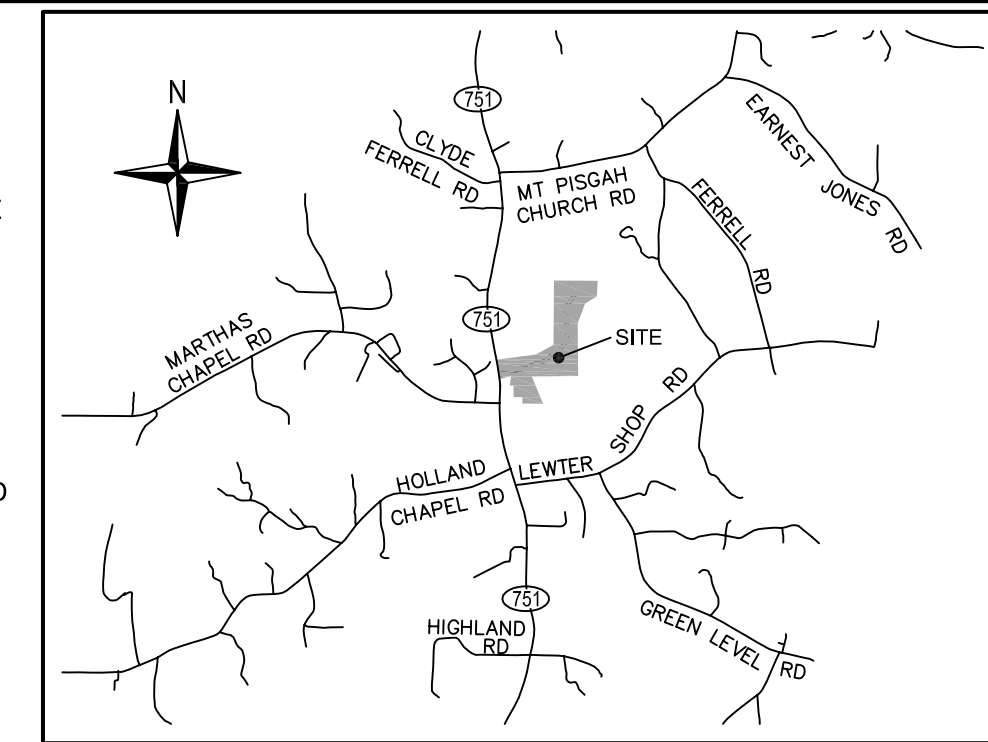
SYMBOL LEGEND

- COMPUTED POINT, PROPERTY CORNER FOUND, PROPERTY CORNER SET, CONCRETE MONUMENT FOUND

LINE LEGEND

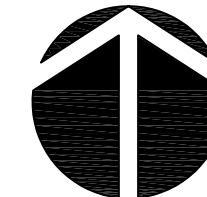
- PROPERTY LINE (PL), PL NOT SURVEYED, RIGHT OF WAY, CREEK TOP OF BANK, EASEMENT LINE, STREAM BUFFER HATCH

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.



- ABBREVIATIONS: AC, 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, WI, WITH

VICINITY MAP (SCALE: 1" = 5000' +/-)



NORTH N.C. GRID NAD 83 (2001)

SCALE: 1" = 150' (Horiz.)

EASEMENT LINE TABLE with columns: LINE#, BEARING, LENGTH, and rows for various easement lines L114 through L133.

SITE DATA table with rows for TOTAL LOTS (15), MINIMUM LOT SIZE (85,541.49 SF), MAXIMUM LOT SIZE (320,579.58 SF), AVERAGE LOT SIZE (152,166.19 SF), and NEW PUBLIC R/W (211,316.99 SF).

SURVEY REFERENCES

- DEED BOOK 1-0 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 990 (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: 3,190.05930 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

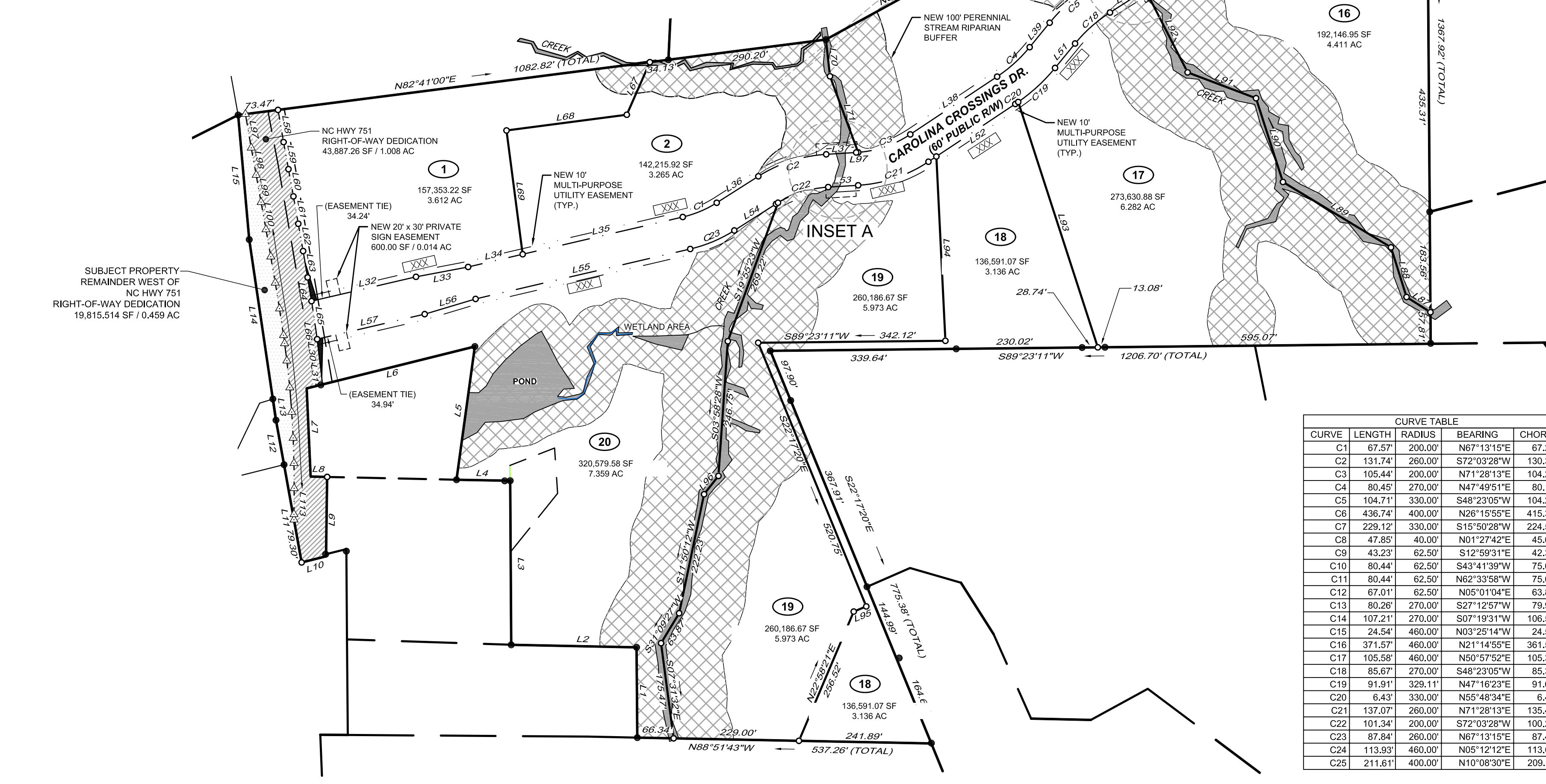
- 1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 15 RESIDENTIAL LOTS, EASEMENTS AND PUBLIC RIGHT-OF-WAY ON THE PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC... 2. PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH... 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... 7. ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE... 8. ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FLUSH WITH EXISTING GROUND UNLESS NOTED OTHERWISE NOTED.

1. 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

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

Professional information including CE GROUP logo, address (301 GLENWOOD AVE. 220 RALEIGH, NC 27603), phone (919-367-8790), fax (919-322-0032), website (www.cegroupinc.com), license # C-1739, and project title: SUBDIVISION - FINAL PLAT PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC CAROLINA CROSSINGS - PHASE 1 LOTS 1, 2, & 8-20 WILLIAMS TOWNSHIP - CHATHAM COUNTY - NC



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD, and rows for curves C1 through C25.

LINE TABLE with columns: LINE, BEARING, LENGTH, and rows for lines L30 through L113.