

LINE TABLE with columns: #, BEARING, LENGTH. Lists 180 line segments for the subdivision.

CURVE TABLE with columns: #, RADIUS, LENGTH, CHORD BEARING, CH. LENGTH. Lists 26 curve data points.

LINE / HATCH LEGEND defining symbols for PROPERTY LINE, EASEMENT LINE, FLOODWAY, etc.

SYMBOL LEGEND defining symbols for COMPUTED POINT, PROPERTY CORNER FOUND, PROPERTY CORNER SET.

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS...

CERTIFICATION OF THE APPROVAL OF UTILITIES

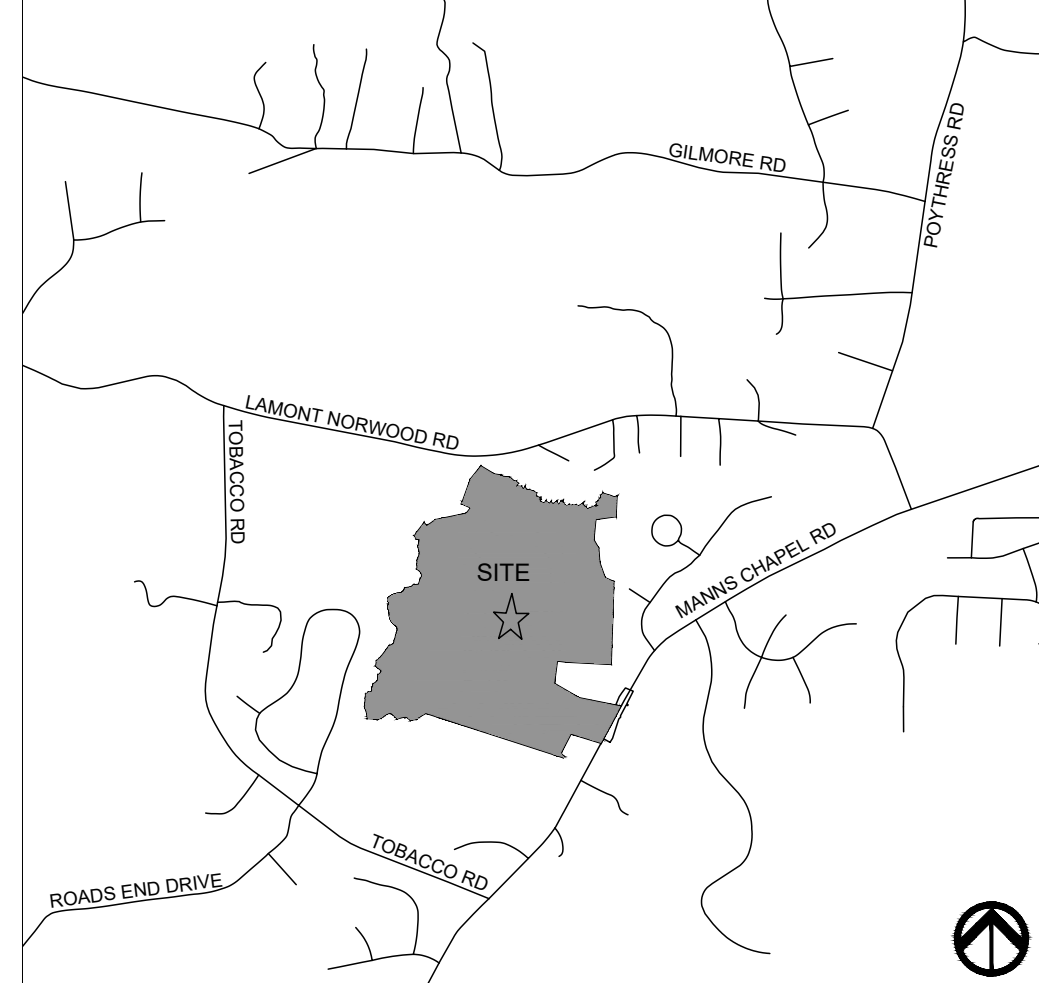
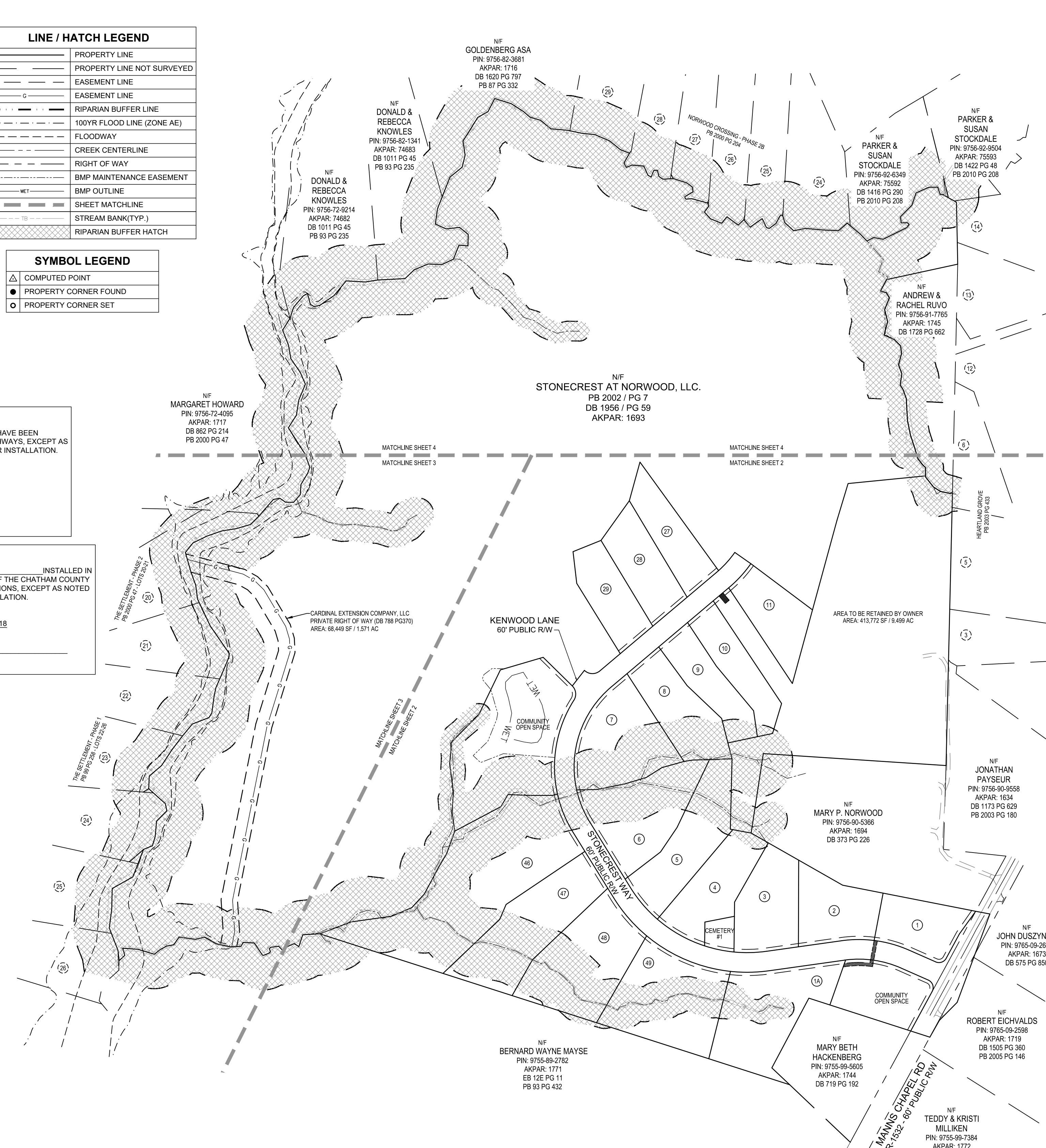
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY...

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...

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (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...



ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) SHOWN ON THIS PLAT FOR HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1900 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS...

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...

CERTIFICATION OF REVIEW OFFICER

I, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING...

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (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...

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...

GENERAL NOTES 1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 18 RESIDENTIAL LOTS, 2 COMMUNITY OPEN SPACE LOTS, 1 CEMETERY LOT, AND 1 OFFSITE SEPTIC LOT ON THE PROPERTY OF STONECREST AT NORWOOD, LLC...

AREA SUMMARY AREA: 2,038,522 SF / 46.798 AC. AREA IN NEW LOTS: 1,228,750 SF / 28.208 AC.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

PROPERTY DATA CURRENT OWNER: STONECREST AT NORWOOD, LLC. SITE ADDRESS: 2605 MANNIS CHAPEL ROAD, PITTSBORO, NC 27312.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

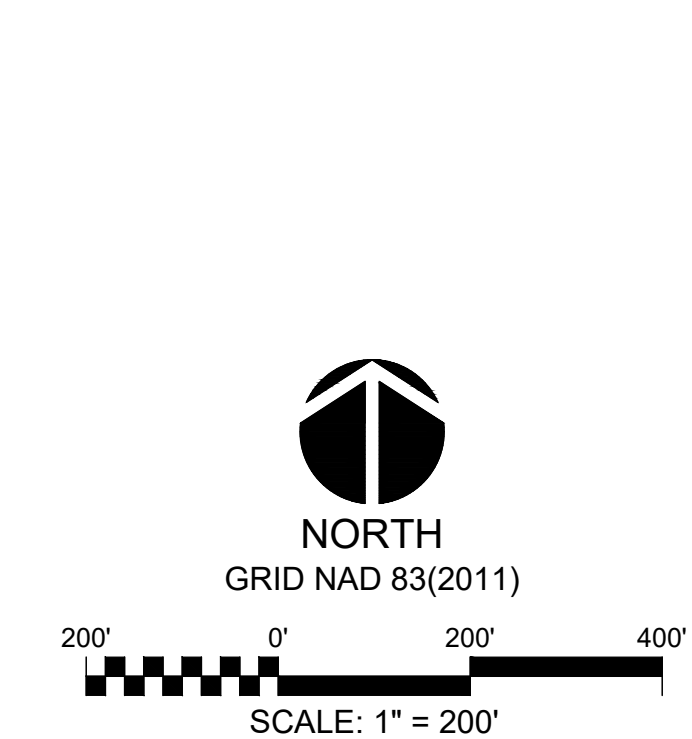
ABBREVIATIONS AC: ACRES, AG: ABOVE GROUND, BG: BELOW GROUND, etc.

Table with columns: NO., DATE, REVISIONS. Shows 3 revisions.

CE GROUP logo and contact information: 301 GLENWOOD AVE. 220 RALEIGH, NC 27603. Phone: 919-367-8790. Fax: 919-322-0032.

MAJOR SUBDIVISION PLAT STONECREST AT NORWOOD - PHASE 1. PROPERTY OF STONECREST AT NORWOOD, LLC. BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA.

Survey Date: NOVEMBER 30, 2017. Scale: 1" = 200'. Drawn by: ARP. Checked by: JSS. Project No.: 127-209. Computer Dwg. Name: 127-209_Norwood_Subdivision.dwg. Sheet No.: 1 of 4.



STONECREST @ NORWOOD PHASE 1. NUMBER OF LOTS = 18. LARGEST LOT #46 = 171,790 SF / 3.944 AC. SMALLEST LOT #10 = 40,119 SF / 0.921 AC. AVERAGE LOT SIZE = 68,264 SF / 1.567 AC. TOTAL AREA TO BE SUBDIVIDED = 1,611,907 SF / 37.004 AC. TOTAL AREA TO REMAIN FOR FUTURE DEVELOPMENT = 3,121,915 SF / 71.669 AC.

FLOOD CERTIFICATION UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9746 & 9755 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710974600K & #3710975500K DATED NOVEMBER 17, 2017: THE SUBJECT PROPERTY LIES IN ZONE "X" ZONE "AE" AND ZONE "AE" (FLOODWAY).

SCALE: 1" = 200'

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 18 RESIDENTIAL LOTS, 2 COMMUNITY OPEN SPACE LOTS, 1 CEMETERY LOT, AND 1 OFFSITE SEPTIC LOT ON THE PROPERTY OF STONECREST AT NORWOOD, LLC BEARING PIN 9756-81-5524 & AKPAR 1693 WITH A DEED REFERENCE OF BOOK 1956 PAGE 59 & PLAT REFERENCE OF BOOK 2002 PAGE 7 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 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 OCTOBER 11th 2016. (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: 40 FEET
SIDE YARD SETBACKS: 25 FEET
CORNER YARD SETBACKS: 40 FEET
REAR YARD SETBACKS: 25 FEET
- MAINTENANCE OF COMMUNITY SPACE & STORMWATER FEATURES SHOWN HERE ON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA.
- MAINTENANCE OF NEW PUBLIC ROAD SHOWN HEREON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA UNTIL NCDOT HAS OFFICIALLY TAKEN OVER.
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT.
- SEE SHEET 1 FOR OVERALL BOUNDARY, LINE TABLES, SIGNATURES AND SHEET LAYOUT.

PROPERTY DATA
CURRENT OWNER: STONECREST AT NORWOOD, LLC.
SITE ADDRESS: 2805 MANNIS CHAPEL ROAD
PITTSBORO, NC 27312
PIN: 9756-81-5524
AKPAR: 1693
PARCEL AREA: 5,101,574 SF / 117.116 AC
ZONING: R-1 (RESIDENTIAL)

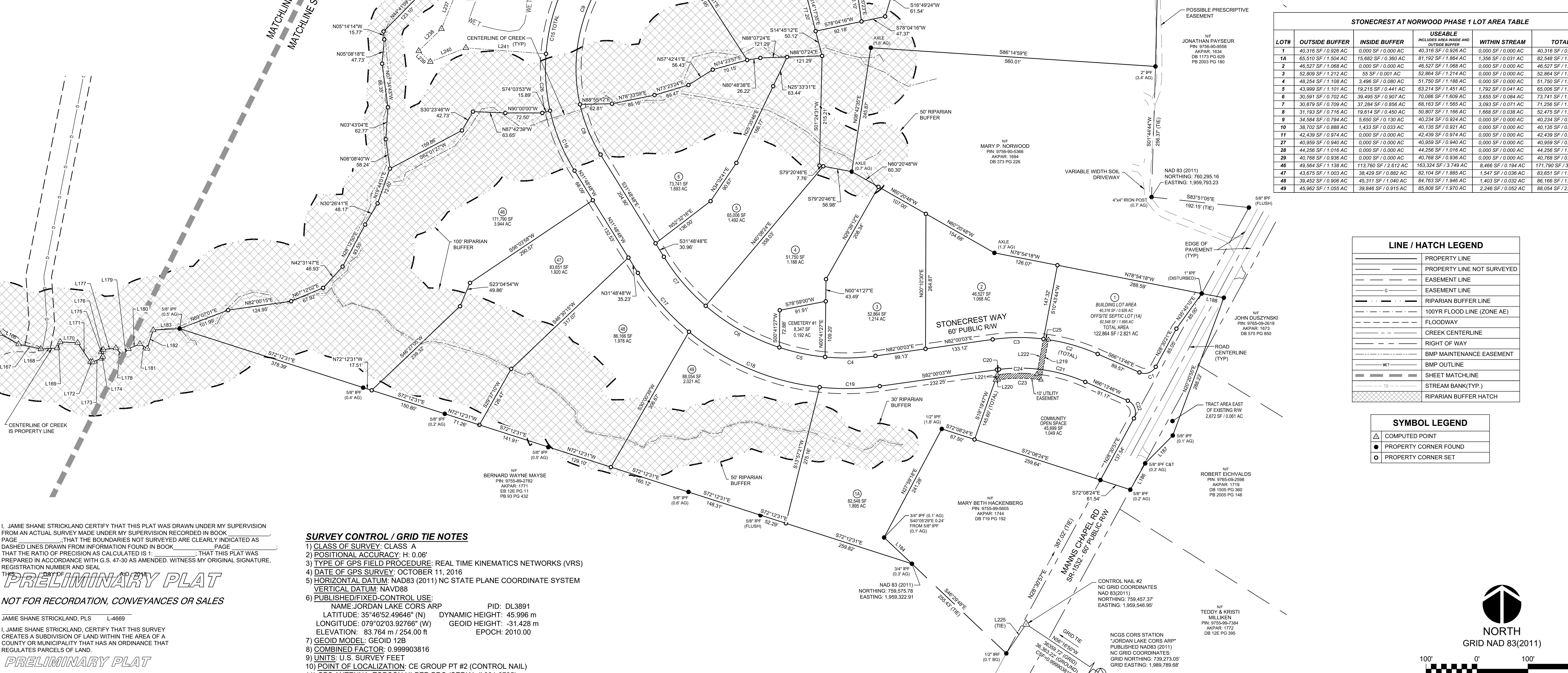
SURVEY REFERENCES
PLAT BOOK 97 PAGE 333
PLAT BOOK 93 PAGE 432
PLAT BOOK 99 PAGE 258
PLAT BOOK 2000 PAGE 204
PLAT BOOK 2002 PAGE 7 (CURRENT)
PLAT BOOK 2003 PAGE 180
PLAT BOOK 2003 PAGE 433
PLAT BOOK 2010 PAGE 208
DEED BOOK 373 PAGE 226
DEED BOOK 788 PAGE 370
DEED BOOK 1327 PAGE 981
DEED BOOK 1956 PAGE 59 (CURRENT)

ABBREVIATIONS

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- C&T CAP AND TACK
- DB DEED BOOK
- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- N/F NOW OR FORMERLY
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC PAGE
- PKF PARKER KAYLON NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TYP TYPICAL
- W/ WITH

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9746 & 9755 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710974600K & #3710975500K DATED NOVEMBER 17, 2017: THE SUBJECT PROPERTY LIES IN ZONE "X", ZONE "AE", AND ZONE "AE" (FLOODWAY).



STONECREST AT NORWOOD PHASE 1 LOT AREA TABLE

LOT#	OUTSIDE BUFFER	INSIDE BUFFER	USEABLE (INCLUDES AREA INSIDE AND OUTSIDE BUFFER)	WITHIN STREAM	TOTAL
1	40,316 SF / 0.926 AC	0,000 SF / 0.000 AC	40,316 SF / 0.926 AC	0,000 SF / 0.000 AC	40,316 SF / 0.926 AC
1A	65,510 SF / 1.504 AC	15,882 SF / 0.360 AC	81,392 SF / 1.864 AC	1,356 SF / 0.031 AC	82,748 SF / 1.895 AC
2	46,527 SF / 1.068 AC	0,000 SF / 0.000 AC	46,527 SF / 1.068 AC	0,000 SF / 0.000 AC	46,527 SF / 1.068 AC
3	52,809 SF / 1.212 AC	85 SF / 0.001 AC	52,894 SF / 1.213 AC	0,000 SF / 0.000 AC	52,894 SF / 1.213 AC
4	48,254 SF / 1.108 AC	3,496 SF / 0.080 AC	51,750 SF / 1.188 AC	0,000 SF / 0.000 AC	51,750 SF / 1.188 AC
5	43,999 SF / 1.014 AC	19,215 SF / 0.441 AC	63,214 SF / 1.455 AC	1,792 SF / 0.041 AC	65,006 SF / 1.492 AC
6	30,591 SF / 0.702 AC	39,495 SF / 0.907 AC	70,086 SF / 1.609 AC	3,655 SF / 0.084 AC	73,741 SF / 1.693 AC
7	30,879 SF / 0.708 AC	0,000 SF / 0.000 AC	30,879 SF / 0.708 AC	3,093 SF / 0.071 AC	33,972 SF / 0.779 AC
8	31,193 SF / 0.716 AC	19,614 SF / 0.450 AC	50,807 SF / 1.166 AC	1,668 SF / 0.038 AC	52,475 SF / 1.204 AC
9	34,584 SF / 0.794 AC	5,650 SF / 0.130 AC	40,234 SF / 0.924 AC	0,000 SF / 0.000 AC	40,234 SF / 0.924 AC
10	38,702 SF / 0.886 AC	1,433 SF / 0.033 AC	40,135 SF / 0.919 AC	0,000 SF / 0.000 AC	40,135 SF / 0.919 AC
11	42,439 SF / 0.974 AC	0,000 SF / 0.000 AC	42,439 SF / 0.974 AC	0,000 SF / 0.000 AC	42,439 SF / 0.974 AC
27	40,959 SF / 0.940 AC	0,000 SF / 0.000 AC	40,959 SF / 0.940 AC	0,000 SF / 0.000 AC	40,959 SF / 0.940 AC
28	44,256 SF / 1.016 AC	0,000 SF / 0.000 AC	44,256 SF / 1.016 AC	0,000 SF / 0.000 AC	44,256 SF / 1.016 AC
46	49,564 SF / 1.136 AC	0,000 SF / 0.000 AC	49,564 SF / 1.136 AC	0,000 SF / 0.000 AC	49,564 SF / 1.136 AC
47	43,675 SF / 1.003 AC	38,429 SF / 0.882 AC	82,104 SF / 1.885 AC	1,547 SF / 0.036 AC	83,651 SF / 1.921 AC
48	39,452 SF / 0.906 AC	45,311 SF / 1.040 AC	84,763 SF / 1.946 AC	1,403 SF / 0.032 AC	86,166 SF / 1.978 AC
49	45,962 SF / 1.054 AC	39,846 SF / 0.915 AC	85,808 SF / 1.970 AC	2,246 SF / 0.052 AC	88,054 SF / 2.022 AC

LINE / HATCH LEGEND

- PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- EASEMENT LINE
- EASEMENT LINE
- RIPIARIAN BUFFER LINE
- 100YR FLOOD LINE (ZONE AE)
- FLOODWAY
- CREEK CENTERLINE
- RIGHT OF WAY
- BMP MAINTENANCE EASEMENT
- BMP OUTLINE
- SHEET MATCHLINE
- STREAM BANK (TYP.)
- RIPIARIAN BUFFER HATCH

SYMBOL LEGEND

- COMPUTED POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET

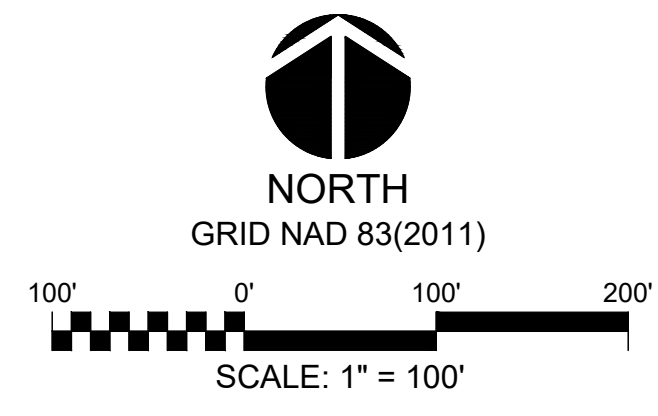
I, JAMIE SHANE STRICKLAND CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK PAGE THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED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

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

SURVEY CONTROL / GRID TIE NOTES

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: H: 0.06"
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (RTS)
- DATE OF GPS SURVEY: OCTOBER 11, 2016
- HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM VERTICAL DATUM: NAVD88
- PUBLISHED/FIXED-CONTROL USE:
NAME: JORDAN LAKE CORS ARP PID: DL3891
LATITUDE: 35°46'52.49646" (N) DYNAMIC HEIGHT: 45.996 m
LONGITUDE: 079°02'03.92766" (W) GEOID HEIGHT: -31.428 m
ELEVATION: 83.764 m / 254.00 ft EPOCH: 2010.00
- GEOID MODEL: GEOID 12B
- COMBINED FACTOR: 0.999903816
- UNITS: U.S. SURVEY FEET
- POINT OF LOCALIZATION: CE GROUP PT #2 (CONTROL NAIL)
- GPS ANTENNA: TOPCON HI-PR PRO (SERIAL # 391-0795)
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED TRIMBLE BUSINESS CENTER.

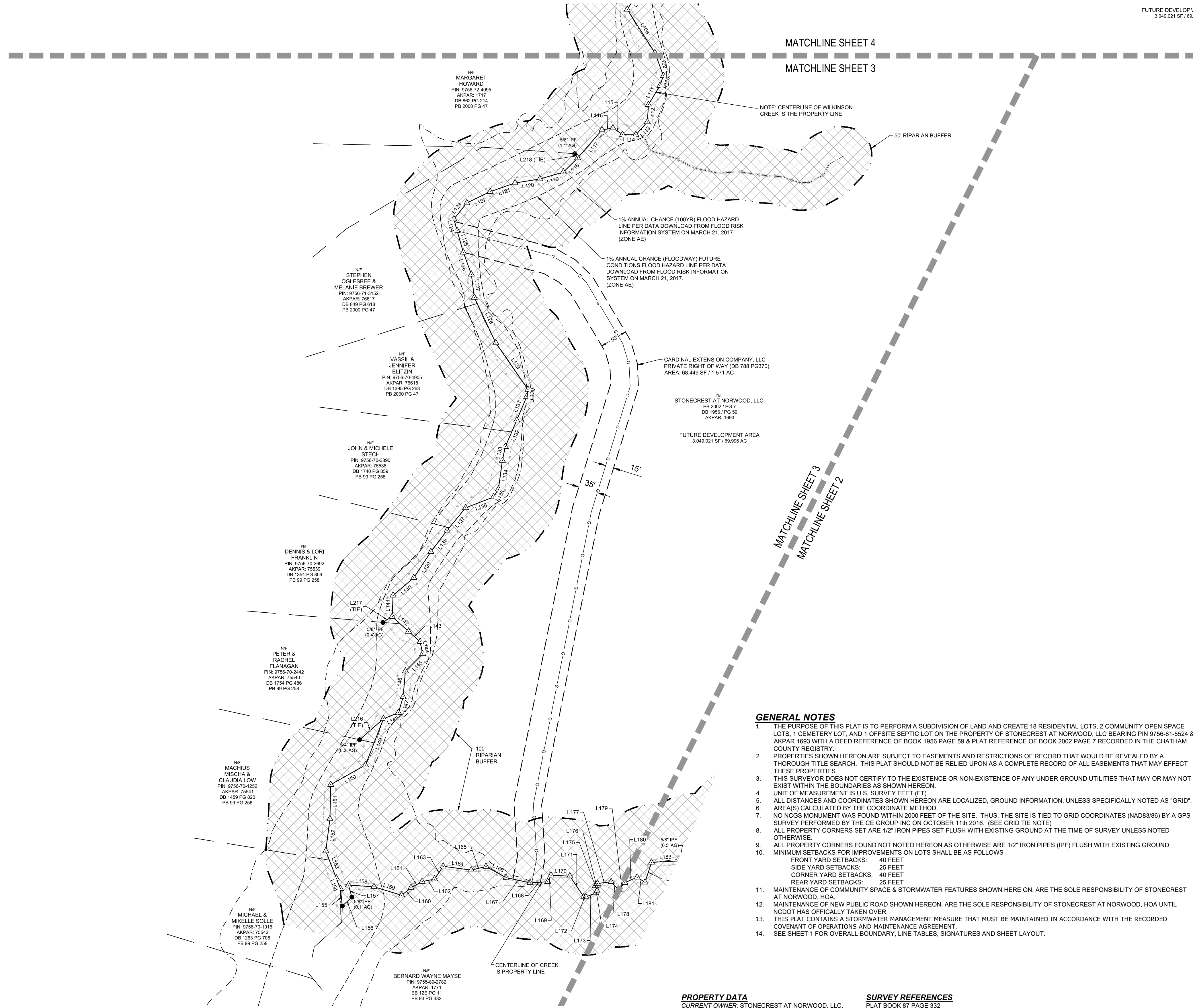


NO.	REVISIONS	DATE
2	ADDED TEMPORARY TURN AROUND, AND UPDATED FLOOD ZONE	3/21/18
1	EDITED LOT 1A AND COMMUNITY SPACE	3/19/18

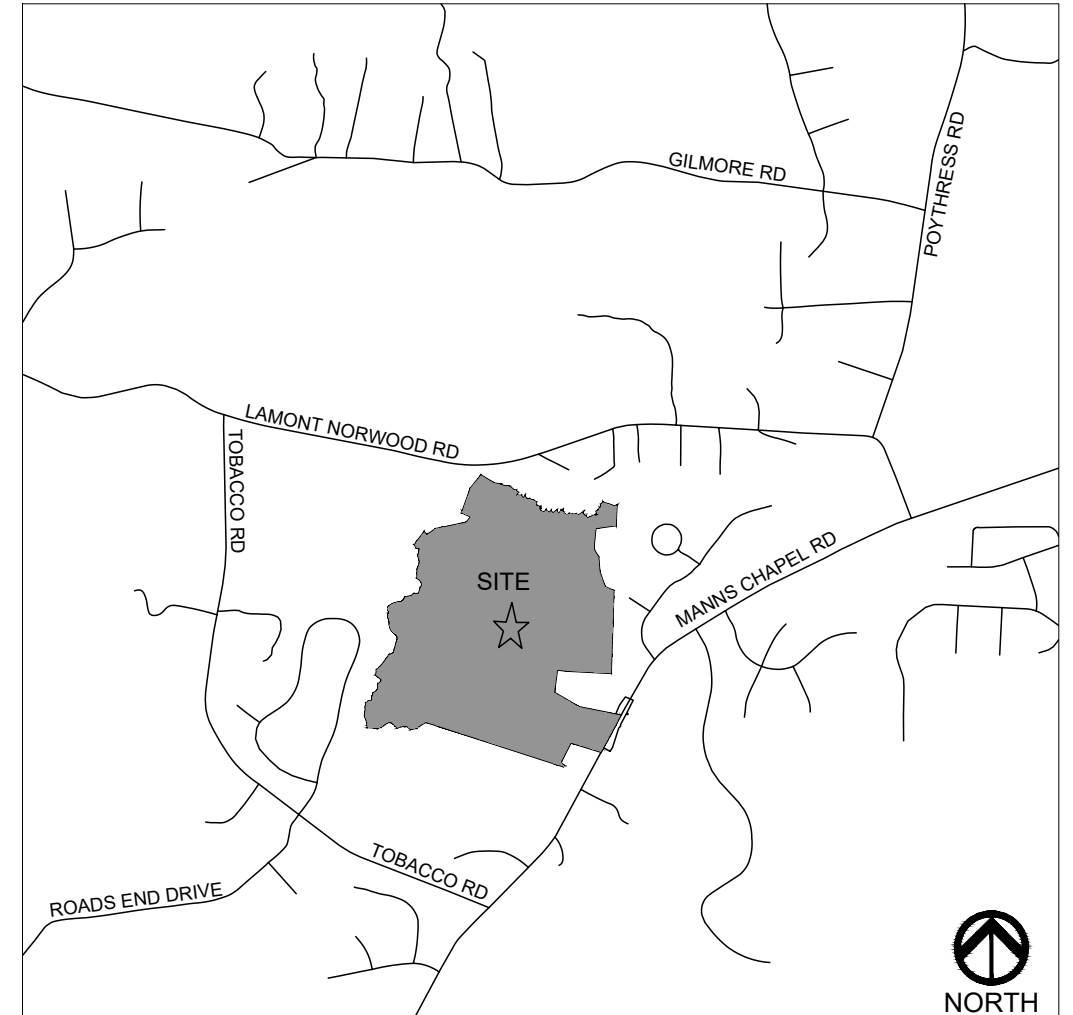
CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

MAJOR SUBDIVISION PLAT
STONECREST AT NORWOOD - PHASE 1
PROPERTY OF
STONECREST AT NORWOOD, LLC.
BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: NOVEMBER 30, 2017
Scale: 1" = 100'
Drawn: ARP
Checked: JSS
Project No: 127-209
Computer Dwg. Name: 127-209_Norwood_Subdivision.dwg
Sheet No: 2 Of 4



FUTURE DEVELOPM
3,049,021 SF / 69.9 AC



VICINITY MAP
NTS

NO.	REVISIONS	DATE
2	ADDED TEMPORARY TURN AROUND, AND UPDATED FLOOD ZONE	3/2/17 LB
1	EDITED LOT 1A AND COMMUNITY SPACE	3/19/18

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

**MAJOR SUBDIVISION PLAT
STONECREST AT NORWOOD - PHASE 1
PROPERTY OF
STONECREST AT NORWOOD, LLC.
BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA**

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 18 RESIDENTIAL LOTS, 2 COMMUNITY OPEN SPACE LOTS, 1 CEMETERY LOT, AND 1 OFFSITE SEPTIC LOT ON THE PROPERTY OF STONECREST AT NORWOOD, LLC BEARING PIN 9756-81-5524 & AKPAR 1693 WITH A DEED REFERENCE OF BOOK 1956 PAGE 59 & PLAT REFERENCE OF BOOK 2002 PAGE 7 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".
- AREAS(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) BY A GPS SURVEY PERFORMED BY THE CE GROUP INC ON OCTOBER 11th 2016. (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: 40 FEET
SIDE YARD SETBACKS: 25 FEET
CORNER YARD SETBACKS: 40 FEET
REAR YARD SETBACKS: 25 FEET
- MAINTENANCE OF COMMUNITY SPACE & STORMWATER FEATURES SHOWN HEREON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA.
- MAINTENANCE OF NEW PUBLIC ROAD SHOWN HEREON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA UNTIL NCDOT HAS OFFICIALLY TAKEN OVER.
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT.
- SEE SHEET 1 FOR OVERALL BOUNDARY, LINE TABLES, SIGNATURES AND SHEET LAYOUT.

PROPERTY DATA

CURRENT OWNER: STONECREST AT NORWOOD, LLC.
SITE ADDRESS: 2605 MANN'S CHAPEL ROAD
PITTSBORO, NC 27312
PIN: 9756-81-5524
AKPAR: 1693
PARCEL AREA: 5,101,574 SF / 117.116 AC
ZONING: R-1 (RESIDENTIAL)

SURVEY REFERENCES

PLAT BOOK 81 PAGE 332
PLAT BOOK 93 PAGE 235
PLAT BOOK 93 PAGE 432
PLAT BOOK 99 PAGE 258
PLAT BOOK 2000 PAGE 204
PLAT BOOK 2002 PAGE 7 (CURRENT)
PLAT BOOK 2003 PAGE 180
PLAT BOOK 2003 PAGE 433
PLAT BOOK 2010 PAGE 208
DEED BOOK 373 PAGE 226
DEED BOOK 788 PAGE 370
DEED BOOK 1327 PAGE 981
DEED BOOK 1956 PAGE 59 (CURRENT)

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9746 & 9755 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710974600K & #3710975500K DATED NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X", ZONE "AE", AND ZONE "AE" (FLOODWAY).

ABBREVIATIONS

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- C&T CAP AND TACK
- DB DEED BOOK
- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- NIF NOW OR FORMERLY
- NTS NOT TO SCALE
- PB PLAT BOOK
- PG PAGE
- PKF PARKER KAYLON NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TYP TYPICAL
- W/ WITH

SYMBOL LEGEND

- ▲ COMPUTED POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET

LINE / HATCH LEGEND

	PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	EASEMENT LINE
	EASEMENT LINE
	RIPARIAN BUFFER LINE
	100YR FLOOD LINE (ZONE AE)
	FLOODWAY
	CREEK CENTERLINE
	RIGHT OF WAY
	BMP MAINTENANCE EASEMENT
	BMP OUTLINE
	SHEET MATCHLINE
	STREAM BANK(TYP.)
	RIPARIAN BUFFER HATCH

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. 47-39 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

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

NORTH
GRID NAD 83(2011)

SCALE: 1" = 100'

Survey Date: NOVEMBER 30, 2017

Scale: 1" = 100'

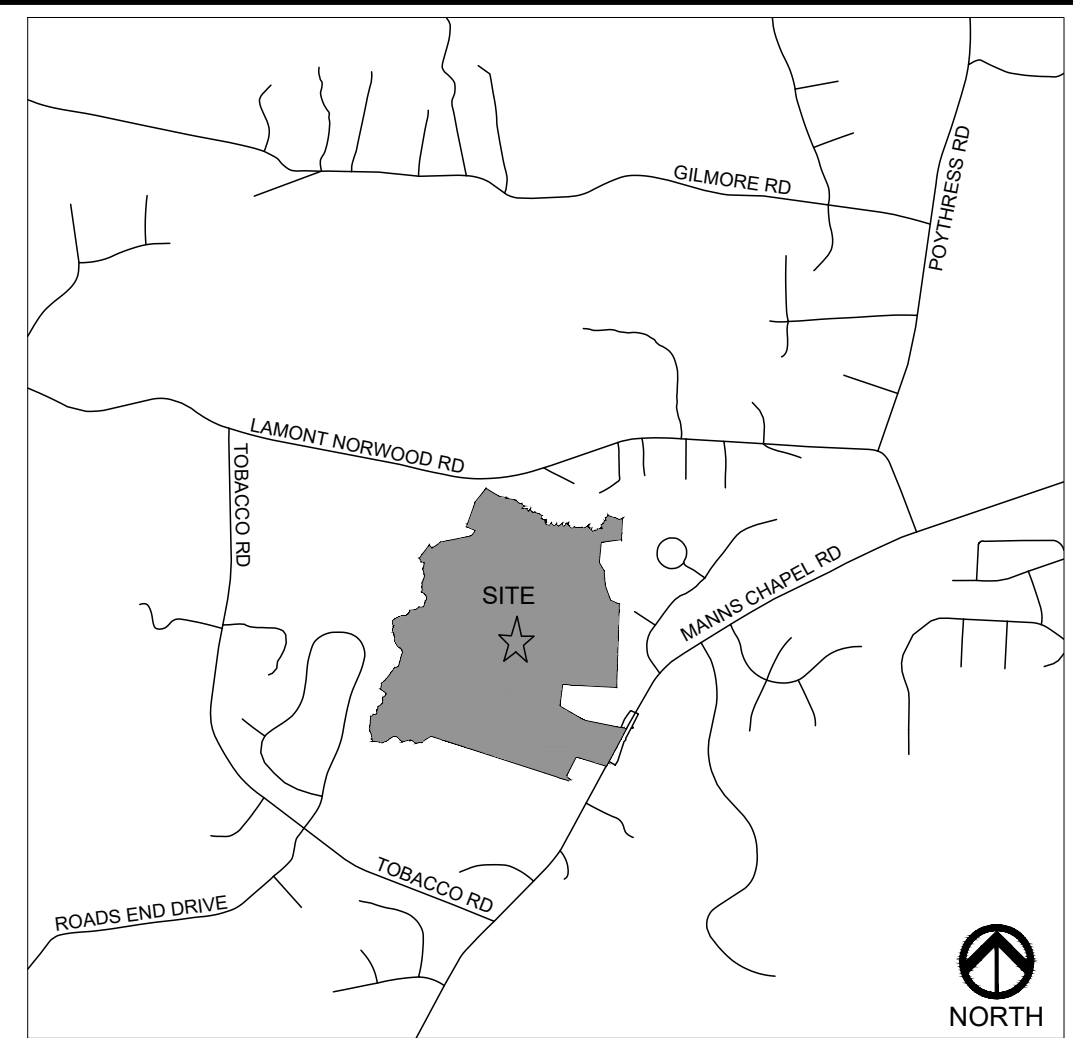
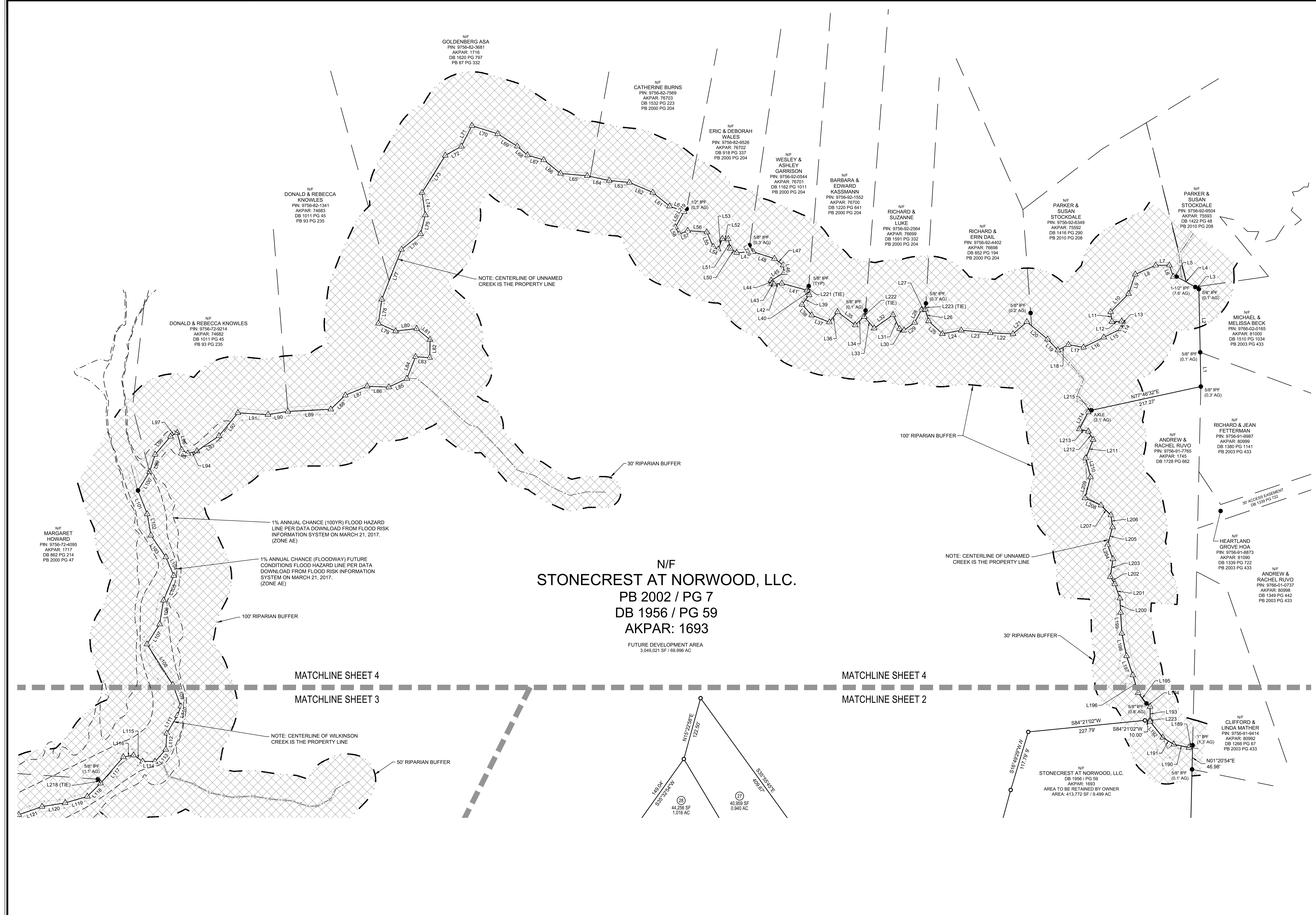
Drawn: ARP

Checked: JSS

Project No. 127-209

Computer Dwg. Name 127-209_Norwood_Subdivision.dwg

Sheet No. 3 Of 4



NO.	DATE	REVISIONS
2	3/21/16	ADDED TEMPORARY TURN AROUND, AND UPDATED FLOOD ZONE
1	3/19/16	EDITED LOT 1A AND COMMUNITY SPACE

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

**MAJOR SUBDIVISION PLAT
STONECREST AT NORWOOD - PHASE 1**

**PROPERTY OF
STONECREST AT NORWOOD, LLC**

BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

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

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 18 RESIDENTIAL LOTS, 2 COMMUNITY OPEN SPACE LOTS, 1 CEMETERY LOT, AND 1 OFFSITE SEPTIC LOT ON THE PROPERTY OF STONECREST AT NORWOOD, LLC BEARING PIN 9756-81-5524 & AKPAR 1693 WITH A DEED REFERENCE OF BOOK 1956 PAGE 59 & PLAT REFERENCE OF BOOK 2002 PAGE 7 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) BY A GPS SURVEY PERFORMED BY THE CE GROUP INC ON OCTOBER 11th 2016. (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: 40 FEET
SIDE YARD SETBACKS: 25 FEET
CORNER YARD SETBACKS: 40 FEET
REAR YARD SETBACKS: 25 FEET
 - MAINTENANCE OF COMMUNITY SPACE & STORMWATER FEATURES SHOWN HERE ON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA.
 - MAINTENANCE OF NEW PUBLIC ROAD SHOWN HEREON, ARE THE SOLE RESPONSIBILITY OF STONECREST AT NORWOOD, HOA UNTIL NCDOT HAS OFFICIALLY TAKEN OVER.
 - THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT.
 - SEE SHEET 1 FOR OVERALL BOUNDARY, LINE TABLES, SIGNATURES AND SHEET LAYOUT.

- PROPERTY DATA**
- CURRENT OWNER: STONECREST AT NORWOOD, LLC.
SITE ADDRESS: 2605 MANNA CHAPEL ROAD
PITTSBORO, NC 27312
PIN: 9756-81-5524
AKPAR: 1693
PARCEL AREA: 5,101,574 SF / 117.116 AC
ZONING: R-1 (RESIDENTIAL)
- ABBREVIATIONS**
- AC ACRES
 - AG ABOVE GROUND
 - BG BELOW GROUND
 - C&T CAP AND TACK
 - DB DEED BOOK
 - IBF IRON BAR FOUND
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - NF NOW OR FORMERLY
 - NTS NOT TO SCALE
 - PB PLAT BOOK
 - PG PAGE
 - PKF PARKER KAYLON NAIL FOUND
 - RW RIGHT-OF-WAY
 - SF SQUARE FEET
 - TYP TYPICAL
 - WI WITH

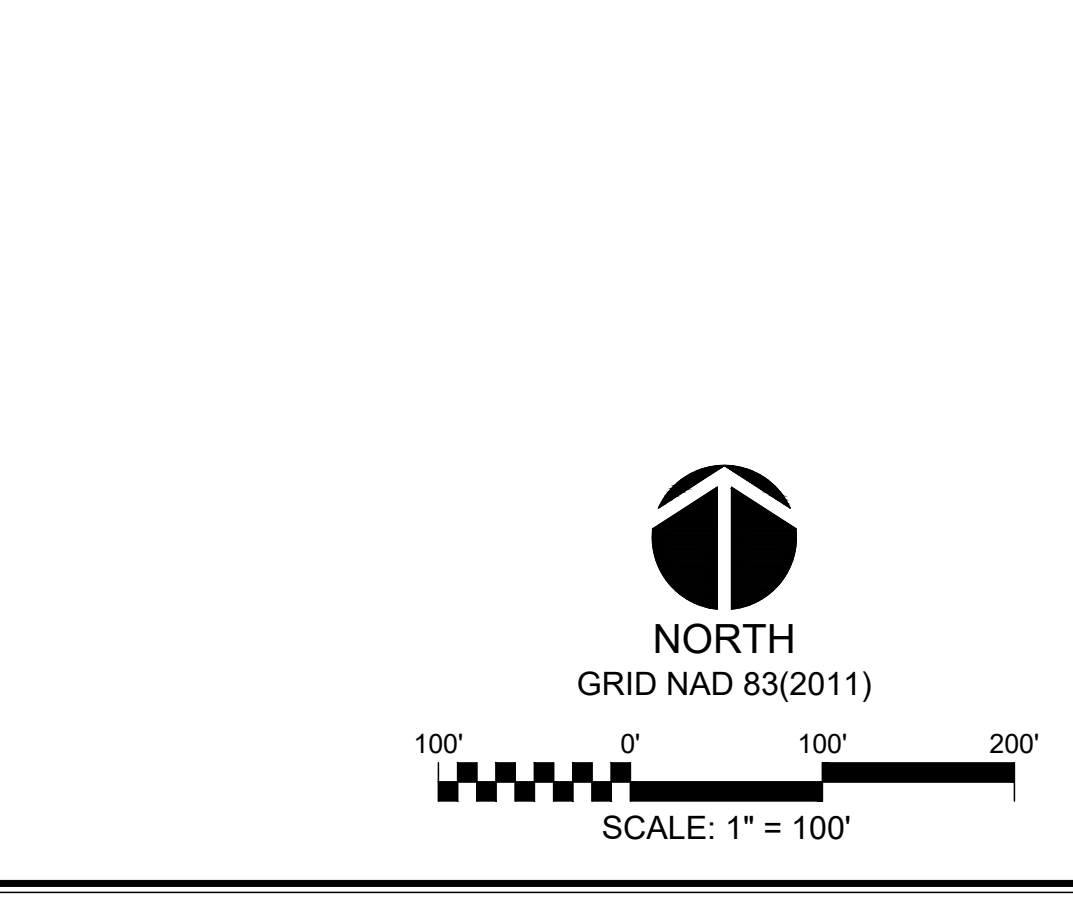
- SURVEY REFERENCES**
- PLAT BOOK 87 PAGE 332
PLAT BOOK 93 PAGE 235
PLAT BOOK 93 PAGE 432
PLAT BOOK 99 PAGE 298
PLAT BOOK 2000 PAGE 204
PLAT BOOK 2002 PAGE 7 (CURRENT)
PLAT BOOK 2003 PAGE 180
PLAT BOOK 2003 PAGE 433
PLAT BOOK 2010 PAGE 208
DEED BOOK 373 PAGE 226
DEED BOOK 788 PAGE 970
DEED BOOK 1327 PAGE 981
DEED BOOK 1956 PAGE 59 (CURRENT)
- FLOOD CERTIFICATION**
- UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9746 & 9755 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710974600K & #3710975500K DATED NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X", ZONE "AE", AND ZONE "AE" (FLOODWAY).

LINE / HATCH LEGEND

	PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	EASEMENT LINE
	EASEMENT LINE
	RIPARIAN BUFFER LINE
	100YR FLOOD LINE (ZONE AE)
	FLOODWAY
	CREEK CENTERLINE
	RIGHT OF WAY
	BMP MAINTENANCE EASEMENT
	BMP OUTLINE
	SHEET MATCHLINE
	STREAM BANK(TYP.)
	RIPARIAN BUFFER HATCH

SYMBOL LEGEND

	COMPUTED POINT
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET



Survey Date: NOVEMBER 30, 2017

Scale: 1" = 100'

Drawn: ARP

Checked: J55

Project No: 127-209

Computer Dwg. Name: 127-209_Norwood_Subdivision.dwg

Sheet No: **4** Of 4