

Multiple tables containing line bearings, lengths, and curve data for the subdivision. Includes columns for LINE BEARING, LENGTH, CURVE RADIUS, and CHORD.

Table with SURVEY REFERENCES and ABBREVIATIONS. Lists various survey plat numbers and symbols used in the drawing.

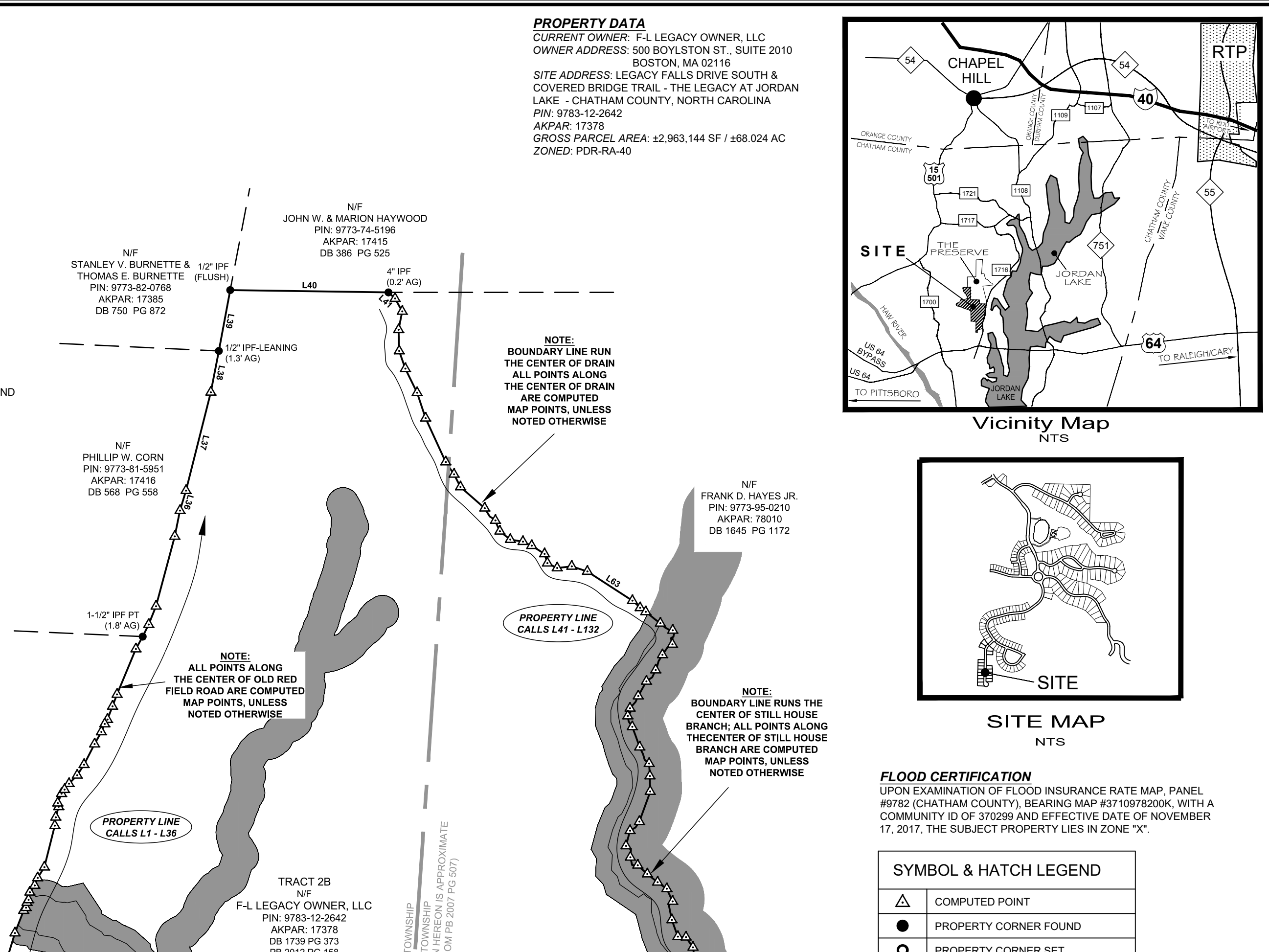
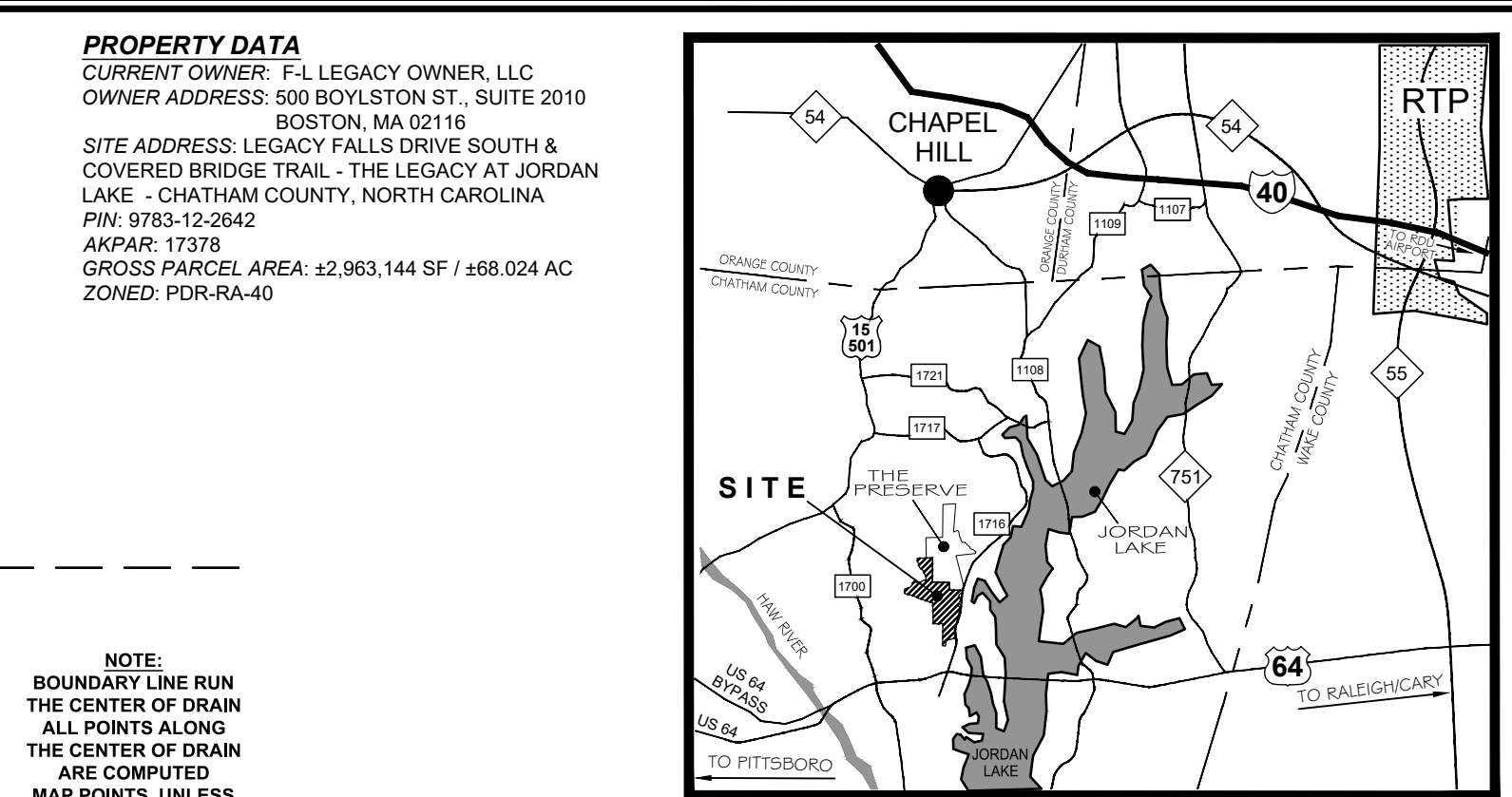
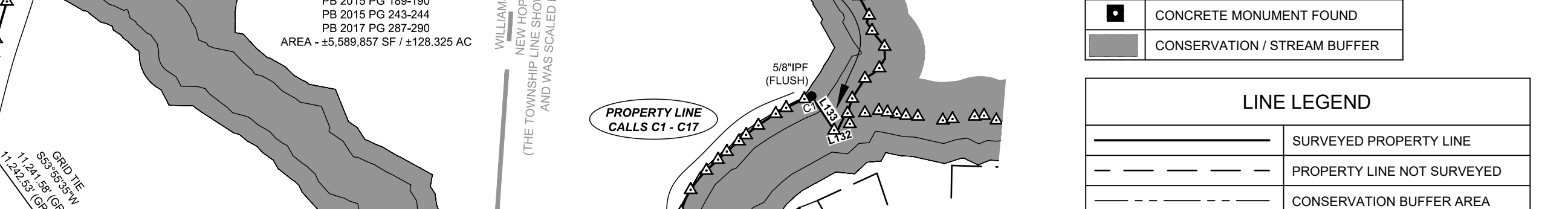


Table with SURVEY CONTROL / GRID TIE NOTES. Provides details on survey methods, accuracy, and grid tie information.

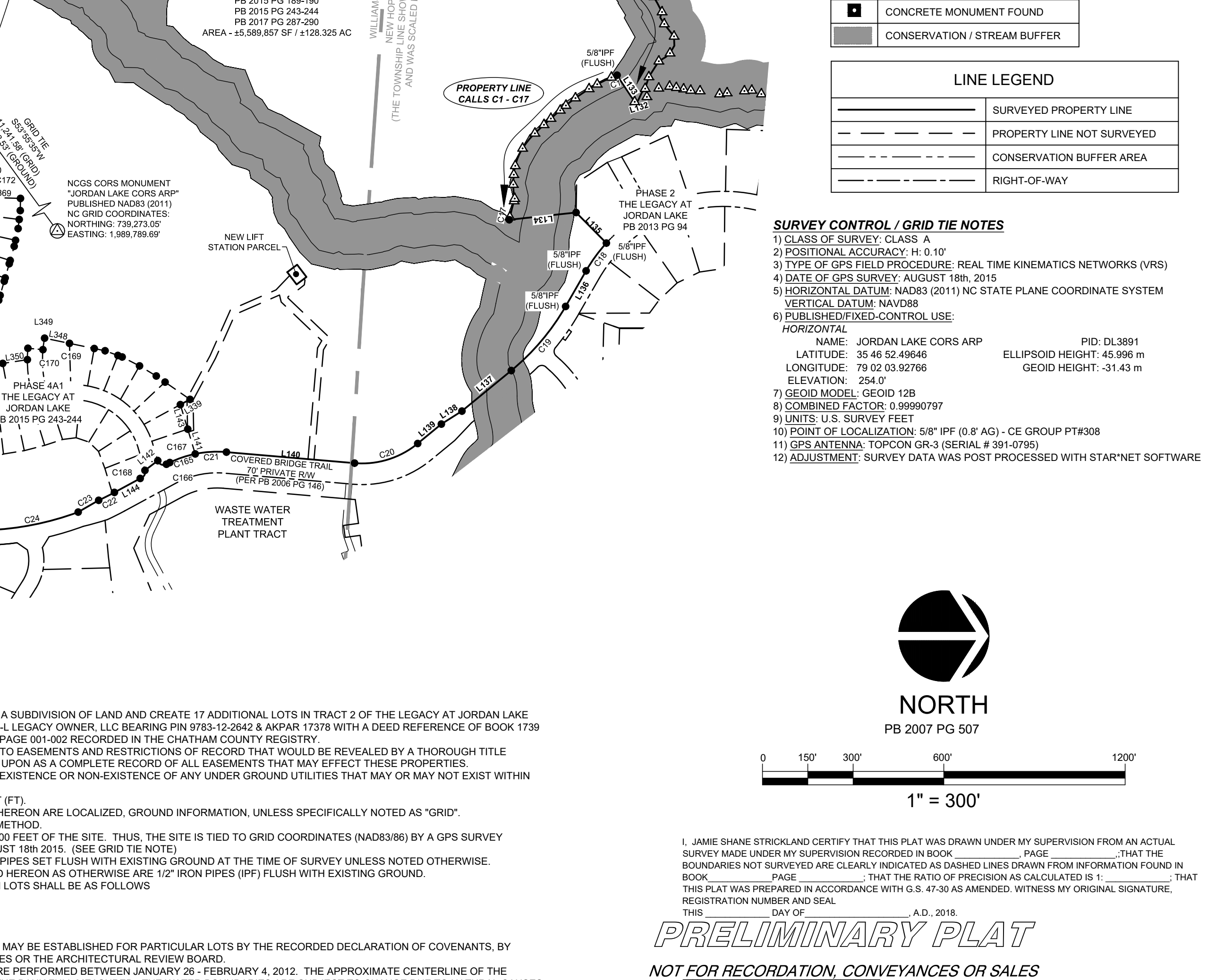


CERTIFICATION OF REVIEW OFFICER. STATE OF NORTH CAROLINA COUNTY OF CHATHAM. REVIEW OFFICER OF CHATHAM COUNTY CERTIFIES THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

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.

CERTIFICATE OF WATER EASEMENT. THE 'LEGACY FALLS DRIVE SOUTH' & 'WINDING CREEK LOOP' ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM.

CERTIFICATION OF OWNERSHIP AND DEDICATION. I (WE) HEREBY CERTIFY THAT I (AM WE) 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.



GENERAL NOTES. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 17 ADDITIONAL LOTS IN TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNER, LLC BEARING PIN 9783-12-2642 & AKPAR 17378 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 001-002 RECORDED IN THE CHATHAM COUNTY REGISTRY.

CE GROUP logo and contact information: 301 GLENWOOD AVE. 220 RALEIGH NC 27603. PHONE: 919-367-8790. FAX: 919-322-0032. www.cegroupinc.com. License # C-1739.

THE LEGACY AT JORDAN LAKE - TRACT 2 SUBDIVISION PLAT - PH5A3 PROPERTY OF F-L LEGACY OWNER, LLC NEW HOPE & WILLIAMS TOWNSHIPS CHATHAM COUNTY - NORTH CAROLINA. Includes survey date: November 14, 2017, scale: 1" = 300', and preliminary plat information.

Line #	Length	Direction
L407	11.71	S47°58'10"W
L408	25.19	S67°15'49"E
L409	11.71	N47°58'10"E

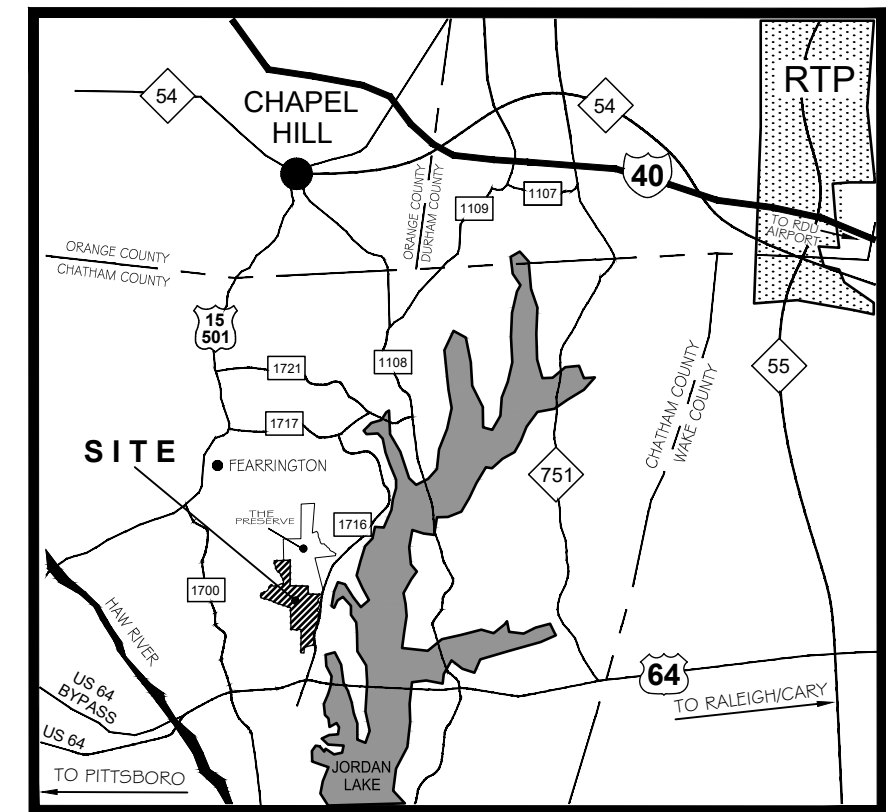
Curve #	Length	Radius	BEARING	CHORD
C182	132.07'	175.00'	S26°20'56"W	128.96'
C183	11.53'	175.00'	S2°50'26"W	11.53'
C184	19.14'	25.00'	S20°58'54"E	18.68'
C185	13.81'	25.00'	S58°44'35"E	13.64'
C186	195.83'	55.00'	S27°25'52"W	107.60'
C187	49.46'	55.00'	S24°48'27"E	47.81'
C188	62.42'	225.00'	N8°54'00"E	62.22'
C189	67.11'	225.00'	S25°23'30"W	66.86'
C190	55.11'	225.00'	S40°57'11"W	54.97'

**GENERAL NOTES**

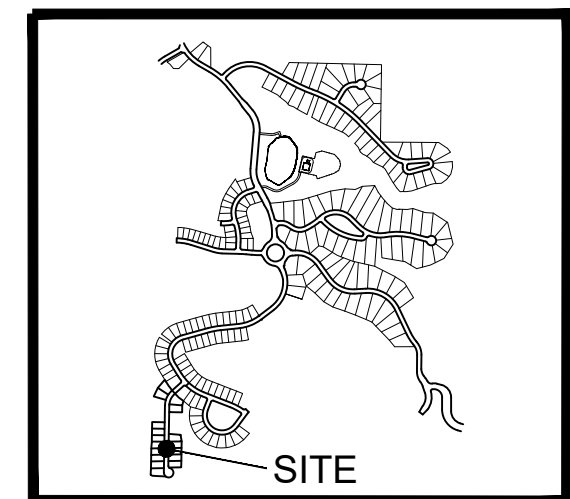
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 17 ADDITIONAL LOTS IN TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNER, LLC BEARING PIN 9783-12-2642 & AKPAR 17378 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 01-002 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".
- AREAS 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) BY A GPS SURVEY PERFORMED BY THE CE GROUP INC ON AUGUST 18th 2015. (SEE GRID TIE NOTE)
- 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.
- MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:  
FRONT YARD SETBACKS: 30 FEET  
SIDE YARD SETBACKS: 7.5 FEET  
CORNER YARD SETBACKS: 15 FEET  
REAR YARD SETBACKS: 20 FEET
- SETBACKS GREATER THAN THESE MINIMUMS MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL REVIEW BOARD.
- LOCATIONS OF ALL WATER BOUNDARIES WERE PERFORMED JANUARY 26 - FEBRUARY 4, 2012. THE APPROXIMATE CENTERLINE OF THE CREEKS WERE LOCATED WITH OFFSETS TO THE BANK FULL MEASURED. THE WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THEY MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- MAINTENANCE OF ALL PRIVATE ROADS SHOWN HEREON, IS THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC.
- MAINTENANCE OF ALL PARK, COMMON, & MEADOW AREAS SHOWN HEREON, ARE THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC. SEE SHEET ONE OF TWO FOR GRID TIE INFORMATION.

LINE LEGEND	
	SURVEYED PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	CONSERVATION BUFFER AREA
	RIGHT-OF-WAY
	UTILITY EASEMENT

SYMBOL LEGEND	
	COMPUTED POINT
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	CONCRETE MONUMENT FOUND

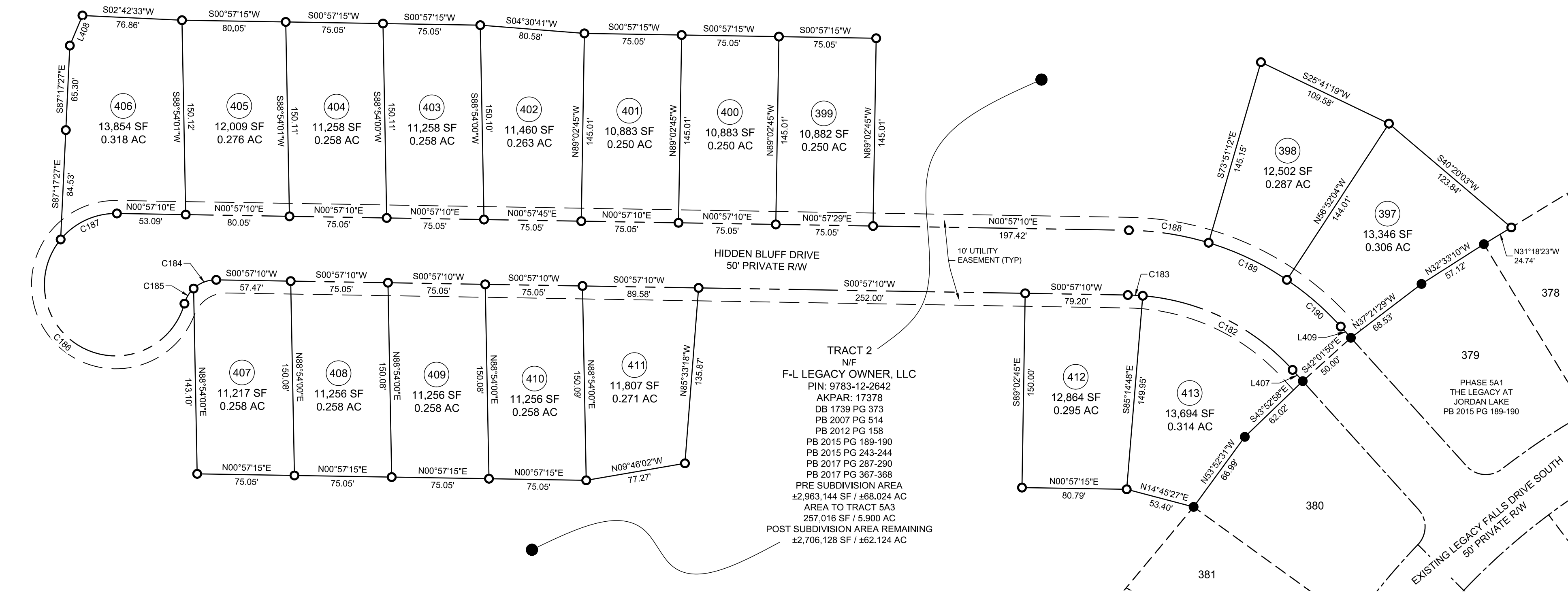


Vicinity Map  
NTS



SITE MAP  
NTS

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES OR SALES



SITE DATA	
TOTAL LOTS	17 RESIDENTIAL LOTS
MINIMUM LOT SIZE	10,882 SF / 0.250 AC
MAXIMUM LOT SIZE	13,854 SF / 0.318 AC
AVERAGE LOT SIZE	11,864 SF / 0.272 AC
NEW PRIVATE RW	55,331 SF / 1.270 AC

**PROPERTY DATA**  
CURRENT OWNER: F-L LEGACY OWNER, LLC  
OWNER ADDRESS: 500 BOYLSTON ST., SUITE 2010  
BOSTON, MA 02116  
SITE ADDRESS: LEGACY FALLS DRIVE SOUTH & COVERED BRIDGE TRAIL - THE LEGACY AT JORDAN LAKE - CHATHAM COUNTY, NORTH CAROLINA  
PIN: 9783-12-2642  
AKPAR: 17378  
GROSS PARCEL AREA: ±2,963,144 SF / ±68.024 AC  
ZONED: PDR-RA-40

**FLOOD CERTIFICATION**  
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL R9792 (CHATHAM COUNTY), BEARING MAP #3710878200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

- SURVEY REFERENCES**
- DEED BOOK 1826 PAGE 156
  - DEED BOOK 1739 PAGE 373
  - DEED BOOK 1438 PAGE 342
  - DEED BOOK 1142 PAGE 701
  - DEED BOOK 918 PAGE 587
  - DEED BOOK 695 PAGE 497
  - PLAT BOOK 2018 PAGE 001-002
  - PLAT BOOK 2017 PAGE 367-368
  - PLAT BOOK 2015 PAGE 189-190
  - PLAT BOOK 2014 PAGE 2007
  - PLAT BOOK 2013 PAGE 194
  - PLAT BOOK 2012 PAGE 158
  - PLAT BOOK 2012 PAGE 10
  - PLAT BOOK 2007 PAGE 514
  - PLAT BOOK 2007 PAGE 513
  - PLAT BOOK 2007 PAGE 511
  - PLAT BOOK 2007 PAGE 507
  - PLAT BOOK 2006 PAGE 149
  - PLAT BOOK 2006 PAGE 148
  - PLAT BOOK 2006 PAGE 146
  - PLAT BOOK 2004 PAGE 414

- ABBREVIATIONS**
- AC ACRES
  - AG ABOVE GROUND
  - BG BELOW GROUND
  - CMF CONCRETE MONUMENT FOUND
  - DB DEED BOOK
  - IPF IRON PIPE FOUND
  - IPS IRON PIPE SET
  - NIF NOW OR FORMERLY
  - PB PLAT BOOK
  - PG PAGE
  - PT PINCHED TOP
  - RW RIGHT-OF-WAY
  - SF SQUARE FEET

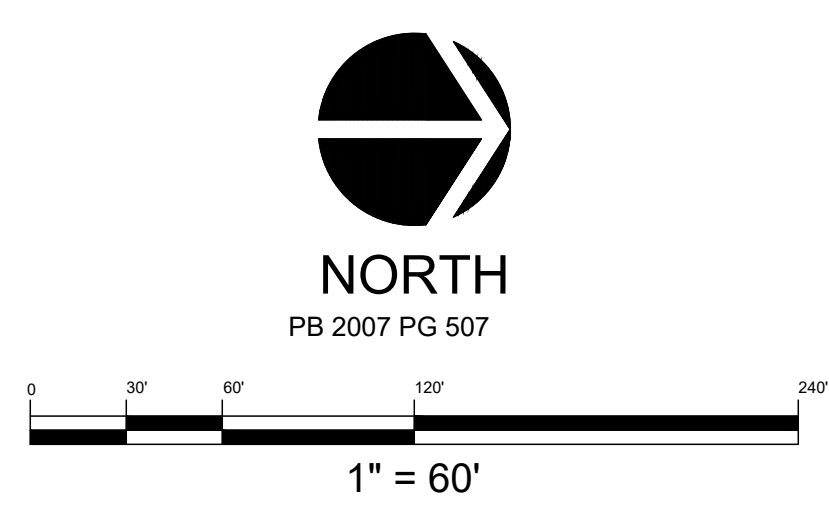
**CERTIFICATE OF WATER EASEMENT**  
THE "HIDDEN BLUFF DRIVE" ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (STREETS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, ETC.) 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 \_\_\_\_\_

**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 OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.  
\_\_\_\_\_, 2018  
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

**CERTIFICATION OF REVIEW OFFICER**  
STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM  
I, \_\_\_\_\_, 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 \_\_\_\_\_

**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.  
\_\_\_\_\_, 2018  
OWNER(S) / AUTHORIZED AGENT \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ COUNTY  
I, \_\_\_\_\_, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



NO.	REVISIONS	DATE

**CE GROUP**  
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THE LEGACY AT JORDAN LAKE - TRACT 2  
SUBDIVISION PLAT - PH5A3  
PROPERTY OF F-L LEGACY OWNER, LLC  
NEW HOPE & WILLIAMS TOWNSHIPS  
CHATHAM COUNTY - NORTH CAROLINA

Survey Date: November 14, 2017  
Scale: 1" = 60'  
Drawn: ARP  
Checked: JSS  
Project No: 330-05  
Computer Dwg. Name: 330-05 PH5A3 Subdivision Plat  
Sheet No: 2  
Of 2