GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 6 RESIDENTIAL LOTS AND OPEN SPACE ON THE PROPERTIES OF MAGNOLIA WALK DEVELOPERS, LLC; BEARING AKPAR 60710 AND XXXXX, AND HAVING A DEED REFERENCE OF BOOK 1789 PAGE 694 & BOOK 1789 PAGE 701 RECORDED IN THE CHATHAM COUNTY REGISTRY.
2. COPYRIGHT AUGUST 26th, 2015 BY CE GROUP, INC., RALEIGH, NC 27603. COPIES OF THIS PLAT MAY ONLY BE USED FOR PRESERVATION OF SURVEY EVIDENCE AND FOR CONVEYANCE BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
3. 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 AS NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.,
4. 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.
5. UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
6. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
7. AREA(S) CALCULATED BY THE COORDINATE METHOD.
8. ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
9. ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FLUSH WITH EXISTING GROUND UNLESS NOTED OTHERWISE NOTED.
10. COUNTY WATER IS NOT CURRENTLY AVAILABLE TO THIS PROPERTY.
11. JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. THIS PROPERTY IS SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.
12. GRID TIE SHOWN HEREON IS TAKEN FROM FROM PLAT BOOK 2015 PAGE 180, A SURVEY BY CE GROUP INC.
13. LOT 21 WILL ACCESS THEIR RESPECTIVE SEPTIC AREAS FROM WITHIN THEIR OWN PROPERTY BOUNDARIES. THUS, NO EASEMENT IS NECESSARY. PRIOR TO INSTALLATION OF THE SEPTIC SYSTEMS FOR LOT 21, THE OWNER / DEVELOPER WILL BE REQUIRED TO APPLY FOR A "NO PRACTICAL ALTERNATIVE" THROUGH CHATHAM COUNTY ENVIRONMENTAL QUALITY.

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.

PROPERTY DATA

CURRENT OWNER(S): MAGNOLIA WALK DEVELOPERS, LLC
SITE ADDRESS: 3848 NC HWY 751
AKPAR: 60710 & XXXXX
DEED REFERENCES: DB 1789 PG 694 & DB 1789 PG 701
PARCEL AREA: 632,546.86 SF / 14.521 AC (PARENT REMAINDER PB 2015 PG 178-179)
856,743.84 SF / 19.668 AC (TRACT 2 PB 2015 PG 180)

ZONED: R-1
BUILDING RESTRICTIONS:
FRONT: 40' ;REAR: 25' ;SIDE: 25'
SUBJECT PROPERTY LIES WITHIN THE JORDAN LAKE WATERSHED.

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

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADWAY CONSTRUCTION STANDARDS CERTIFICATE

APPROVED:

DATE:

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) **3, 4, 5, 6, 7, & 21** SHOWN ON THIS PLAT 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 PLAT 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 NC LICENSED SOIL SCIENTIST (SEAL)

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.

_____ 2015

_____
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

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.

_____ 2015

_____
OWNER(S) / AUTHORIZED AGENT
MAGNOLIA WALK DEVELOPERS, LLC - MEMBER / MANAGER

NOTARY CERTIFICATE

NORTH CAROLINA

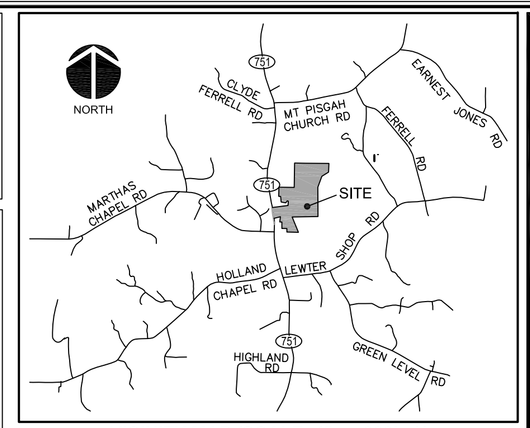
_____ COUNTY

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 _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



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

NORTH
N.C. GRID NAD 83 (2001)

80' 0 80' 160'

SCALE: 1" = 80' (Horiz.)

ABBREVIATIONS

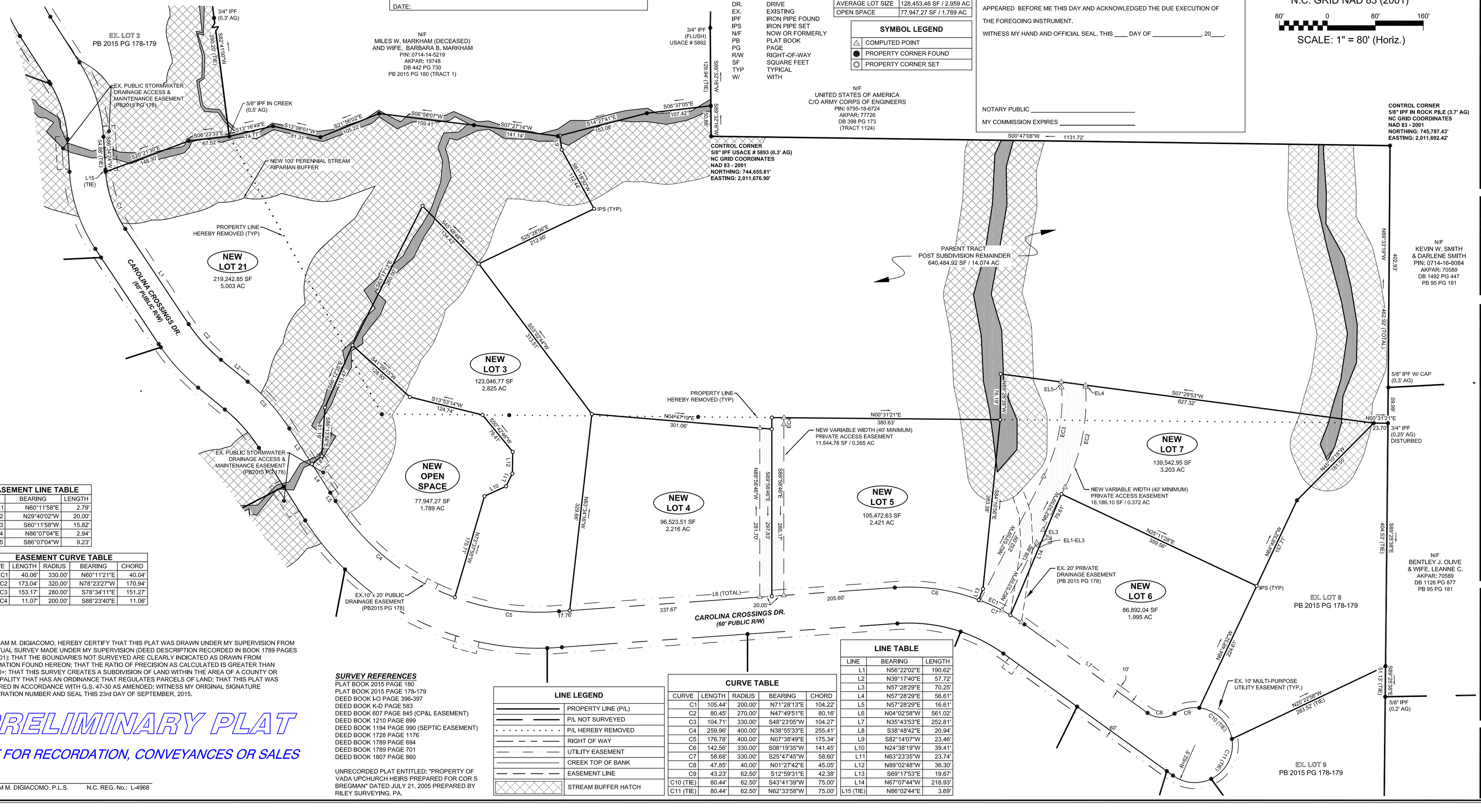
AC	ACRE
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
DR.	DRIVE
EX.	EXISTING
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH

SITE DATA

TOTAL LOTS	*6 RESIDENTIAL LOTS*
MINIMUM LOT SIZE	86,892.04 SF / 1.995 AC
MAXIMUM LOT SIZE	219,242.85 SF / 5.033 AC
AVERAGE LOT SIZE	128,453.46 SF / 2.959 AC
OPEN SPACE	77,947.27 SF / 1.789 AC

SYMBOL LEGEND

△	COMPUTED POINT
●	PROPERTY CORNER FOUND
◎	PROPERTY CORNER SET



EASEMENT LINE TABLE

LINE	BEARING	LENGTH
EL1	N60°11'58"E	2.79'
EL2	N29°40'02"W	20.00'
EL3	S60°11'58"W	15.82'
EL4	N86°07'04"E	2.94'
EL5	S86°07'04"W	9.23'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
EC1	40.06'	330.00'	N60°11'21"E	40.04'
EC2	173.04'	320.00'	N78°23'27"W	170.94'
EC3	153.17'	280.00'	S78°34'11"E	151.27'
EC4	11.07'	200.00'	S88°23'40"E	11.06'

LINE LEGEND

———	PROPERTY LINE (P/L)
———	P/L NOT SURVEYED
· · · · ·	P/L HEREBY REMOVED
— — —	RIGHT OF WAY
— · —	UTILITY EASEMENT
———	CREEK TOP OF BANK
— — —	EASEMENT LINE
▨	STREAM BUFFER HATCH

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	105.44'	200.00'	N71°28'13"E	104.22'
C2	80.45'	270.00'	N47°49'51"E	80.16'
C3	104.71'	330.00'	S48°23'05"W	104.27'
C4	259.96'	400.00'	N38°55'33"E	255.41'
C5	176.78'	400.00'	N07°38'49"E	175.34'
C6	142.56'	330.00'	S08°19'35"W	141.45'
C7	58.68'	330.00'	S25°47'45"W	58.60'
C8	47.85'	40.00'	N01°27'42"E	45.05'
C9	43.23'	62.50'	S12°59'31"E	42.38'
C10 (TIE)	80.44'	62.50'	S43°41'39"W	75.00'
C11 (TIE)	80.44'	62.50'	N62°33'58"W	75.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N56°22'02"E	190.62'
L2	N39°17'40"E	57.72'
L3	N57°28'29"E	70.25'
L4	N57°28'29"E	56.61'
L5	N57°28'29"E	16.61'
L6	N04°02'58"W	561.02'
L7	N35°43'53"E	252.81'
L8	S38°48'42"E	20.94'
L9	S82°14'07"W	23.46'
L10	N24°38'19"W	39.41'
L11	N63°23'35"W	23.74'
L12	N89°02'48"W	36.30'
L13	S69°17'53"E	19.67'
L14	N67°07'44"W	218.93'
L15 (TIE)	N86°02'44"E	3.69'

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 23rd DAY OF SEPTEMBER, 2015.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

SURVEY REFERENCES

PLAT BOOK 2015 PAGE 180
PLAT BOOK 2015 PAGE 178-179
DEED BOOK I-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 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.

DATE
REVISIONS
NO.

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
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FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

SUBDIVISION - FINAL PLAT

PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC

CAROLINA CROSSINGS - PHASE 2

LOTS 3-7, 21 & OPEN SPACE

WILLIAMS TOWNSHIP - CHATHAM COUNTY - NC

Date:	SEPTEMBER 23, 2015
Scale:	1" = 80'
Drawn:	CTC
Checked:	WMD
Project No.	127-170
Computer Dwg. Name	127-170_CC_PH2_SUBDIVISION_FINAL_PLAT

Sheet No: 1 Of 1