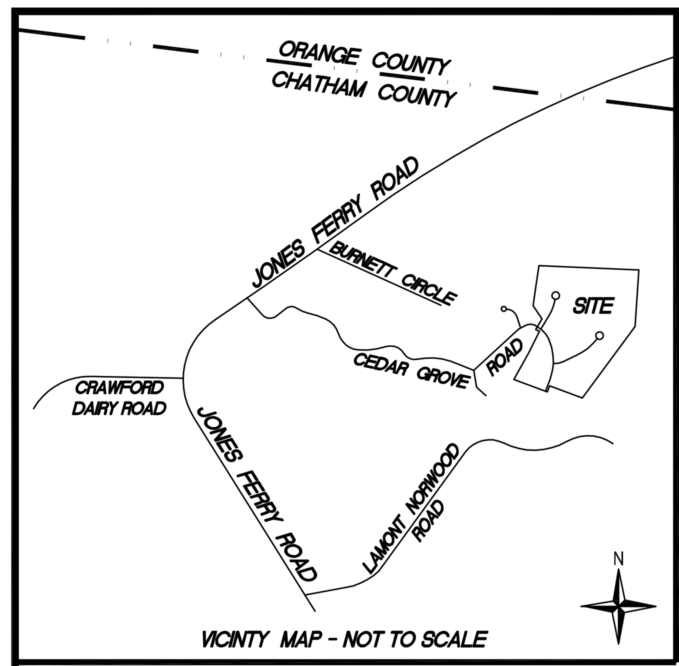


FEMA FLOOD STATEMENT:

THE PROPERTY DEPICTED HEREON IS SHOWN AS ZONE "X", OR OUTSIDE THE FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) PANEL 9741J, PITTSBORO, NC COMMUNITY 370420, MAP NUMBER 3710974100J AS PUBLISHED FEBRUARY 2, 2007.

OWNER INFORMATION:

LEWIS METTY DEVELOPMENT, INC.
661 CEDAR GROVE ROAD
PITTSBORO, NC 27312

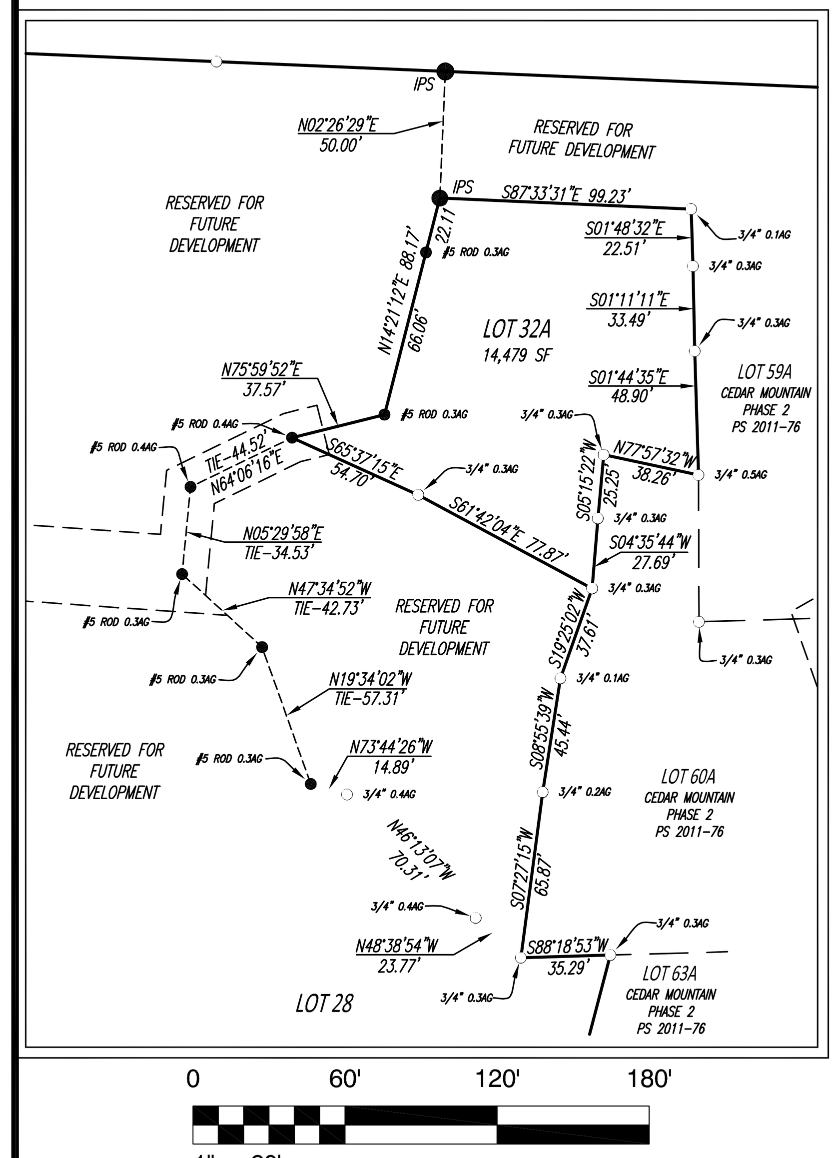
CHATHAM COUNTY PARCEL NUMBERS: 1611 AND 1721
PARCEL No. 1611
DEED BOOK 1300 PAGE 368
PIN: 9756-25-5533
PARCEL No. 1721
DEED BOOK 1256 PAGE 94
PIN: 9756-26-6507

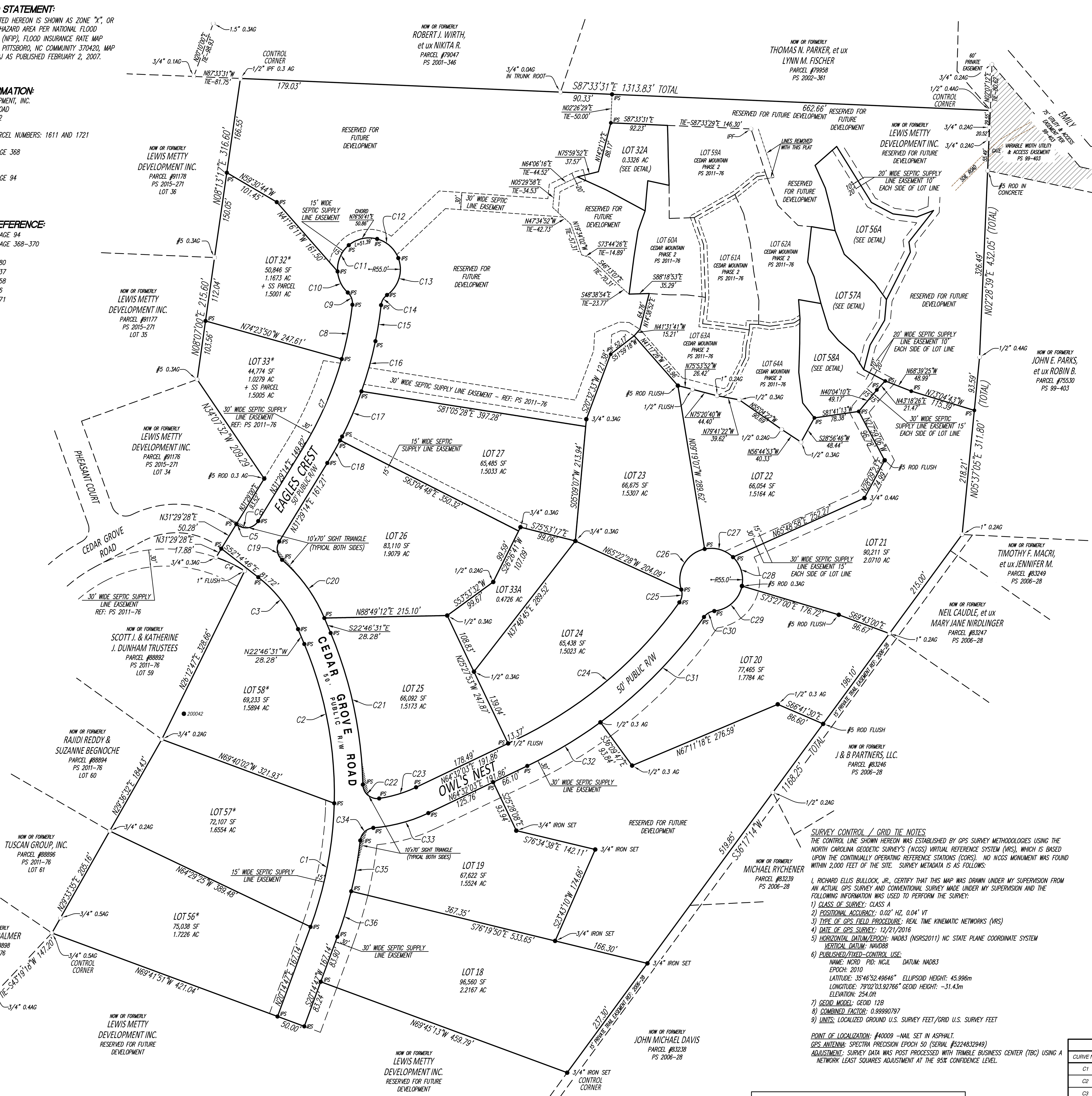
DEED-MAP REFERENCE:

DEED BOOK 1256 PAGE 94
DEED BOOK 1300 PAGE 368-370
PLAT SLIDE 86-180
PLAT SLIDE 2006-480
PLAT SLIDE 2008-237
PLAT SLIDE 2007-458
PLAT SLIDE 2011-76
PLAT SLIDE 2015-271

AGRICULTURAL NOTICE

THIS SUBDIVISION IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW GENERAL STATUTES SECTION 106-701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.





NC GRID
NAD 83 (2011)

0 100' 200' 300'

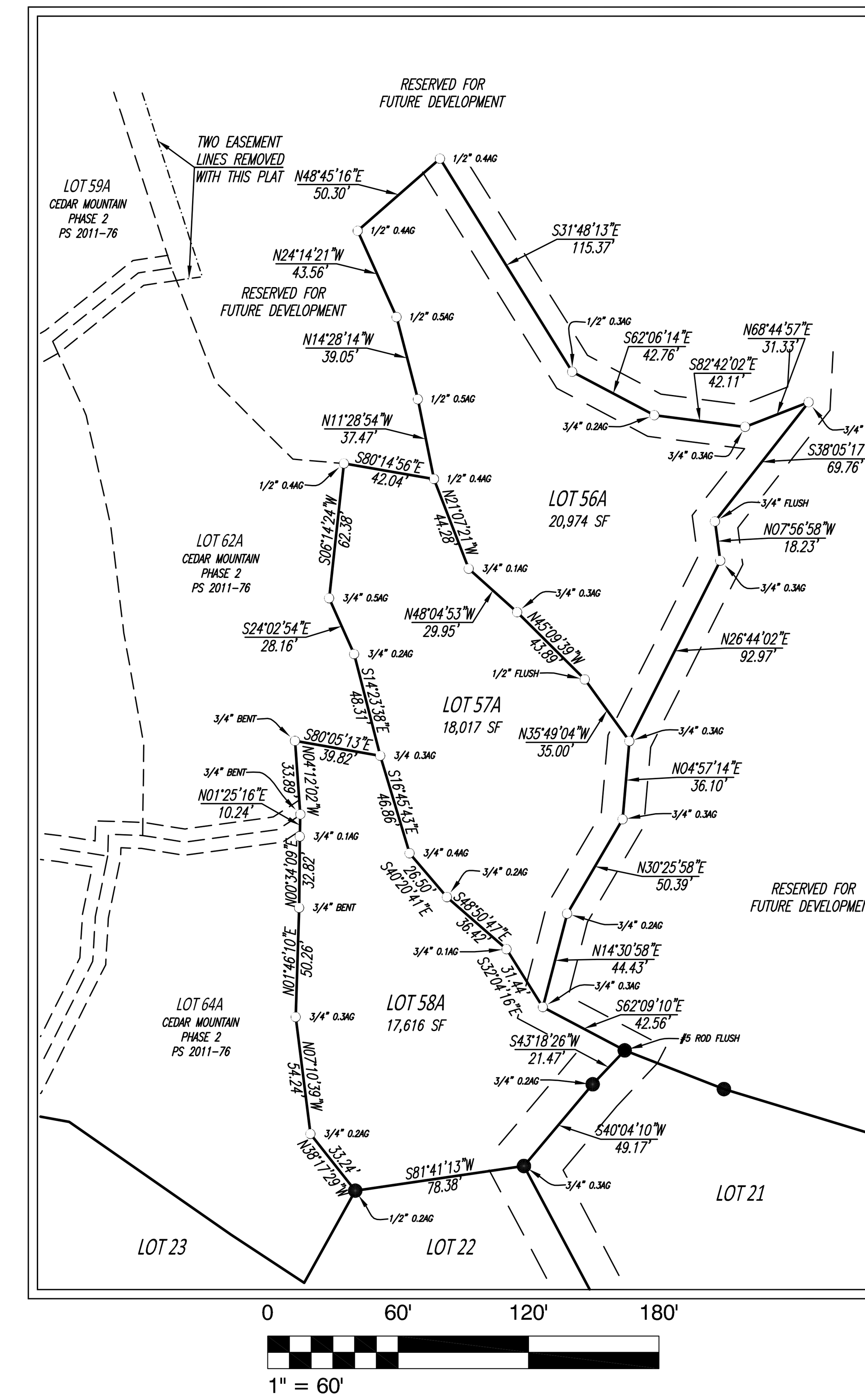
1" = 100'

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

SYMBOL LEGEND

- PROPERTY CORNER FOUND & DESCRIBED
- PROPERTY CORNER SET & DESCRIBED
- IPS PROPERTY CORNER SET 0.3' ABOVE GROUND (TYP.)
- DATUM CONTROL POINT



NOTES:

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND.
2) 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.
3) PROPERTY DATA PLOTTED FROM THE CHATHAM COUNTY TAX PARCEL GEOGRAPHIC INFORMATION SYSTEM (GIS) AS LISTED ON SEPTEMBER 14, 2016.
4) IRON STAKES FOUND OR SET AS SHOWN.
5) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
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) THE OFF-SITE SEPTIC AREAS ARE A NON-CONTIGUOUS PART OF THE MAIN LOT, (i.e. LOT 56A IS A PORTION OF LOT 56).
9) A PUBLIC WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THE PROPERTY.
10) THE MAINTENANCE OF THE OWL'S NEST, EAGLE'S CREST AND CEDAR GROVE ROADWAYS ARE THE RESPONSIBILITY OF THE DEVELOPER, LEWIS METTY DEVELMENT, INC., UNTIL SUCH TIME IT IS APPROVED AND ACCEPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

SURVEY CONTROL / GRID TIE NOTES

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

I, RICHARD ELLIS BULLOCK, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND CONVENTIONAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: 0.02' HZ, 0.04' VT
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (VRS)
4) DATE OF GPS SURVEY: 12/21/2016
5) HORIZONTAL DATUM/EPOCH: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM
   VERTICAL DATUM: NAVD88
6) PUBLISHED/FIXED-CONTROL USE:
   NAME: NCRD PID: NCJL DATUM: NAD83
   EPOCH: 2010
   LATITUDE: 35°46'52.49646" ELLIPSOID HEIGHT: 45.996m
   LONGITUDE: 79°02'03.92766" GEOID HEIGHT: -31.43m
   ELEVATION: 254.0ft
7) GEOID MODEL: GEOID 12B
8) COMBINED FACTOR: 0.99990797
9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET/GRID U.S. SURVEY FEET

POINT OF LOCALIZATION: #40009 -NAIL SET IN ASPHALT.
GPS ANTENNA: SPECTRA PRECISION EPOCH 50 (SERIAL #5224832949)
ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

CURVE CODE TABLE

CURVE No.	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	221.15'	675.00	N10°51'38"E	220.16'
C2	285.69'	675.00	N10°39'01"W	283.56'
C3	115.73'	225.00	N37°30'38"W	114.46'
C4	55.67'	262.15	N64°51'02"W	55.57'
C5	2.29'	175.00	N52°47'55"W	2.29'
C6	41.93'	25.00	N79°31'56"E	37.18'
C7	170.50'	615.00	N23°32'42"E	169.95'
C8	96.84'	615.00	N11°05'30"E	96.74'
C9	23.69'	25.00	N20°33'52"W	22.81'
C10	41.97'	55.00	N25°50'45"W	40.96'
C11	51.90'	55.00	N23°03'26"E	49.99'
C12	51.91'	55.00	S48°35'57"E	49.99'
C13	72.61'	55.00	S16°59'42"W	67.45'
C14	21.24'	25.00	S30°28'45"W	20.61'
C15	63.89'	665.00	N8°53'37"E	63.86'
C16	91.20'	665.00	N15°34'29"E	91.13'
C17	86.08'	665.00	N23°12'42"E	86.02'
C18	53.01'	665.00	N29°12'13"E	52.99'

CURVE CODE TABLE

CURVE No.	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C19	35.23'	25.00	S8°52'59"E	32.39'
C20	127.09'	275.00	N36°00'52"W	125.96'
C21	272.89'	725.00	N11°59'31"W	271.29'
C22	42.33'	25.00	S49°42'43"E	37.45'
C23	67.74'	225.00	N73°09'34"E	67.49'
C24	379.47'	750.00	N50°02'21"E	375.44'
C25	23.45'	25.00	N8°40'19"E	22.60'
C26	92.32'	55.00	S29°53'16"W	81.86'
C27	53.74'	55.00	N74°01'47"W	51.63'
C28	55.22'	55.00	N17°16'22"W	52.93'
C29	69.95'	55.00	N47°55'31"E	65.33'
C30	21.43'	25.00	S59°48'11"W	20.78'
C31	259.59'	800.00	N44°32'29"E	258.45'
C32	149.36'	800.00	N59°11'08"E	149.14'
C33	100.31'	275.00	N74°59'03"E	99.76'
C34	34.43'	25.00	S45°58'54"W	31.77'
C35	90.35'	725.00	N10°05'57"E	90.29'
C36	83.22'	725.00	N16°57'29"E	83.18'

RECORDED PLAT SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON ______________ , USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:22,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF , 2016, A.D.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER L-3266

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

- [x] A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- [ ] B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- [ ] C. ANY ONE OF THE FOLLOWING:
  1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- [ ] D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- [ ] E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL RIGHT OF WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR THE PRIVATE USE AS NOTED.

October 6, 2016
DATE

CHARLES LEWIS - LEWIS METTY DEVELOPMENT COMPANY, LLC.

KIRK METTY - LEWIS METTY DEVELOPMENT COMPANY, LLC.

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, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE CHATHAM COUNTY REGISTER OF DEEDS.

DATE

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISIONERS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROADWAY CONSTRUCTION STANDARDS CERTIFICATE

APPROVED:

DATE:

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

______________ REVIEW OFFICER OF CHATHAM COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER BY:

DATE

MÆRSTAN, PLLC
Land Surveyors
140 IOWA LN., STE 104, CARY, NC 27511
PH: 919.522.9276 NC LIC: P-1408

PRELIMINARY PLAT, NOT FOR SALES, RECORDATION OR CONVEYANCES, OR THIS IS A DIGITAL COPY FOR EMAIL SUBMITTAL FOR ILLUSTRATION ONLY. REFER TO SIGNED ORIGINAL DOCUMENT.

SEAL

REVISION | DATE | NO.

SURVEY PREPARED FOR:
LEWIS - METTY DEVELOPMENT COMPANY

SURVEY DESCRIPTION:
CEDAR MOUNTAIN PHASE 3A
BALDWIN TOWNSHIP
CHATHAM COUNTY, NORTH CAROLINA

DRAWN BY: REB | DATE: 11.28.16
CHECKED BY: REB | SCALE: NOTED
PROJECT NO.: 21110
FILE NAME: MPLLC - CEDAR MT PH3A-PLAT
SHEET NO. 1 of 1

P:\Cedar Mountain\dwg\MPLLC - Cedar Mt Ph3A-plat.dwg - 11/28/2016 8:13 AM