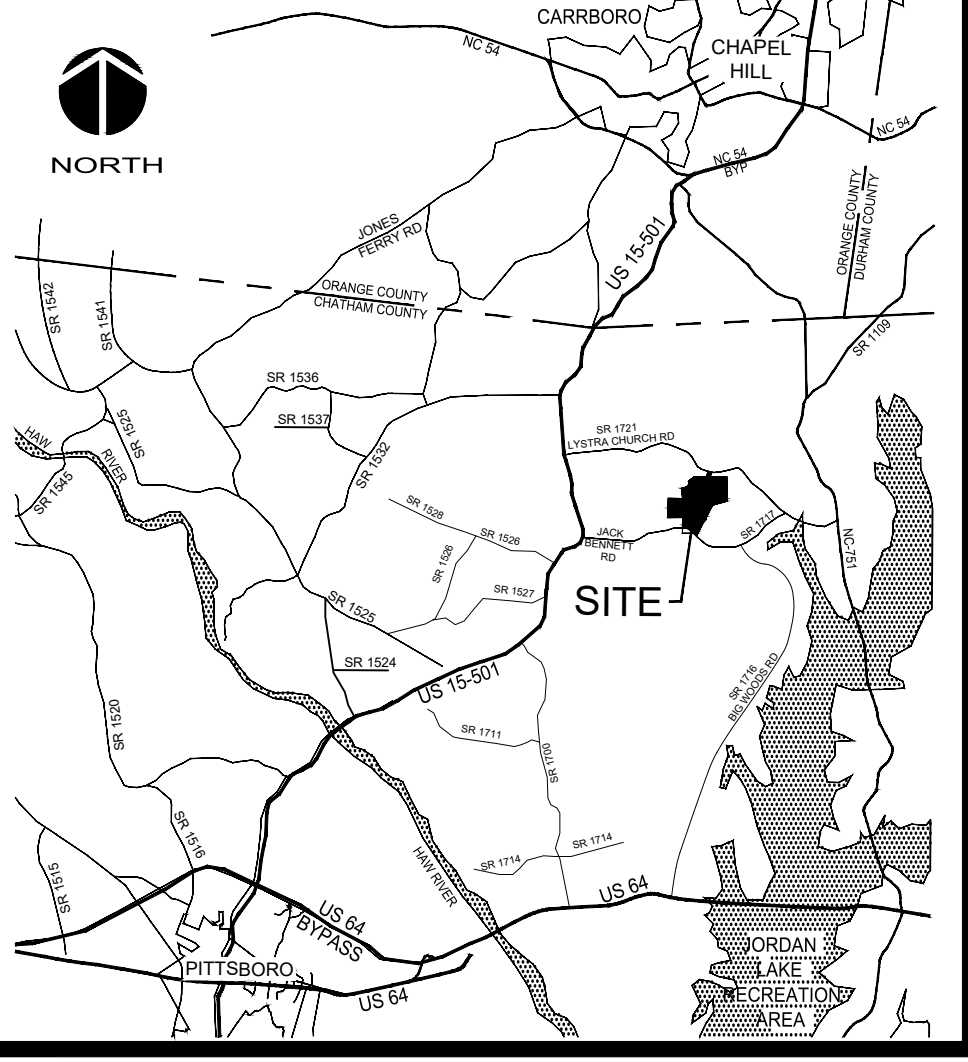


#	BEARING	LENGTH
L1	S00°36'10"W	21.30'
L2	N77°36'30"E	51.31'
L3	S04°11'19"W	12.41'
L4	S23°48'55"W	35.67'
L6	N83°26'34"W	111.08'
L7	N84°17'56"E	12.41'
L8	S84°17'56"W	42.84'
L9	S53°38'36"W	45.19'
L10	N79°30'39"E	37.77'
L11	S56°29'56"E	22.36'
L12	S32°03'56"W	60.00'
L13	N45°40'58"W	79.41'
L14	S17°08'16"W	16.03'
L15	S02°43'53"E	33.50'
L83	N77°36'30"E	156.57'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	397.50'	110.17'	55.44'	S83°55'16"W	109.82'	015°52'48"
C2	320.00'	8.02'	4.01'	N57°13'00"W	8.02'	001°26'08"
C3	180.00'	65.89'	33.32'	N89°59'49"E	65.52'	020°58'21"
C4	200.00'	37.02'	18.56'	S84°48'48"W	36.97'	010°36'18"
C5	220.00'	14.34'	7.17'	S64°52'31"E	14.34'	003°44'08"
C6	280.00'	50.83'	25.49'	S68°12'30"E	50.76'	010°24'06"
C7	20.00'	30.99'	19.57'	N29°01'28"W	27.98'	088°46'10"
C8	517.48'	38.75'	19.38'	S13°14'13"W	38.74'	004°17'25"
C9	220.00'	29.67'	14.86'	S70°36'24"E	29.65'	007°43'40"

AREA TABLE		
AREA		
TOTAL PARCEL AREA	AREA IN PHASE 4B	NET PARCEL AREA
± 77.838 AC	± 3,390.635 SF	± 4.426 AC
		± 192,793 SF
		± 73.412 AC
		± 3,197,842 SF



VICINITY MAP (NTS)

**CERTIFICATE OF WATER EASEMENT**

THE "TIMBER CREEK PATH" ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (STREETS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM. CHATHAM COUNTY WILL RESTORE REPAIR AREA TO GRADE SUCH THAT NO SAFETY HAZARD IS CREATED.

OWNER OR AUTHORIZED AGENT

**CERTIFICATION OF REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

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.

2017

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.

2017

OWNER(S) / AUTHORIZED AGENT  
JAN R. FUTRELL - MEMBER / MANAGER  
WESTFALL ASSOCIATES LLC

**CERTIFICATION OF NOTARY**

STATE OF NORTH CAROLINA  
WAKE COUNTY

I, JOHN DUBOIS, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAN R. FUTRELL PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

I, JAMIE SHANE STRICKLAND CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:\_\_\_\_\_. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

**PRELIMINARY PLAT**

**NOT FOR RECORDATION, CONVEYANCES OR SALES**

JAMIE SHANE STRICKLAND, PLS L-4669

I, JAMIE SHANE STRICKLAND, CERTIFY 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.

**PRELIMINARY PLAT**

**NOT FOR RECORDATION, CONVEYANCES OR SALES**

JAMIE SHANE STRICKLAND, PLS L-4669

LINE LEGEND	
---	PROPERTY LINE (PL)
---	P/L NOT SURVEYED
---	WETLAND/STREAM BUFFER LINE
---	UNDISTURBED PERIMETER BUFFER
---	DRAINAGE EASEMENT LINE
---	MULTI-PURPOSE UTILITY EASEMENT
---	MIN. BUILDING SETBACK LINE
---	LINE TO BE REMOVED
---	CURB & GUTTER

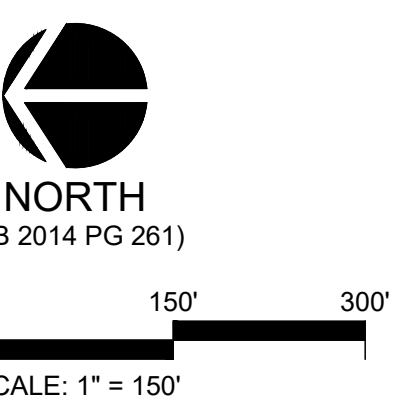
  

SYMBOL LEGEND	
△	CP = COMPUTED POINT
●	IPF = IRON PIPE FOUND
○	IPS = IRON PIPE SET

**PROPERTY DATA**  
CURRENT OWNER: WESTFALL ASSOCIATES, LLC  
SITE ADDRESS: JACK BENNETT RD. - CHATHAM COUNTY, NC  
REFERENCES: DB 1597 PG 939; PB 2014 PG 261  
AKPAR: 20092  
ZONED: R-1 CUP PUD  
MINIMUM BUILDING RESTRICTIONS:  
FRONT: 15'; REAR: 10'; SIDE: 5'  
WATERSHED: WS-IV-PA

**ABBREVIATIONS**  
AG ABOVE GROUND  
BG BELOW GROUND  
BM BOOK OF MAPS  
DB DEED BOOK  
IPF IRON PIPE FOUND  
IPS IRON PIPE SET  
NIPF NOW OR FORMERLY  
PG PAGE  
POB POINT OF BEGINNING  
R/W RIGHT OF WAY  
TYP TYPICAL

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 17 ADDITIONAL RESIDENTIAL LOTS (220-238) & DEDICATE EASEMENTS IN THE WESTFALL COMMUNITY PHASE 4B AND BEING THE PROPERTY OF WESTFALL ASSOCIATES, LLC BEARING PIN: 9785-25-7351 AND AKPAR: 20092 WITH A DEED REFERENCE OF BOOK 1597 PAGE 939 & BOOK 1755 PAGE 327 RECORDED IN THE CHATHAM COUNTY REGISTRY.
  - 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 REPLIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
  - THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
  - UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
  - ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED. GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
  - AREA(S) CALCULATED BY THE COORDINATE METHOD.
  - NO NGCS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/08) REFERENCED FROM PB 2008 PG 97 (CHATHAM COUNTY REGISTRY) BY SMITH AND SMITH SURVEYORS.
  - UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9784 (CHATHAM COUNTY), BEARING MAP #3109/940J, EFFECTIVE DATE FEBRUARY 2, 2007, PORTIONS OF THE SUBJECT PROPERTY LIES IN ZONE "X" AND ZONE "AE".
  - ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
  - ALL PROPERTY CORNERS FOUND NOT NOTED HEREON AS OTHERWISE ARE 1/2" IRON PIPES (IPF) FLUSH WITH EXISTING GROUND.
  - EXISTING WETLANDS SHOWN HEREON ARE REFERENCED FROM UNRECORDED MAPS PREPARED BY SMITH & SMITH SURVEYORS DATED MAY 22, 2006 ENTITLED "WETLAND DELINEATION FOR OVER JORDAN, LLC" AND UNRECORDED MAPS PREPARED BY THE CE GROUP, INC. DATED AUGUST 24, 2012 ENTITLED "WETLAND DELINEATION FOR WESTFALL ASSOCIATES, LLC".
  - THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO WESTFALL HOMEOWNERS ASSOCIATION, INC.
  - THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.
  - SEE SHEET 2 OF 2 FOR DETAILED LOT INFORMATION.



NO.	REVISIONS	DATE

**CE GROUP**

301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032  
www.cegroupinc.com  
License # C-1739

**SUBDIVISION PLAT**  
**PHASE 4B - FINAL SUBDIVISION PLAT**  
**PROPERTY OF**  
**WESTFALL ASSOCIATES, LLC**  
**WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA**

Survey Date: MAY 16, 2017  
Scale: 1" = 150'  
Drawn: ARP  
Checked: J55  
Project No. 800-12  
Computer Desig. Name Westfall\_Ph4B\_SubdivisionPlat.dwg  
Sheet No. 1 of 2