LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°27'31"W	93.70'
L2	N72°32'54"W	102.21'
L3	N78°20'15"W	37.57'
L4	N73°48'24"W	100.78'
L5	N73°10'49"W	103.26'
L6	N68°51'04"W	77.26'
L7	N50°08'16"W	11.64'
L8	N79°55'27"W	16.78'
L9	N57°31'28"W	9.96'
L10	N80°53'44"W	24.86'
L11	N54°07'02"W	26.57'
L12	N68°44'53"W	25.85'
L13	N57°57'17"W	40.57'
L14	N75°50'24"W	136.59'
L15	N83°59'30"W	26.98'
L16	N74°17'13"W	34.69'
L17	S75°43'23"W	12.18'
L18	N68°18'05"W	32.47'
L19	N53°16'41"W	16.25'
L20	N77°48'21"W	6.41'
L21	N44°25'39"W	18.17'
L22	N45°40'46"W	37.50'
L23	N57°21'34"W	40.18'
L24	N62°48'08"W	73.91'
L25	N60°53'21"W	44.46'
L26	N66°59'18"W	27.60'
L27	N58°44'23"W	16.59'
L28	N68°50'56"W	45.17'
L29	N69°21'07"W	40.66'
L30	N67°27'06"W	157.06'
L31	N61°10'16"W	45.31'
L32	N63°34'38"W	42.88'
L33	N68°10'24"W	63.07'
L34	N74°59'19"W	231.00'
L35	N73°38'08"W	84.04'
L36	N73°13'37"W	66.51'
L37	N75°49'48"W	323.96'
L38	N78°59'36"W	134.59'
L39	N79°24'58"W	197.71'
L40	N00°49'40"E	505.37'
L41	N42°52'06"E	28.81'
L42	N60°58'09"E	47.06'
L43	S78°52'34"E	59.72'
L44	N88°26'22"E	67.75'
L45	N70°49'32"E	59.85'
L46	N63°54'21"E	85.58'
L47	N71°35'05"E	85.76'
L48	N65°22'38"E	154.02'
L49	N55°49'55"E	47.39'
L50	N63°01'17"E	45.35'
L51	N41°11'51"E	102.83'
L52	N58°41'59"E	31.00'
L53	N32°36'55"E	18.94'
L54	N66°15'52"E	40.42'
L55	N38°29'53"E	42.68'
L56	N09°23'01"E	40.94'
L57	N24°45'36"E	30.77'
L58	N32°25'16"E	48.76'
L59	N73°04'28"E	30.96'
L60	N26°23'01"E	34.85'
L61	N06°24'51"W	46.75'
L62	N18°02'46"E	52.51'
L63	N32°56'25"E	171.44'
L64	N41°15'19"E	22.21'
L65	N46°23'01"E	11.47'
L66	N32°08'03"E	13.51'
L67	N38°57'47"E	32.29'
L68	N39°35'37"E	13.01'

LINE TABLE		
LINE	BEARING	LENGTH
L69	N36°55'47"E	22.59'
L70	N42°00'03"E	20.02'
L71	N29°05'18"E	19.49'
L72	N03°03'10"W	7.62'
L73	N46°30'35"E	9.57'
L74	S67°29'32"E	8.85'
L75	S83°17'09"E	5.61'
L76	S26°57'24"E	8.54'
L77	N85°09'47"E	7.64'
L78	N74°59'41"E	13.18'
L79	S33°38'39"E	19.39'
L80	S55°28'44"E	27.48'
L81	S58°45'44"E	23.96'
L82	S74°47'34"E	16.01'
L83	S68°10'06"E	13.61'
L84	S64°41'56"E	25.51'
L85	S35°02'21"E	22.88'
L86	S60°53'07"E	53.69'
L87	S65°49'00"E	20.58'
L88	S48°39'55"E	27.05'
L89	S84°15'14"E	12.98'
L90	S54°35'20"E	14.42'
L91	N80°27'52"E	17.71'
L92	N56°04'44"E	20.51'
L93	N69°22'00"E	28.34'
L94	N70°31'32"E	40.76'
L95	N63°57'16"E	24.89'
L96	N74°03'53"E	19.40'
L97	N39°03'28"E	17.99'
L98	N86°31'39"E	39.98'
L99	N68°59'20"E	49.37'
L100	N33°53'48"E	10.25'
L101	S70°01'35"E	91.91'
L102	S57°01'47"E	22.25'
L103	S30°00'20"E	20.70'
L104	S75°12'56"E	50.31'
L105	N36°42'20"E	20.09'
L106	S84°36'44"E	24.38'
L107	N76°22'51"E	25.80'
L108	N01°15'57"E	17.63'
L109	N42°26'04"E	41.49'
L110	N38°40'41"E	41.97'
L111	N35°15'57"E	36.10'
L112	N65°27'27"E	44.47'
L113	S47°03'09"E	17.19'
L114	N78°36'30"E	47.32'
L115	N70°18'05"E	56.88'
L116	N03°38'20"E	26.00'
L117	N55°30'09"E	35.10'
L118	N81°02'55"E	39.46'
L119	N60°02'07"E	24.21'
L120	N62°31'31"E	32.80'
L121	S71°50'15"E	18.69'
L122	N58°49'29"E	25.72'
L123	N51°36'54"E	52.08'
L124	N87°49'46"E	30.84'
L125	S59°28'16"E	28.83'
L126	S42°47'41"E	18.29'
L127	S31°01'05"E	27.51'
L128	S57°42'51"E	61.58'
L129	S72°29'58"E	40.44'
L130	S49°42'06"E	16.56'
L131	S64°46'05"E	30.59'
L132	S17°32'52"E	11.48'
L133	S56°38'02"W	105.67'
L134	N06°11'15"W	222.45'
L135	N45°15'56"E	142.21'
L136	S60°04'59"E	135.79'

LINE TABLE		
LINE	BEARING	LENGTH
L137	S39°24'03"E	211.18'
L138	S33°16'29"E	80.61'
L139	S39°24'03"E	101.23'
L140	S04°54'24"W	425.54'
L141	S73°11'28"W	85.82'
L142	S73°11'28"W	84.52'
L143	S28°26'56"E	96.97'
L144	S02°08'31"E	20.17'
L145	S23°12'23"E	47.82'
L146	S64°44'31"E	50.00'
L147	S52°50'08"W	112.99'
L148	S37°09'52"E	200.00'
L149	S37°09'52"E	240.26'
L150	S48°07'15"E	64.92'
L151	S03°37'17"W	26.29'
L152	S39°01'29"E	172.12'
L153	S28°51'32"E	147.26'
L154	N16°45'04"E	135.38'
L155	N43°26'24"E	96.40'
L156	N65°02'05"E	87.33'
L157	N83°09'16"E	92.73'
L158	S74°30'55"E	124.19'
L159	S49°51'10"E	122.85'
L160	S25°00'28"E	91.47'
L161	N59°08'12"E	38.39'
L162	N69°39'10"E	96.55'
L163	N66°50'56"E	44.79'
L164	N82°55'33"E	84.74'
L165	S72°46'25"E	132.78'
L166	S47°33'56"E	107.18'
L167	S24°44'13"E	99.58'
L168	N56°10'37"E	135.70'
L169	N68°27'58"E	135.61'
L170	S82°26'24"E	120.13'
L171	S62°36'48"E	177.92'
L172	S53°27'04"E	250.01'
L173	S37°00'14"W	62.51'
L174	S52°59'46"E	200.00'
L175	S37°00'14"W	413.75'
L176	S20°57'50"W	33.64'
L177	N00°57'11"E	508.99'
L178	N00°57'11"E	1150.65'
L179	N00°57'11"E	757.98'
L180	S52°50'12"W	149.21'
L181	S52°50'12"W	25.31'
L182	N18°39'46"W	17.66'
L183	S60°26'09"W	68.22'
L184	S85°02'25"W	66.93'
L185	S80°43'28"W	76.77'
L186	S84°00'30"W	75.00'
L187	S84°00'30"W	74.52'
L188	S83°39'00"W	79.60'
L189	S79°49'42"W	83.00'
L190	S75°26'54"W	81.32'
L191	S74°31'37"W	75.00'
L192	S74°31'37"W	75.00'
L193	S74°31'37"W	75.00'
L194	S73°54'42"W	80.84'
L195	S66°22'39"W	56.05'
L196	S58°19'48"W	49.72'
L197	S50°31'55"W	52.82'
L198	S42°05'07"W	58.23'
L199	S52°20'39"E	152.00'
L200	N59°03'28"W	152.00'
L201	S27°11'48"W	49.26'
L202	S19°12'48"W	55.72'
L203	S11°33'32"W	44.94'

LINE TABLE		
LINE	BEARING	LENGTH
L204	S23°49'59"W	43.16'
L205	S04°23'49"W	29.25'
L206	S02°37'49"E	43.16'
L207	S09°47'32"E	51.02'
L208	S17°09'05"E	45.75'
L209	S25°08'33"E	59.32'
L210	S31°11'38"E	79.08'
L211	S31°18'23"E	75.00'
L212	S32°33'10"E	57.12'
L213	S37°21'29"E	68.53'
L214	S42°01'50"E	50.00'
L215	N47°58'10"E	133.27'
L216	N45°04'30"E	50.02'
L217	N43°29'41"E	150.00'
L218	N41°42'38"W	62.69'
L219	N32°50'18"W	67.17'
L220	N31°18'23"W	75.00'
L221	S60°03'28"W	47.04'
L222	S58°41'32"E	148.60'
L223	S15°28'23"E	149.54'
L224	N74°31'37"E	75.00'
L225	N74°31'37"E	75.00'
L226	N74°31'37"E	75.00'
L227	N74°24'14"E	74.25'
L228	N78°41'22"E	59.25'
L229	N78°37'55"E	11.14'
L230	N78°37'55"E	11.14'
L231	N82°19'54"E	58.41'
L232	N84°09'11"E	75.10'
L233	N84°00'30"E	75.00'
L234	N83°53'59"E	78.03'
L235	N83°32'16"E	18.03'
L236	N79°23'43"E	60.00'
L237	N10°36'17"W	151.41'
L238	N52°51'05"E	71.14'
L239	N52°22'26"W	36.43'
L240	S34°44'27"W	100.43'
L241	S34°44'27"W	35.48'
L242	S31°05'20"W	64.61'
L243	S27°09'09"W	64.65'
L244	S20°00'47"W	15.07'
L245	S20°00'47"W	45.14'
L246	S11°44'52"W	36.53'
L247	S11°44'52"W	83.69'
L248	S11°44'52"W	84.17'
L249	N85°14'00"E	50.00'
L250	S08°39'35"E	82.41'
L251	S08°39'35"E	58.84'
L252	N84°51'51"W	50.00'
L253	N84°51'51"W	18.01'
L254	N77°32'03"W	42.09'
L255	N77°32'03"W	18.02'
L256	N72°56'36"W	42.04'
L257	N72°56'36"W	43.26'
L258	N73°54'07"W	16.74'
L259	N73°54'07"W	48.82'
L260	N73°54'07"W	11.21'
L261	N73°54'54"W	48.81'
L262	N74°09'01"W	11.21'
L263	N74°09'01"W	48.79'
L264	N74°33'45"W	20.46'
L265	N77°33'45"W	39.54'
L266	N83°07'04"W	30.40'
L267	N83°07'04"W	29.60'
L268	N88°54'21"W	40.32'
L269	N01°45'00"W	125.05'
L270	N00°46'23"E	50.00'
L271	N72°35'32"W	284.00'
L272	N88°38'22"W	198.87'
L273	N84°35'06"W	62.13'

LINE TABLE		
LINE	BEARING	LENGTH
L274	N50°13'54"W	107.59'
L275	N12°09'09"E	52.48'
L276	N2°57'15"E	54.37'
L277	N5°11'48"W	53.09'
L278	N13°27'35"W	55.84'
L279	N21°41'53"W	52.76'
L280	N29°50'50"W	50.06'
L281	N37°06'47"W	50.35'
L282	N44°51'02"W	51.67'
L283	N52°24'29"W	47.98'
L284	N60°15'14"W	55.46'
L285	N71°37'55"W	103.10'
L286	N85°29'01"W	54.50'
L287	S87°09'42"W	58.97'
L288	S79°33'40"W	41.24'
L289	S71°31'14"W	64.63'
L290	S63°03'28"W	47.04'
L291	S53°58'28"W	72.67'
L292	S41°13'11"W	98.93'
L293	S53°40'58"E	153.00'
L294	N38°19'04"E	175.26'
L295	N47°07'51"W	50.01'
L296	S21°13'13"W	154.46'
L297	S68°46'47"E	75.00'
L298	S68°46'47"E	75.00'
L299	S68°46'47"E	75.00'
L300	S68°46'47"E	75.00'
L301	S68°46'47"E	75.00'
L302	S68°12'29"E	71.07'
L303	S68°46'47"E	75.00'
L304	S41°42'38"E	62.69'
L305	S32°50'18"E	67.17'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	20.34'	173.46'	S21°15'35"E	20.33'
C2	52.07'	1231.56'	S25°49'47"E	52.07'
C3	31.05'	333.30'	S29°42'35"E	31.03'
C4	54.37'	1015.57'	S33°54'42"E	54.36'
C5	39.99'	483.36'	S37°48'57"E	39.98'
C6	24.72'	1774.53'	S40°35'07"E	24.72'
C7	41.10'	1162.44'	S41°12'56"E	41.10'
C8	30.89'	1332.68'	S42°06'38"E	30.89'
C9	41.25'	2464.95'	S43°15'14"E	41.25'
C10	64.46'	262.86'	S50°45'29"E	64.30'
C11	62.80'	190.02'	S67°15'02"E	62.52'
C12	29.67'	219.16'	S80°35'48"E	29.65'
C13	32.68'	349.49'	S87°09'15"E	32.67'
C14	46.84'	233.16'	N84°24'40"E	46.76'
C15	8.20'	202.47'	N75°13'48"W	8.20'
C16	55.37'	1071.95'	S75°32'58"E	55.36'
C17	8.68'	4468.21'	S77°09'06"E	8.68'
C18	114.06'	525.00'	S53°50'47"E	113.83'
C19	279.58'	775.00'	N49°44'08"W	278.07'
C20	224.26'	290.00'	N17°14'50"W	218.71'
C21	103.79'	360.00'	S3°21'11"E	103.43'
C22	58.27'	965.00'	N26°35'51"W	58.26'
C23	78.24'	6364.33'	N29°54'44"W	78.24'
C24	308.70'	975.00'	N11°12'44"W	307.41'
C25	26.16'	20.00'	N35°20'07"E	24.34'
C26	151.98'	149.97'	S43°47'45"W	145.56'
C27	26.06'	20.00'	N60°31'58"W	24.25'
C28	296.14'	350.00'	N41°01'51"E	287.39'
C29	192.46'	399.98'	N39°03'15"E	190.61'
C30	17.85'	538.62'	S65°03'01"W	17.85'
C31	93.55'	167.64'	S76°17'53"W	92.34'
C32	91.40'	259.80'	S51°39'12"W	90.93'
C33	74.87'	255.78'	N54°28'30"E	74.60'
C34	91.12'	173.28'	S59°34'25"W	90.07'
C35	208.39'	1246.49'	N61°20'07"E	208.15'
C36	146.59'	181.95'	N87°37'30"W	142.66'
C37	38.44'	132.62'	N74°47'42"W	38.31'
C38	83.88'	1187.33'	N81°04'34"W	83.86'
C39	232.42'	100.07'	S80°30'00"W	183.59'
C40	128.80'	99.21'	S23°31'43"E	119.94'
C41	135.14'	736.39'	S78°54'50"E	134.95'
C42	151.30'	140.22'	S87°34'21"E	144.07'
C43	75.86'	205.87'	S80°06'20"E	75.43'
C44	75.13'	1853.78'	N85°02'01"E	75.13'
C45	436.53'	475.00'	N63°19'53"E	421.33'
C46	42.88'	366.22'	N72°23'26"W	42.86'
C47	46.72'	635.75'	N77°51'02"W	46.71'
C48	56.01'	972.54'	N81°36'21"W	56.00'
C49	50.41'	1047.56'	N84°56'52"W	50.40'
C50	58.87'	1412.36'	S85°26'44"E	58.87'
C51	143.14'	1525.98'	S81°33'51"E	143.09'
C52	31.04'	122.01'	S71°35'14"E	30.96'
C53	30.73'	4498.88'	S64°06'0"E	30.73'
C54	92.65'	40114.17'	S63°50'25"E	92.65'
C55	83.40'	9408.92'	S63°31'12"E	83.40'
C56	39.45'	1977.40'	N63°50'15"W	39.45'
C57	37.97'	125.40'	N73°05'05"W	37.83'
C58	55.15'	1206.79'	N83°04'10"W	55.15'
C59	115.44'	627.28'	N89°39'03"W	115.28'
C60	85.05'	199.01'	S72°50'50"W	84.40'
C61	26.36'	225.00'	S34°17'57"W	26.35'
C63	288.50'	175.00'	S23°29'45"W	256.92'
C119	14.96'	340.28'	S57°32'12"W	14.96'
C120	78.67'	441.60'	S81°18'46"W	78.57'
C121	24.54'	815.48'	S75°25'50"W	24.54'
C122	7.29'	157.38'	N75°48'44"E	7.29'
C123	66.48'	252.89'	S86°52'04"W	66.28'
C124	46.05'	210.27'	S75°03'46"W	45.96'
C125	10.84'	72.36'	S86°35'13"E	10.83'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C126	66.14'	424.11'	N86°45'48"W	66.07'
C127	44.58'	796.55'	S87°09'56"W	44.58'
C128	11.95'	119.98'	N88°24'58"E	11.95'
C129	10.08'	100.47'	S85°51'24"E	10.07'
C130	47.25'	996.39'	N84°20'30"W	47.24'
C131	17.42'	281.37'	N87°28'26"W	17.42'
C132	38.35'	137.90'	N53°25'08"W	38.22'
C133	33.53'	231.91'	N65°31'36"W	33.50'
C134	51.65'	855.86'	N71°23'50"W	51.64'
C135	93.34'	472.10'	N78°47'24"W	93.19'
C136	77.45'	176.54'	S82°58'38"W	76.83'
C137	57.80'	120.59'	S56°40'41"W	57.25'
C138	38.19'	128.44'	S84°13'27"W	38.05'
C139	68.28'	738.56'	S73°09'16"W	68.25'
C140	8.13'	766.63'	S70°17'57"W	8.13'
C141	29.36'	5760.32'	S70°02'37"W	29.36'
C142	8.10'	234.27'	S68°54'41"W	8.10'
C143	55.10'	396.44'	S63°56'22"W	55.05'
C144	19.06'	117.42'	N64°36'30"E	19.04'
C145	33.80'	18869.27'	N69°18'37"E	33.80'
C146	92.54'	140592.98'	S69°20'34"W	92.54'
C147	71.10'	46116.33'	S69°16'47"W	71.10'
C148	50.84'	34505.89'	N69°16'40"E	50.84'
C149	101.81'	175.85'	S87°54'47"W	100.39'
C150	44.61'	286.33'	S66°51'51"W	44.56'
C151	53.96'	520.76'	S59°25'59"W	53.93'
C152	42.62'	220.38'	S50°55'27"W	42.56'
C153	37.72'	408.99'	S71°12'55"E	37.71'
C154	58.37'	594.22'	N71°23'12"W	58.35'
C155	59.26'	860.39'	N76°10'26"W	59.25'
C156	11.07'	122.43'	S74°39'49"E	11.59'
C157	27.76'	147.47'	S65°27'12"E	27.72'
C158	87.81'	765.65'	N63°20'43"W	87.76'
C159	53.33'	2890.90'	N67°09'33"W	53.33'
C160	168.39'	350.44'	N39°03'40"E	166.78'
C161	26.36'	225.00'	S34°17'57"W	26.35'
C162	29.90'	20.00'	N89°11'57"W	27.19'
C163	288.47'	175.00'	S23°09'26"W	256.90'
C164	194.23'	500.00'	N63°57'55"E	193.01'
C165	89.04'	360.00'	N18°42'01"W	88.81'
C166	12.62'	360.00'	S26°47'23"E	12.62'
C167	35.25'	20.00'	N22°41'55"E	30.86'
C168	27.35'	20.00'	N67°37'44"W	25.27'
C169	38.34'	375.00'	S81°50'15"E	38.33'
C170	37.79'	425.00'	N87°18'49"W	37.78'
C171	116.82'	575.00'	N83°24'24"W	116.62'
C172	50.12'	575.00'	N75°05'21"W	50.11'
C172	10.66'	625.00'	S88°44'18"E	10.66'
C173	91.02'	325.00'	N80°36'57"W	90.73'
C174	83.15'	1175.00'	N86°36'44"W	83.13'
C175	111.23'	1027.00'	N87°41'26"W	111.18'
C176	26.63'	20.00'	N54°05'58"W	24.71'
C177	80.39'	149.97'	S0°35'34"E	79.43'
C178	214.43'	149.97'	S56°54'38"E	196.62'
C179	20.10'	225.00'	N38°52'38"E	20.09'
C180	29.07'	20.00'	S83°19'58"W	26.58'
C181	75.23'	625.01'	N58°28'46"W	75.18'

SURVEY REFERENCES

DEED BOOK 1826 PAGE 156
DEED BOOK 1739 PAGE 373
DEED BOOK 1436 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 2017 PAGE 287-290
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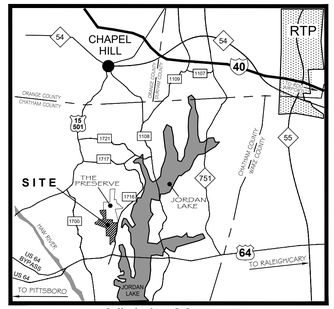
PLOT BOOK 2006 PAGE 149
PLAT BOOK 2006 PAGE 148
PLOT BOOK 2006 PAGE 146
PLAT BOOK 2004 PAGE 414

ABBREVIATIONS

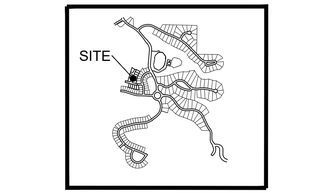
AC ACRES
AG ABOVE GROUND
BG BELOW GROUND
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IPS IRON PIPE SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PP PINCHED TOP
R/W RIGHT-OF-WAY
SF SQUARE FEET

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: ±5,589,857 SF / ±128.325 AC
ZONED: PDR-RA-40



Vicinity Map
NTS



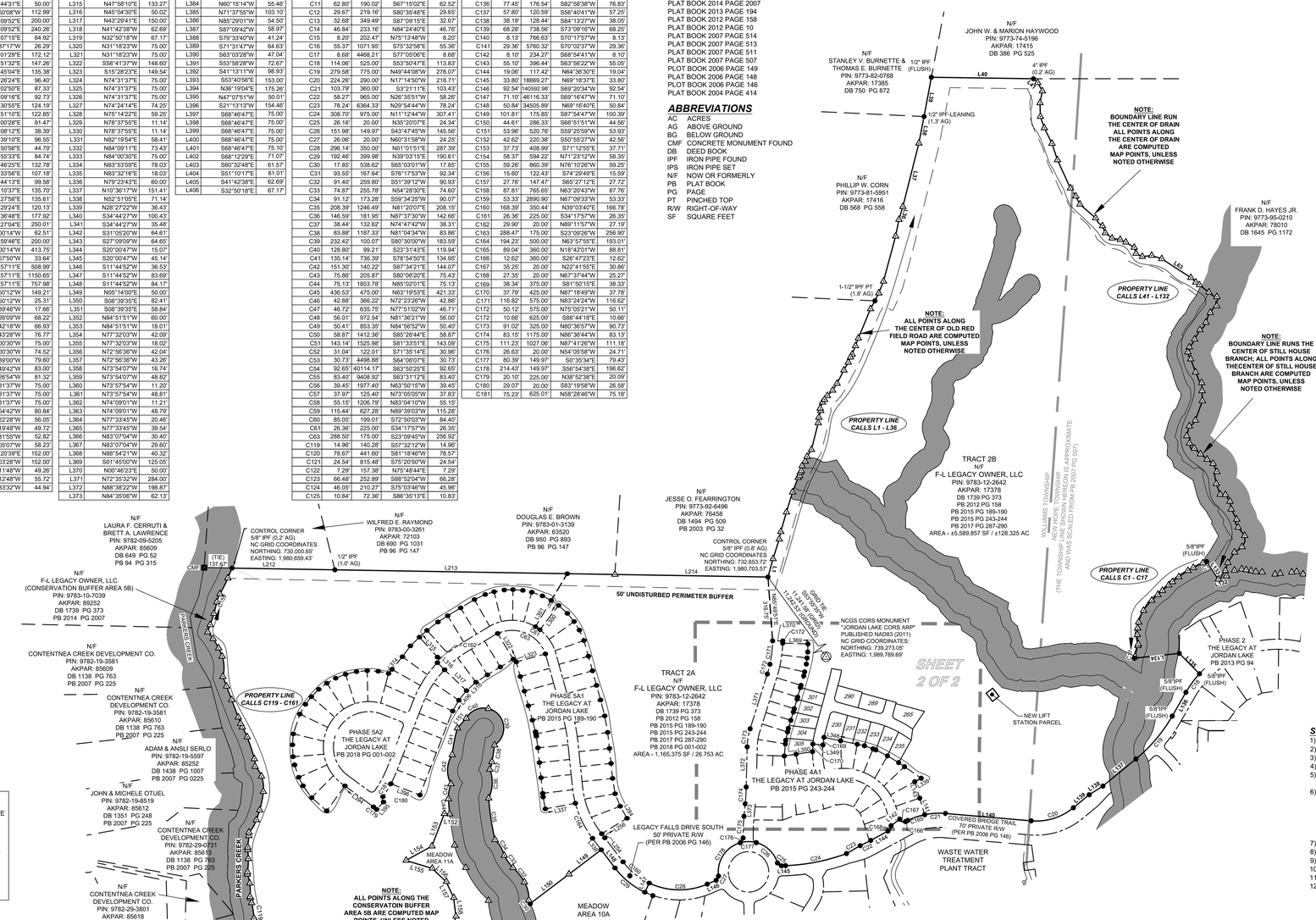
SITE MAP
NTS

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), MAP #3710978200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

SYMBOL & HATCH LEGEND	
●	PROPERTY CORNER FOUND
O	PROPERTY CORNER SET
	CONSERVATION / STREAM BUFFER

LINE LEGEND	
	SURVEYED PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	RIGHT-OF-WAY
	EXISTING UTILITY EASEMENT
	PROPOSED UTILITY EASEMENT



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

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

CERTIFICATE OF WATER EASEMENT

THE "SWEET BRIAR LANE" & "STONE BRIDGE CROSSING" 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

Curve Table				
Curve #	Length	Radius	BEARING	CHORD
C182	37.79'	425.00'	N87°18'49"W	37.78'
C183	17.48'	425.00'	S83°35'18"E	17.48'
C184	56.77'	425.00'	S78°35'02"E	56.72'
C185	52.74'	575.00'	N77°23'07"W	52.73'
C186	18.74'	625.00'	N79°09'16"W	18.74'
C187	38.59'	625.00'	N76°31'35"W	38.59'
C188	31.42'	20.00'	N60°14'33"E	28.28'
C189	31.42'	20.00'	N29°45'27"W	28.28'
C190	28.37'	20.00'	S64°35'56"W	26.05'
C191	88.26'	525.00'	S28°46'16"W	88.16'
C192	37.95'	475.00'	N31°17'55"E	37.94'
C193	75.64'	475.00'	N24°26'52"E	75.56'
C194	38.49'	475.00'	N17°33'51"E	38.48'
C195	31.42'	20.00'	N29°45'27"W	28.28'
C196	27.17'	375.00'	N76°49'58"W	27.16'

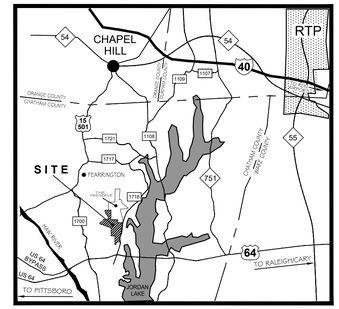
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 14 ADDITIONAL LOTS IN TRACT 2B 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 2017 PAGE 287-290 RECORDED IN THE CHATHAM COUNTY REGISTRY.
2. 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.
3. 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.
4. UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
6. AREA(S) CALCULATED BY THE COORDINATE METHOD.
7. 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)
8. ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
9. ALL PROPERTY CORNERS FOUND NOT NOTED HEREON AS OTHERWISE ARE 1/2" IRON PIPES (IPF) FLUSH WITH EXISTING GROUND.
10. MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS
    - FRONT YARD SETBACKS: 15 FEET
    - SIDE YARD SETBACKS: 5 FEET
    - CORNER YARD SETBACKS: 15 FEET
    - REAR YARD SETBACKS: 10 FEET

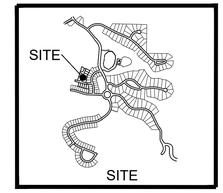
    SETBACKS GREATER THAN THESE MINIMUMS MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECTURAL REVIEW BOARD.
11. LOCATIONS OF ALL WATER BOUNDARIES WERE PERFORMED BETWEEN JANUARY 26 - FEBRUARY 4, 2012. THE APPROXIMATE 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.
12. MAINTENANCE OF ALL PRIVATE ROADS SHOWN HEREON, IS THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC.
13. MAINTENANCE OF ALL PARK, COMMON, & MEADOW AREAS SHOWN HERE ON, ARE THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC
14. SEE SHEET ONE OF TWO FOR GRID TIE INFORMATION.

LINE LEGEND	
	SURVEYED PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	RIGHT-OF-WAY
	EXISTING UTILITY EASEMENT
	PROPOSED UTILITY EASEMENT

SYMBOL & HATCH LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
	CONSERVATION / STREAM BUFFER



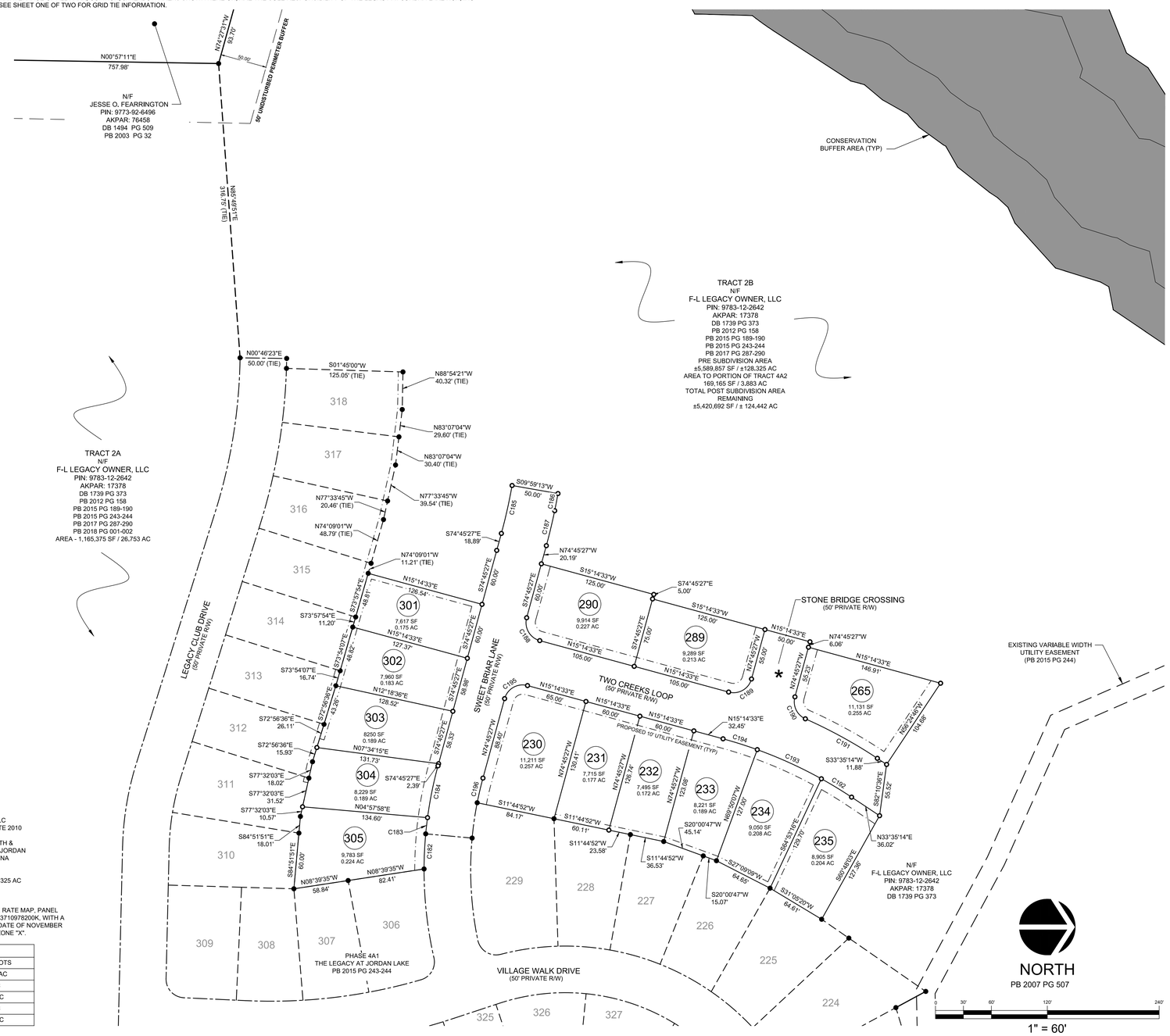
Vicinity Map
NTS



SITE MAP
NTS

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES



SURVEY REFERENCES

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ABBREVIATIONS

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

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: ±5,589,857 SF / ±128.325 AC
ZONED: PDR-RA-40

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), BEARING MAP #3710978200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

SITE DATA	
TOTAL LOTS	14 RESIDENTIAL LOTS
TOTAL AREA	169,165 SF / 3.883 AC
MINIMUM LOT SIZE	7,495 SF / 0.172 AC
MAXIMUM LOT SIZE	11,211 SF / 0.257 AC
AVERAGE LOT SIZE	8,912 SF / 0.204 AC
NEW PRIVATE R/W	44,395 SF / 1.019 AC

CERTIFICATE OF WATER EASEMENT

THE "SWEET BRIAR LANE" & "STONE BRIDGE CROSSING" 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
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 2B
SUBDIVISION PLAT - PORTION OF PH4A2
PROPERTY OF F-L LEGACY OWNER, LLC
NEW HOPE & WILLIAMS TOWNSHIPS
CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	April 25, 2018
Scale:	1" = 300'
Drawn:	ARP
Checked:	JSS
Project No.	330-04
Computer Dwg. Name	330-04_Legacy_PH4A2_A_SubdivisionPlat.dwg

Sheet No:
2
Of 2