

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 5744, PITTSBORO, NC COMMUNITY STRAIGHT MAP NUMBER 3710974100 AS PUBLISHED FEBRUARY 2, 2007.

SYMBOL LEGEND

○	PROPERTY CORNER FOUND & DESCRIBED
●	PROPERTY CORNER SET & DESCRIBED
⊙	IPS PROPERTY CORNER SET 0.3' ABOVE GROUND (TYP.)
⊕	DATUM CONTROL POINT
△	CALCULATED POINT

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

CHATHAM COUNTY PARCEL No. 1721
 PIN: 9756-26-8507
 DEED BOOK 1256 PAGE 94

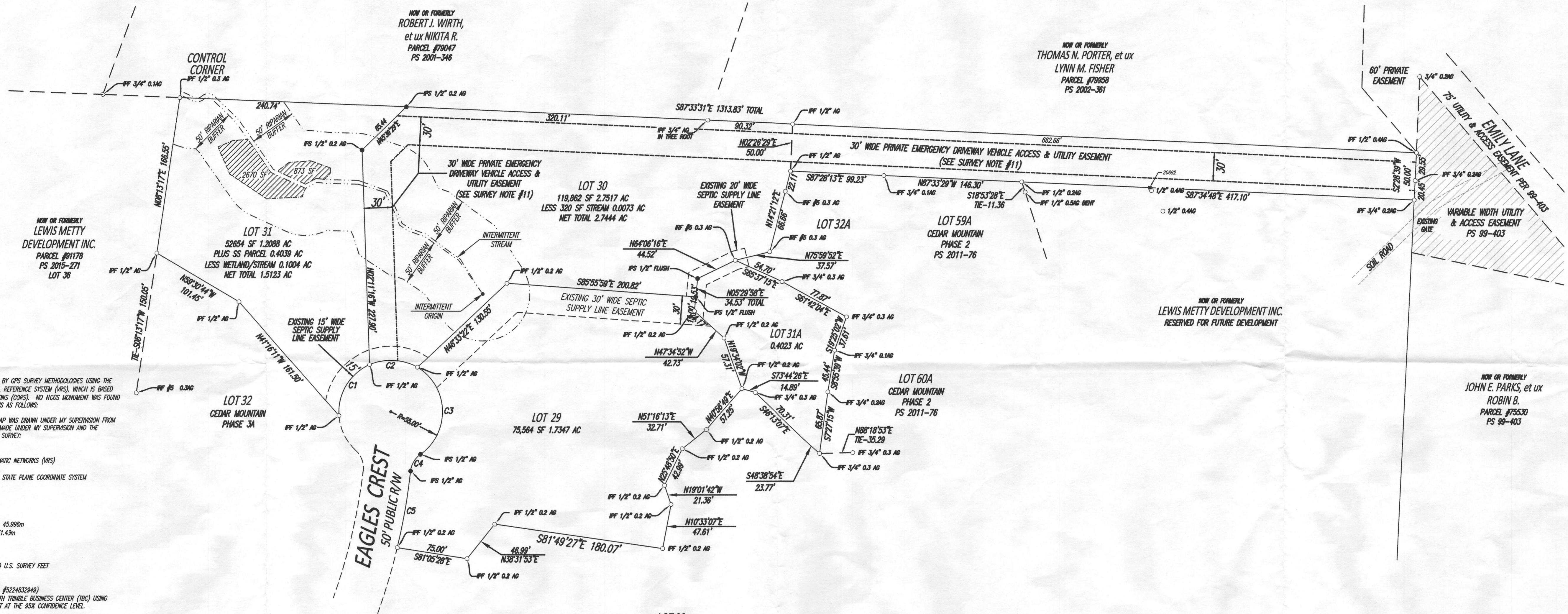
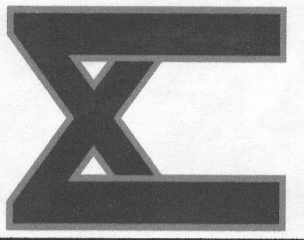
DEED-MAP REFERENCE:
 DEED BOOK 1256 PAGE 94
 DEED BOOK 1300 PAGE 368-370
 PLAT SLIDE 86-180
 PLAT SLIDE 2006-480
 PLAT SLIDE 2006-237
 PLAT SLIDE 2007-458
 PLAT SLIDE 2011-76
 PLAT SLIDE 2015-271
 PLAT SLIDE 2017-120

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.

NOTES FROM SKETCH PLAN:
 1. ALL LOTS TO HAVE INDIVIDUAL WELLS.
 2. ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS.
 3. ALL LOTS TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
 4. ZONING: R-1.
 5. TOTAL ACREAGE TO BE SUBDIVIDED: 265,545 SQUARE FEET OR 6.0961 ACRES.
 6. LINEAR FOOTAGE OF PROPOSED PUBLIC ROADS: 0.00 LF.
 7. PROPERTY DATA PLOTTED FROM THE CHATHAM COUNTY TAX PARCEL GEOGRAPHIC INFORMATION SYSTEM (GIS) AS LISTED ON APRIL 5, 2017.
 8. THE OFF-SITE SEPTIC AREA FOR LOT 31 IS SHOWN AS 31A AND IS A PART OF THE MAIN LOT AREA.
 9. ALL LOTS CONTAIN A MINIMUM OF 1.50 ACRES (INCLUDING ANY OFF-SITE SEPTIC LOTS). THESE LOT AREAS DO NOT INCLUDE ANY PUBLIC ROAD RIGHT OF WAY OR WETLAND AREAS.
 10. ENVIRONMENTAL INFORMATION PLOTTED FROM A STREAM AND WETLAND EVALUATION MAP PREPARED BY AWT ENGINEERS AND SOIL SCIENTISTS, DATED 12/16/16. ALL FEATURES IDENTIFIED ON THE AWT MAP WERE CONFIRMED BY DREW BLAKE OF CHATHAM COUNTY ON 4/7/17.



MERSTAN, PLLC
 Land Surveyors
 1011 PASSEPORT WAY, CARY, NC 27513
 PH: 919.887.5111 NC LIC #4-1468



SURVEY CONTROL / GRID TIE NOTES
 THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) INITIAL REFERENCE SYSTEM (IRS), 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:

- 1) CLASS OF SURVEY: CLASS 1
- 2) POSITIONAL ACCURACY: 0.022' HZ, 0.034' VT
- 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (RTS)
- 4) DATE OF GPS SURVEY: 12/21/2016
- 5) HORIZONTAL DATUM/EPSG: NAD83-HGRS2011 NC STATE PLANE COORDINATE SYSTEM
- 6) PUBLISHED/TIED-CONTROL USE:
 - NAME: NCRD PID: NCA
 - DATUM: NAD83
 - EPOCH: 2010
 - LATITUDE: 35°46'52.48644" ELLIPSOID HEIGHT: 45.996m
 - LONGITUDE: 79°02'03.92786" GEOD HEIGHT: -31.43m
 - ELEVATION: 254.01m
- 7) GRID MODE: GRID 12B
- 8) COMBINED FACTOR: 0.99990797
- 9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET/GRID U.S. SURVEY FEET

POINT OF LOCALIZATION: # 1 - EXISTING IRON STATE
 GPS ANTENNA: SPECTRA PRECISION EPOCH 50 (SERIAL #5224832946)
 ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

TYPE OF PLAT

- I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3286 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:
- 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 RESERVES PARCELS OF LAND.
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF THE A COUNTY OR MUNICIPALITY THAT IS UNRESERVED AS TO AN ORDINANCE THAT RESERVES PARCELS OF LAND.
 - C. THAT THIS PLAT IS OF A SURVEY THAT IS A CONTROL SURVEY.
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A CONVEYANCE SURVEY OR OTHER QUESTION 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 THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

RICHARD ELLIS BULLOCK, JR. PROFESSIONAL LAND SURVEYOR No. L-3286

SURVEY CERTIFICATE OF ACCURACY:
 I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN AND, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 65A7-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF ____ 2016.
 RICHARD ELLIS BULLOCK, JR. LICENSE NO. L-3286

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	66.95'	55.00'	N30°53'16"E	62.89'
C2	52.77'	55.00'	S86°45'16"E	50.77'
C3	109.51'	55.00'	S02°13'30"E	92.30'
C4	21.24'	25.00'	S30°28'45"W	20.61'
C5	82.43'	665.00'	N09°41'33"E	82.38'

SURVEY NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION FOR RECORDATION.
- 2) IRON STAKES FOUND OR SET AS SHOWN HEREON.
- 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 AFFECT THESE PROPERTIES.
- 4) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- 6) AREA(S) CALCULATED BY THE COORDINATE METHOD.
- 7) A PUBLIC OR COMMUNITY WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THE SUBDIVISION LOTS.
- 8) THE MAINTENANCE OF EAGLES CREST IS THE RESPONSIBILITY OF THE DEVELOPER, LEWIS METTY DEVELOPMENT, INC., UNLESS SUCH TIME IT IS APPROVED AND ACCEPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
- 9) NCDOT APPROVAL SIGNATURE CAN BE FOUND ON THE CEDAR MOUNTAIN PHASE 3A RECORDED PLAT.
- 10) THE MAINTENANCE OF THE 30 FOOT WIDE PRIVATE EMERGENCY DRIVEWAY VEHICLE ACCESS AND UTILITY EASEMENT IS THE SOLE RESPONSIBILITY OF THE OWNERS OF LOT 30.

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 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.

DATE: October 6, 2016
 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 COMMISSIONERS

SEE SURVEY NOTE #10 FOR NCDOT SIGNATURE
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROADWAY
 CONSTRUCTION STANDARDS CERTIFICATE

APPROVED: _____
 DATE: _____
 DIRECTOR OF PLANNING OR AUTHORIZED AGENT

APPROVAL FOR MINOR SUBDIVISIONS:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A MINOR SUBDIVISION AND HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: _____
 DIRECTOR OF PLANNING OR AUTHORIZED AGENT

LEWIS - METTY DEVELOPMENT COMPANY

CEDAR MOUNTAIN PHASE 3B
 LOTS 29, 30 AND 31
 BALDWIN TOWNSHIP
 CHATHAM COUNTY, NC

DRAWN BY: REB DATE: 06.22.17
 CHECKED BY: REB SCALE: 1" = 60'
 PROJECT NO.: 21110
 FILE NAME: MFLC - CEDAR MT PH 3B PLAT
 SHEET NO.: 1 of 1