

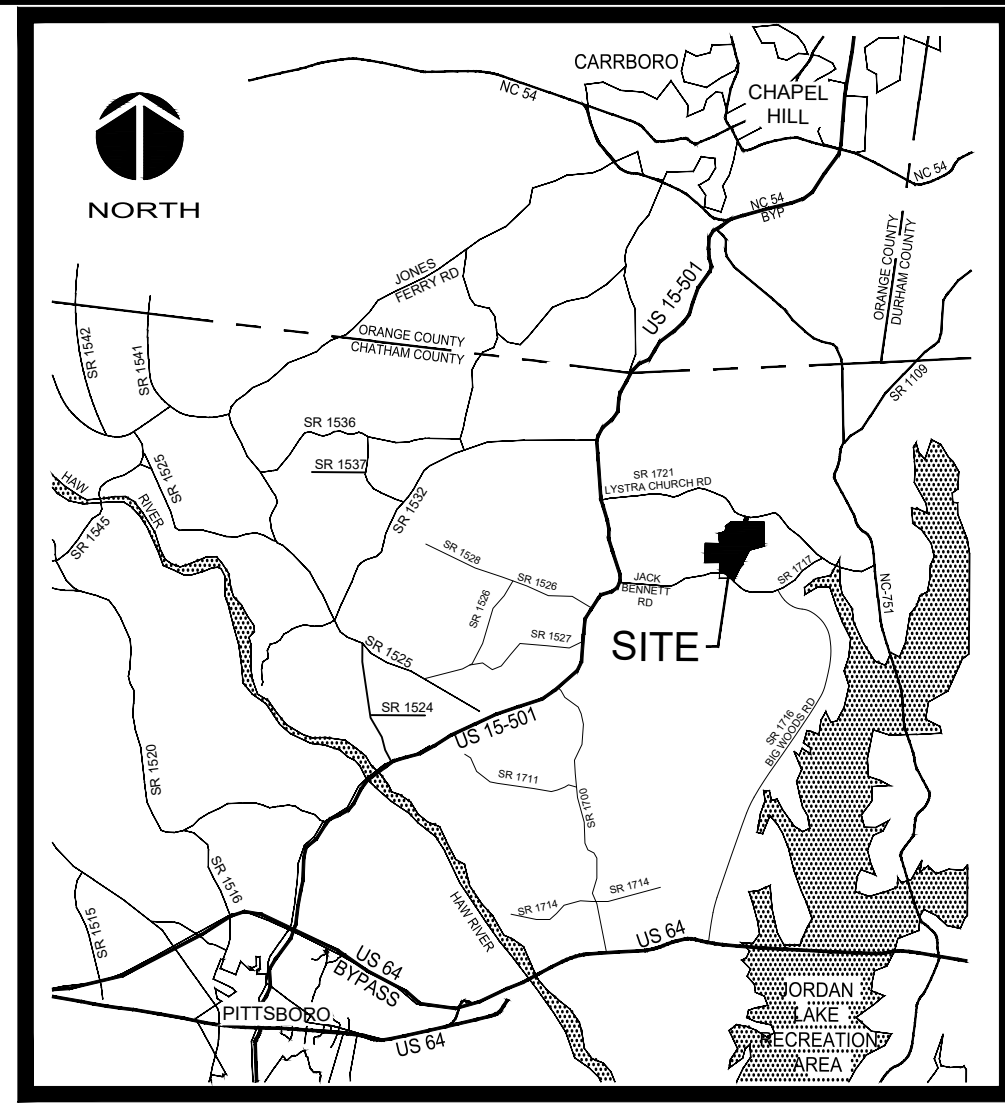
#	BEARING	LENGTH
L1	S00°36'10"W	21.30'
L2	N77°36'30"E	51.31'
L3	S04°11'19"W	12.41'
L4	S23°48'55"W	35.67'
L6	N83°26'34"W	111.08'
L17	N74°29'32"W	23.16'
L23	S88°22'02"W	24.10'
L24	S88°22'02"W	3.52'
L30	N42°52'35"W	14.22'
L40	S42°52'35"E	19.94'
L41	S42°52'35"E	60.00'
L42	S42°52'35"E	8.45'
L46	N88°22'02"E	27.62'
L49	S74°28'25"E	87.56'
L83	N77°36'30"E	156.57'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
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	27.96'	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"
C10	570.58'	35.22'	17.62'	N76°17'02"W	35.22'	003°32'13"
C11	561.38'	10.04'	5.02'	N78°33'39"W	10.04'	001°01'31"
C12	570.14'	10.03'	5.01'	N79°34'03"W	10.03'	001°00'28"
C13	570.14'	62.09'	31.08'	N83°11'29"W	62.06'	006°14'24"
C14	570.42'	52.94'	26.49'	N88°58'24"W	52.92'	005°19'02"
C15	330.00'	58.54'	29.35'	N86°33'03"W	58.46'	010°09'50"
C16	330.00'	58.17'	29.16'	N76°25'08"W	58.10'	010°06'02"
C17	330.00'	56.80'	28.47'	N66°26'16"W	56.73'	009°51'41"
C18	330.00'	57.18'	28.66'	N56°32'37"W	57.11'	009°55'39"
C19	330.00'	50.13'	25.11'	N47°13'41"W	50.08'	008°42'12"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C20	25.00'	0.85'	0.42'	N43°50'47"W	0.85'	001°56'23"
C21	25.00'	28.81'	16.25'	N77°50'03"W	27.25'	066°02'09"
C22	55.00'	113.44'	91.85'	N51°46'00"W	94.37'	118°10'15"
C23	55.00'	21.46'	10.87'	N18°29'54"E	21.33'	022°21'34"
C24	55.00'	32.99'	17.01'	N46°51'43"E	32.50'	034°22'04"
C25	55.00'	10.06'	5.04'	N69°17'01"E	10.04'	010°28'32"
C26	55.00'	10.06'	5.04'	N79°45'34"E	10.04'	010°28'32"
C27	55.00'	26.71'	13.62'	S81°05'28"E	26.45'	027°49'24"
C28	55.00'	23.33'	11.84'	S55°01'41"E	23.15'	024°18'11"
C29	270.00'	91.76'	46.33'	S52°36'46"E	91.32'	019°28'22"
C30	270.00'	86.58'	43.66'	S71°32'08"E	86.21'	018°22'22"
C31	270.00'	51.42'	25.79'	S86°10'38"E	51.34'	010°54'40"
C32	630.08'	64.83'	32.45'	S88°41'06"E	64.80'	005°53'44"
C33	630.08'	123.42'	61.91'	S80°07'32"E	123.22'	011°13'23"

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

PROPERTY DATA
 CURRENT OWNER: WESTFALL ASSOCIATES, LLC
 SITE ADDRESS: JACK BENNETT RD - CHATHAM COUNTY, NC
 REFERENCES: DB 1597 PG 939; PB 2014 PG 261
 PIN: 9785-25-7351
 AKPAR: 20092
 ZONED: R-1 CUP PUD
 MINIMUM BUILDING RESTRICTIONS:
 FRONT: 15' REAR: 10' SIDE: 5'
 WATERSHED: WS-IV-PA



LINE LEGEND	
(---)	PROPERTY LINE (PL)
(---)	PIL 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

ABBREVIATIONS
 AG ABOVE GROUND
 BG BELOW GROUND
 BM BOOK OF MAPS
 DB DEED BOOK
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 NF NOW OR FORMERLY
 PG PAGE
 PNT POINT OF BEGINNING
 RW RIGHT OF WAY
 TYP TYPICAL

WESTFALL ASSOCIATES, LLC
 PIN: 9785-25-7351
 AKPAR: 20092
 DB 1597 PG 939
 PB 2014 PG 261

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 17 ADDITIONAL RESIDENTIAL LOTS (220 - 236) & 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 RELIED 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 UNDER GROUND 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 NCOS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/86) REFERENCED FROM PB 2008 PG 97 (CHATHAM COUNTY REGISTRY) BY SMITH AND SMITH SURVEYORS.
 - UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #0784 (CHATHAM COUNTY), BEARING MAP #3710978400J, EFFECTIVE DATE FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X".
 - 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 1 OF 2 FOR SIGNATURES AND OVERALL TRACT DETAILS.

NO.	REVISIONS	DATE

CE GROUP
 301 GLENWOOD AVE. 220
 RALEIGH NC 27603
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 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" = 40'
 Drawn: ARP
 Checked: J55
 Project No: 800-12
 Computer Desig. Name: Westfall_Ph4B_SubdivisionPlat.dwg
 Sheet No: