GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 1 ADDITIONAL RESIDENTIAL LOT (16) & DEDICATE AND A NEW DRAINAGE EASEMENT IN THE WESTFALL COMMUNITY PHASE 2B AND BEING THE PROPERTY OF ACORN INVESTMENT ASSOCIATES LLC BEARING PIN: 9785-22-4840 AND AKPAR 87148 WITH A DEED REFERENCE OF PLAT BOOK 2015 PAGE 327 & DEED 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 EFFECT 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 NCGS 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
- 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.

ABBREVIATION TABLE

- AC: ACRE DB: DEED BOOK
- EX: EXISTING IPF: IRON PIPE FOUND
- IPS: IRON PIPE SET PB: PLAT BOOK
- PG: PAGE N/F: NOW OR FORMERLY
- SF: SQUARE FEET TYP: TYPICAL

NEW LOT DATA TABLE

LOT PARCEL AREA 16 7,440 SF / 0.171 AC

LINE LEGEND

	PROPERTY LINE (P/L)
	P/L NOT SURVEYED
	EX. EASEMENT LINE
	NEW STORM EASEMENT
· · · · · ·	PERIMETER BUFFER
	RIGHT-OF-WAY LINE

SURVEY REFERENCES PLAT BOOK 2015 PAGE 327 PLAT BOOK 2015 PAGE 98 PLAT BOOK 2014 PAGES 261-262 PLAT BOOK 2014 PAGES 229-230 PLAT BOOK 2014 PAGES 125-126 PLAT BOOK 2014 PAGES 59-60 PLAT BOOK 2008 PAGE 95-98 DEED BOOK 1461 PAGE 01 DEED BOOK 1581 PAGE 968 DEED BOOK 1597 PAGE 934 DEED BOOK 1597 PAGE 939 DEED BOOK 1735 PAGE 658

DEED BOOK 1755 PAGE 327

SYMBOL LEGEND

PROPERTY CORNER FOUND

O PROPERTY CORNER SET

PROPERTY DATA

CURRENT OWNER: ACORN INVESTMENT ASSOCIATES LLC SITE ADDRESS: 11 HERNDON CREEK WAY - CHATHAM COUNTY, NC REFERENCES: DB 1755 PG 327 ; DB 1597 PG 939 ; PB 2015 PG 98, 327 & PB 2014 PG 59-60, 125-126, 261-262 PIN: 9785-22-4840 AKPAR: 87148 ZONED: R-1 CUP PUD MINIMUM BUILDING RESTRICTIONS:

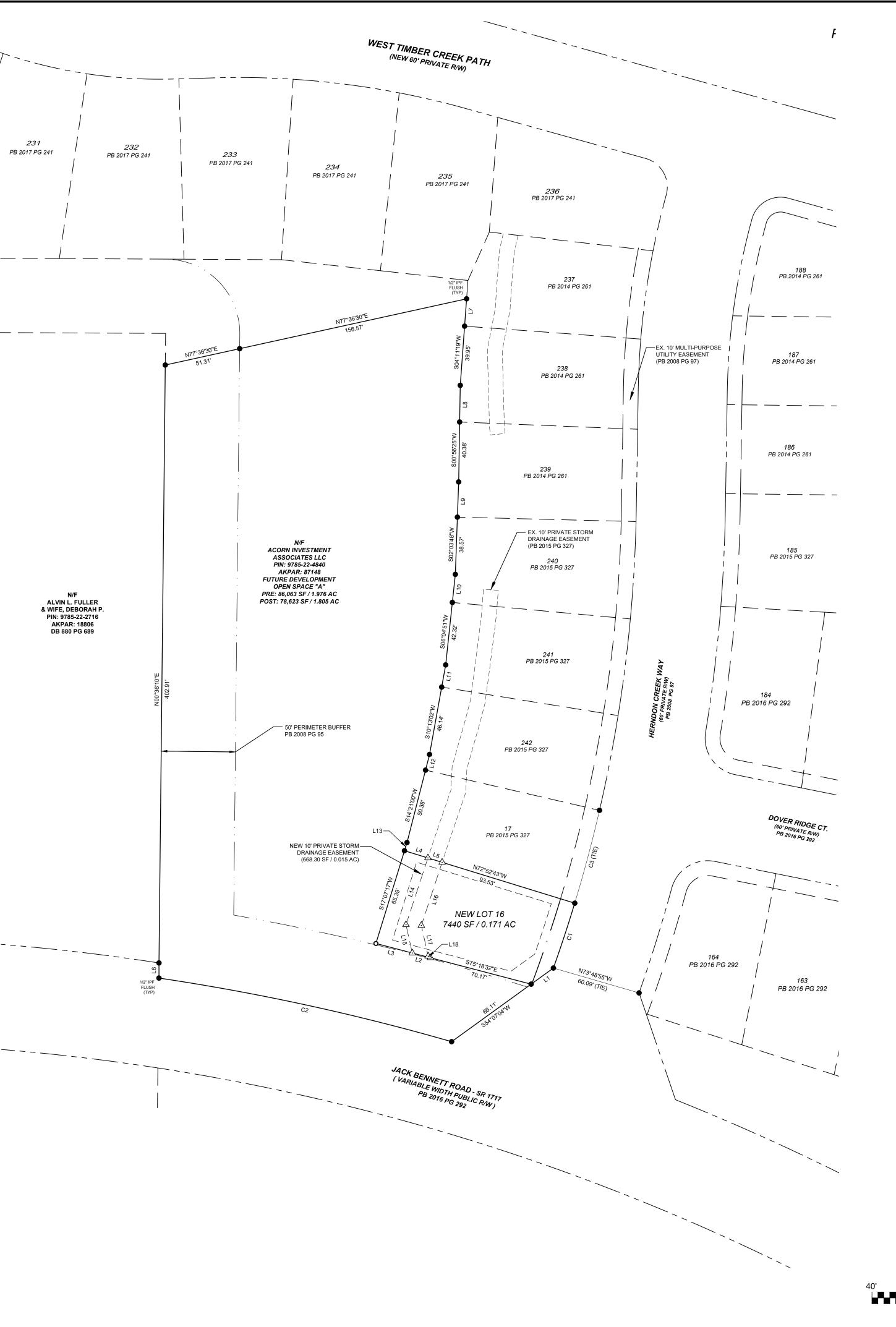
FRONT: 15' ;REAR: 10' ;SIDE: 5' WATERSHED: WS-IV-PA

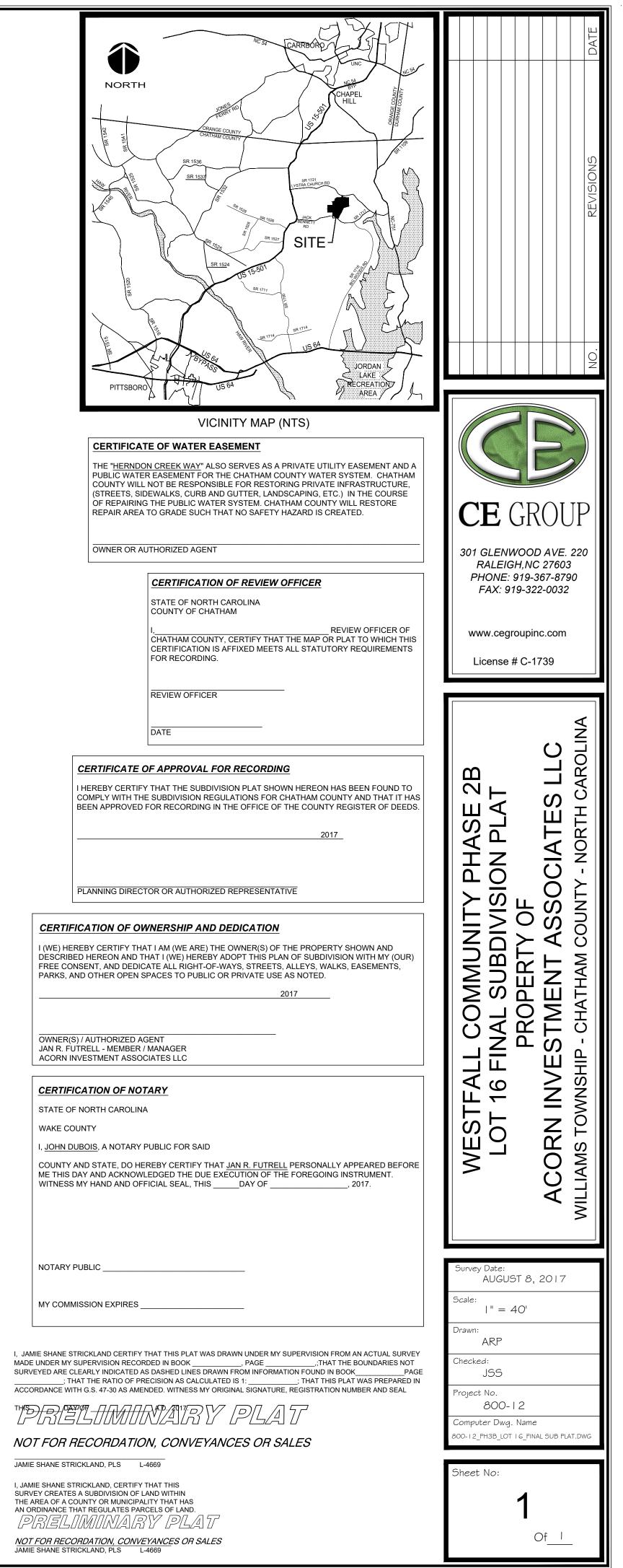
FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9784 (CHATHAM COUNTY), BEARING MAP #3710978400J, HAVING A COMMUNITY ID OF 370299 WITH AN EFFECTIVE DATE FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X"

	Line Table				
Line #	Length	Direction			
L1	18.53	N54° 07' 04"E			
L2	12.62	S75° 18' 32"E			
L3	25.33	S75° 18' 32"E			
L4	16.52	N72° 52' 43"W			
L5	10.00	N72° 52' 43"W			
L6	10.18	S0° 03' 54"W			
L7	18.48	S4° 11' 19"W			
L8	24.73	S0° 56' 25"W			
L9	23.75	S2° 03' 48"W			
L10	19.04	S6° 04' 51"W			
L11	15.19	S10° 13' 02"W			
L12	10.88	S14° 21' 00"W			
L13	5.76	S17° 07' 17"W			
L14	47.40	N18° 11' 30"E			
L15	19.50	N12° 36' 53"W			
L16	44.80	S18° 12' 34"W			
L17	21.18	S12° 36' 53"E			
L18	1.83	S54° 00' 08"E			

	Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Length		
C1	46.023	970.000	N18° 12' 06"E	46.02		
C2	201.961	1530.000	N77° 44' 00"W	201.81		
C3	64.751	970.000	N14° 55' 48"E	64.74		





(PB 2015 PG 327) SCALE: 1" = 40'

NORTH