



VICINITY MAP NTS

PROPERTY ZONED R-1

SETBACKS

FRONT - 40'
SIDE - 25'
REAR - 25'
CORNER SIDE - 40'

REFERENCES

P.B. 2013 PG. 52
P.B. 2015 PG. 3
P.B. 2014 PG. 5-7
D.B. 1343 PG. 488
OTHERS AS SHOWN

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ REVIEW OFFICER OF _____ 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 ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED: _____

DISTRICT ENGINEER

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF
ANY, AS NOTED IN THE MINUTES OF THE BOARD OF COMMISSIONERS
AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING
IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

Chairman, Chatham County Board of Commissioners

COURSE	BEARING	DISTANCE
L-1	S 08°07'14"W	80.64'
L-2	S 08°07'14"W	187.23'
L-3	S 08°07'14"W	87.53'
L-4	S 18°39'54"W	197.71'
L-5	S 67°30'00"E	87.15'
L-6	S 89°27'27"E	44.68'
L-7	N 64°34'47"W	13.58'
L-8	N 74°16'42"W	64.14'
L-9	N 57°59'07"W	33.00'
L-10	S 88°22'45"W	76.29'
L-11	N 02°41'09"W	2.89'
L-12	S 02°41'09"E	4.01'
L-13	N 02°37'41"E	2.15'
L-14	S 02°37'41"W	2.15'
L-15	N 00°22'49"W	44.81'
L-16	N 56°04'34"W	55.75'
L-17	N 30°35'20"W	85.08'
L-18	N 67°30'00"W	83.80'
L-19	S 18°39'54"W	81.94'
L-20	S 50°53'15"W	98.89'
L-21	S 00°00'00"E	79.48'
L-22	S 67°29'59" E	9.25'
L-23	S 48°12'19" E	21.19'
L-24	N 67°29'21" W	30.10'
L-25	S 86°48'27" E	21.19'
L-26	N 67°30'45" W	4.45'

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER SYSTEM IMPROVEMENTS
HAVE BEEN INSTALLED IN AN ACCEPTIBLE MANNER AND ACCORDING TO
THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR
THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON;
OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE:_____

SIGNATURE

ARCADIA CONSULTING ENGINEERS

TITLE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS
HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE
DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON, OR PROPER
PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE:_____

SIGNATURE

ARCADIA CONSULTING ENGINEERS

TITLE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HERBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF
THE PROPERTY SHOWN AND DESCRIBED HERON 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)

DATE

OWNER(S)

DATE

OWNER(S)

DATE

WAKE COUNTY - NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY
AND STATE AFORESAID, CERTIFY THAT

_____ PERSONALLY APPEARED BEFORE

ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
OF THIS FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS

_____ DAY OF _____ 201__

_____ MY COMMISSION EXPIRES _____
Notary Public

NOTES

AREA BY COORDINATES
NC GRID COORDINATES SHOWN PER PLAT BOOK 2013 PAGE 52.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED
OTHERWISE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND
UTILITIES AND/OR EASEMENTS.
IRON STAKES SET AT ALL NEW LOT CORNERS.
PROPERTY ZONED R-1

THESE LOTS ARE NOT LOCATED IN A
FLOOD HAZARD AREA PER
F.E.M.A. MAP #3710977600J
EFF. DATE: 2/2/2007 XONE X

BUFFERS SHOWN TO BE MEASURED 50' FROM BANK OF CREEK.

HBP PROPERTIES, LLC IS RESPONSIBLE FOR THE
MAINTENANCE OF THE ROADWAYS UNTIL SUCH TIME
THAT NCDOT TAKES THEM OVER FOR MAINTENANCE.

THE COMMON AREA AROUND THE GRAVEYARD IS TO
BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

EIP - EXISTING IRON PIPE
EIS - EXISTING IRON STAKE
ECM - EXISTING CONCRETE MONUMENT
D.B. - DEED BOOK
P.B. - PLAT BOOK
R/W - RIGHT OF WAY
EN - EXISTING NAIL
CL - CENTERLINE
EPK - EXISTING PK NAIL

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
NO. 3040, CERTIFY:
THAT THIS PLAT IS OF A SURVEY THAT CREATES A
SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY
OR MUNICIPALITY ORDINANCE THAT REGULATES
PARCELS OF LAND.

_____ BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION; THAT THE RATIO OF PRECISION IS 1:_____
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
PLOTTED FROM INFORMATION FOUND IN BOOK _____;
PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE
LICENCE NUMBER AND SEAL THIS _____ DAY OF _____ 20____.

_____ BENTON W. DEWAR, NCPLS - 3040

RECORDED IN PLAT BOOK _____ PAGE _____ CHATHAM COUNTY REG.

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919)-552-9813

SHEET 2 OF 2



FINAL SUBDIVISION PLAT
THE ESTATES AT LEGEND OAKS
PHASE 1C

PLAT BOOK 2013 PAGE 52 - DEED BOOK 1343 PAGE 488
WILLIAMS TOWNSHIP - CHATHAM COUNTY
NORTH CAROLINA

SCALE: 1" = 100'
ZONING: R-1

PIN #9786-01-0014
AKPAR #18773

DATE: MAY 6, 2016

16-23L
LEGENDOK/15/650