

Table with multiple columns: LINE, BEARING, LENGTH, CHORD. It lists survey data for various lines and curves, including bearings and distances.

SURVEY REFERENCES

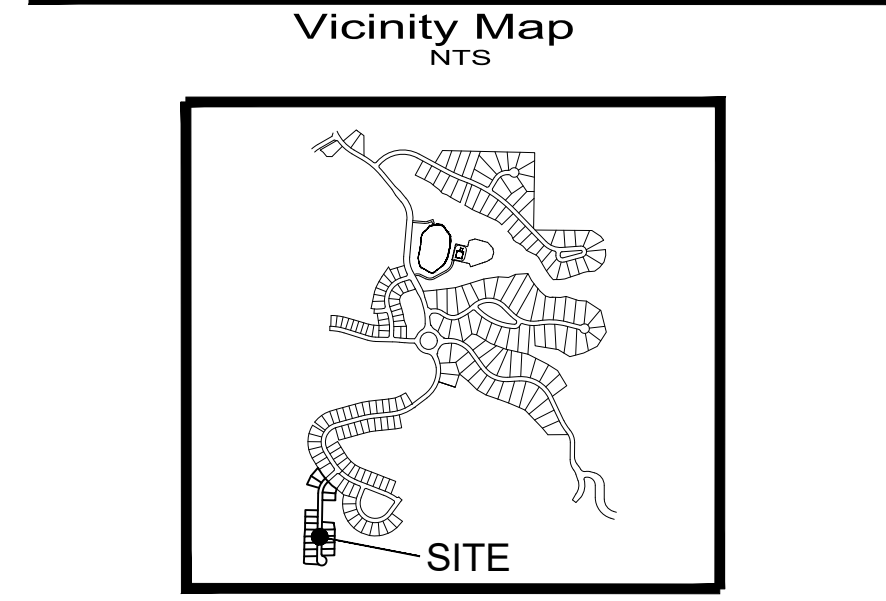
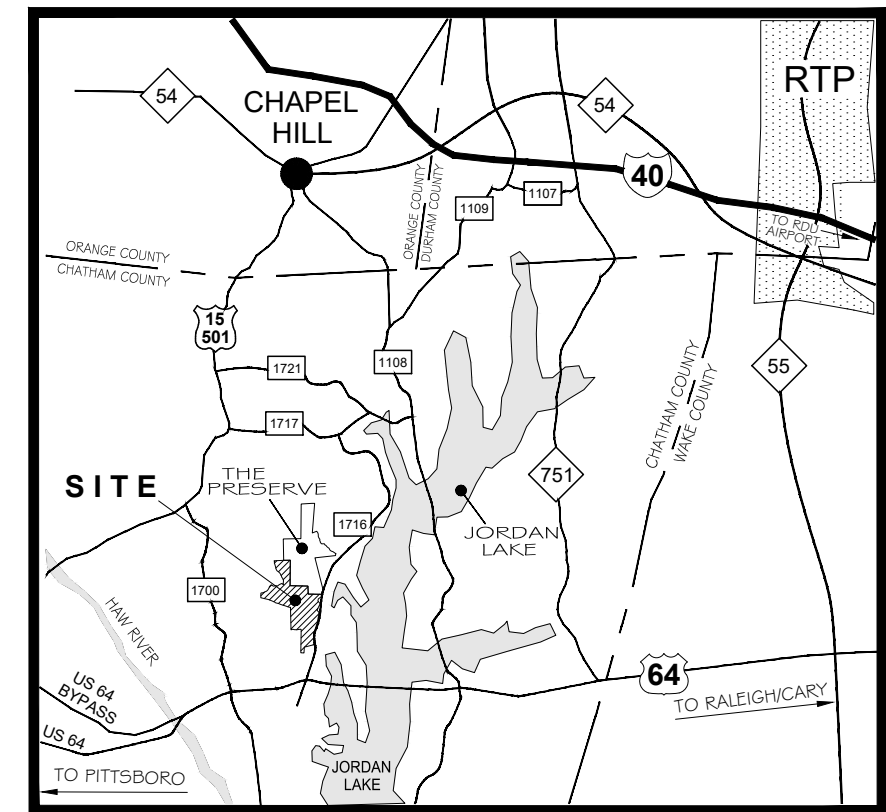
DEED BOOK 1826 PAGE 158
DEED BOOK 1739 PAGE 373
DEED BOOK 1436 PAGE 342
DEED BOOK 1142 PAGE 701
DEED BOOK 918 PAGE 587
DEED BOOK 695 PAGE 497
PLAT BOOK 2017 PAGE 001-002
PLAT BOOK 2017 PAGE 367-368
PLAT BOOK 2017 PAGE 287-290
PLAT BOOK 2015 PAGE 189-190
PLAT BOOK 2014 PAGE 2007
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PLAT BOOK 2007 PAGE 511
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PLAT BOOK 2006 PAGE 148
PLAT BOOK 2006 PAGE 148
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
IPF IRON PIPE SET
NIF NEW OR FORMERLY
NF PLAT BOOK
PG PAGE
PT PINCHED TOP
RW RIGHT-OF-WAY
SF SQUARE FEET

PROPERTY DATA

F-L LEGACY OWNER, LLC
CURRENT 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



NOTE: BOUNDARY LINE RUNS THE CENTER OF DRAIN ALL POINTS ALONG THE CENTER OF DRAIN ARE COMPUTED MAP POINTS, UNLESS NOTED OTHERWISE

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NOTE: ALL POINTS ALONG THE CENTER OF OLD RED FIELD ROAD ARE COMPUTED MAP POINTS, UNLESS NOTED OTHERWISE

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GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 15 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.
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 AFFECT 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 NCSS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THIS 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: 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.
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 HEREON, ARE THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC.

PROPERTY DATA
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BOSTON, MA 02116
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ZONED: PDR-RA-40

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.

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATE OF WATER EASEMENT
THE 'HIDDEN BLUE 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

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 RIGHTS-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

STATE OF
COUNTY OF
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

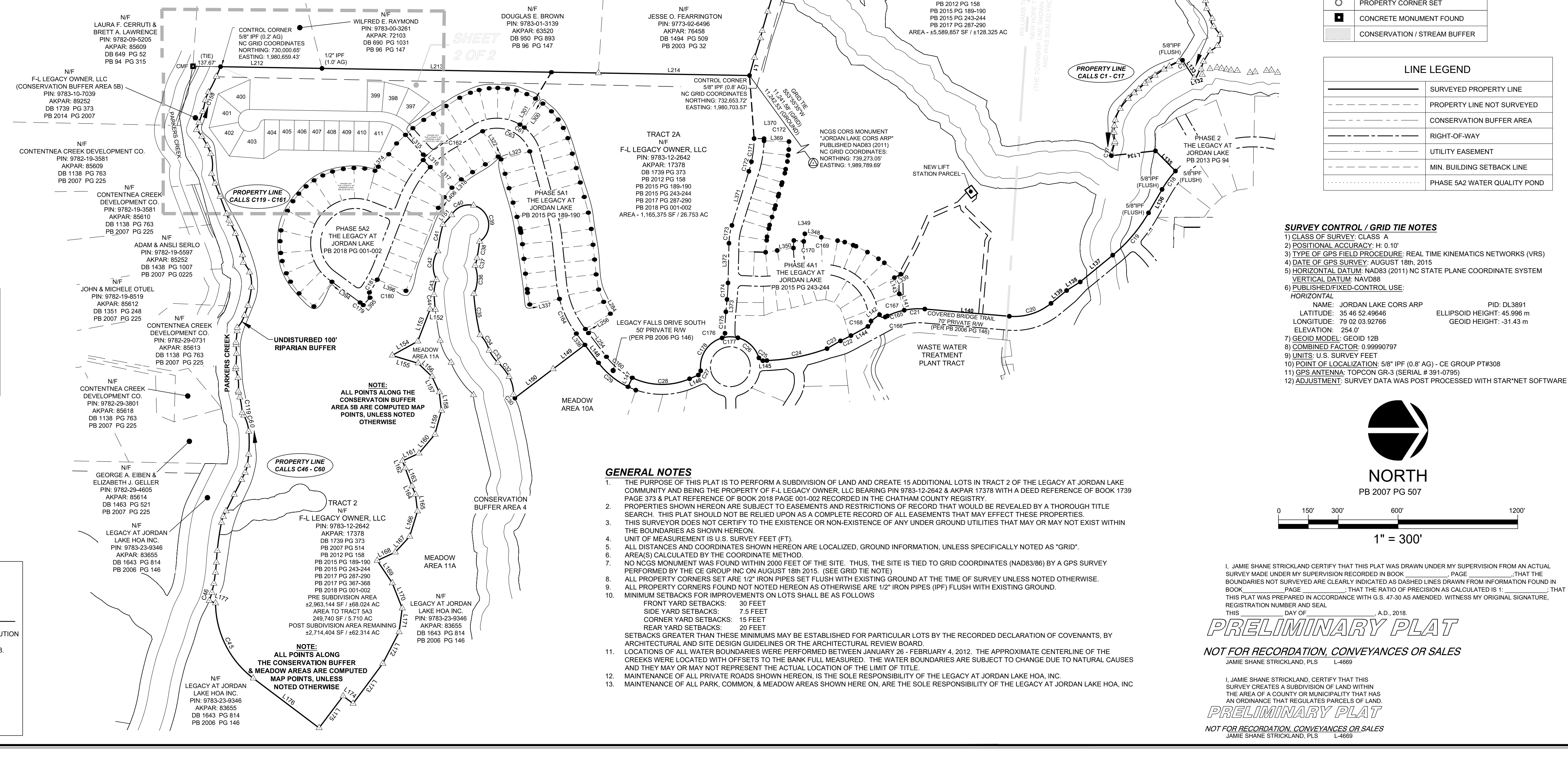


Table with columns: NO., REVISIONS, DATE. It lists revision details for the plat.

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroup.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

Survey Date:
November 14, 2017
Scale:
1" = 300'

Drawn:
ARP
Checked:
JSS
Project No:
330-05
Computer Draw Name:
330-05\_Legacy\_Ph5A3\_Subdiv.plt

Sheet No:
1
of 2

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES
JAMIE SHANE STRICKLAND, PLS L-4689

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NOT FOR RECORDATION, CONVEYANCES OR SALES
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Line #	Length	Direction
L407	11.71	S47°58'10"W
L408	11.71	N47°58'10"E

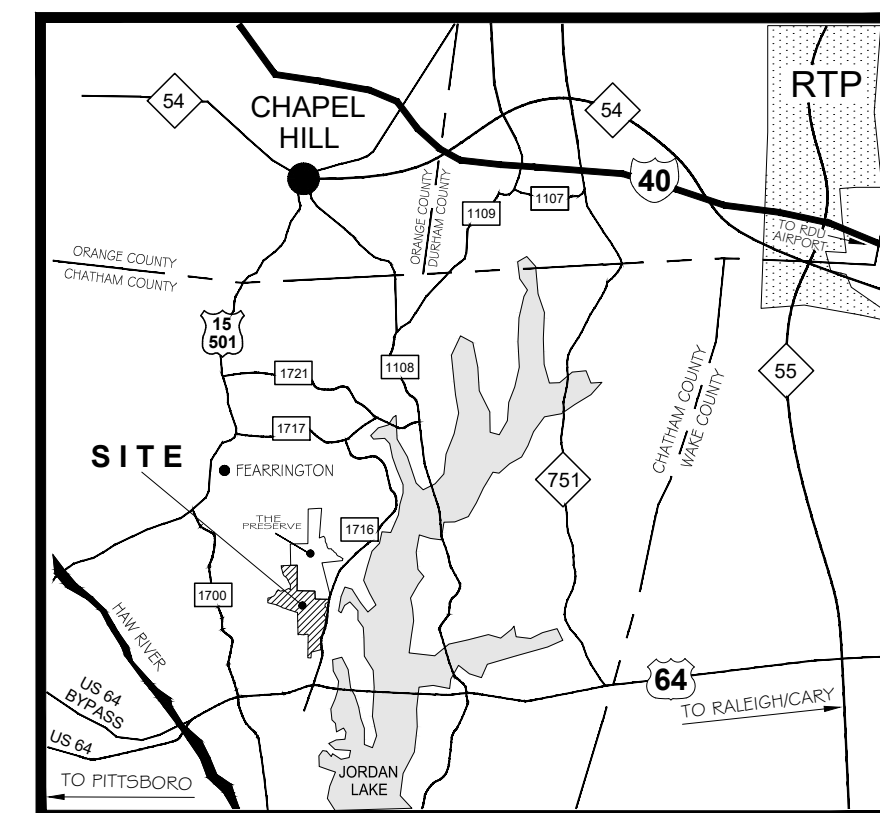
Curve #	Length	Radius	BEARING	CHORD
C182	75.35'	225.00'	N33°43'04"E	75.00'
C183	75.35'	225.00'	N14°31'47"E	75.00'
C184	15.64'	225.00'	N2°56'39"E	15.64'
C185	48.53'	55.00'	N24°19'32"W	46.97'
C186	48.53'	55.00'	N74°52'48"W	46.97'
C187	48.53'	55.00'	S54°33'54"W	46.97'
C188	99.70'	55.00'	S22°38'28"E	86.60'
C189	31.65'	25.00'	S38°18'22"E	29.58'
C190	1.31'	25.00'	S0°32'42"E	1.31'
C191	71.80'	175.00'	S12°42'25"W	71.30'
C192	71.80'	175.00'	S36°12'55"W	71.30'
C193	18.29'	225.00'	N45°38'27"E	18.29'

**GENERAL NOTES**

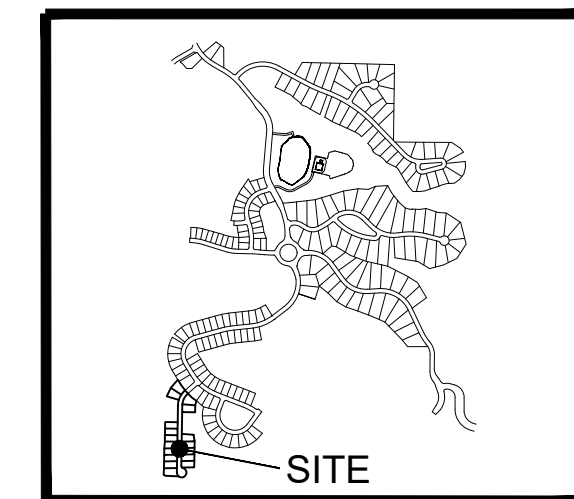
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- UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- AREAS CALCULATED BY THE COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 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)
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SIDE YARD SETBACKS: 7.5 FEET  
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REAR YARD SETBACKS: 20 FEET  
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- 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
	MIN. BUILDING SETBACK LINE
	PHASE 5A2 WATER QUALITY POND

SYMBOL & HATCH LEGEND	
	COMPUTED POINT
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	CONCRETE MONUMENT FOUND
	CONSERVATION / STREAM BUFFER



Vicinity Map  
NTS

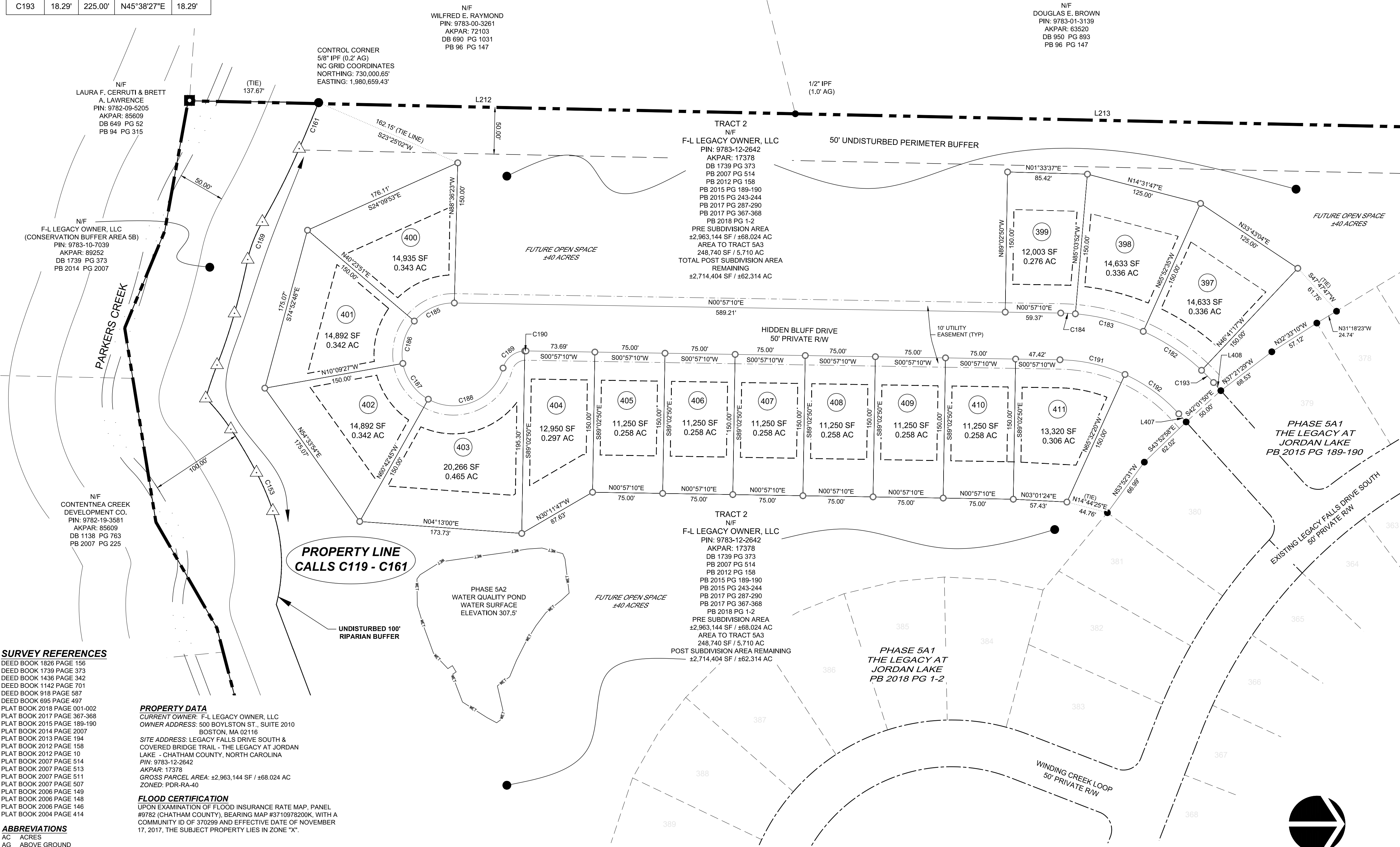


SITE MAP  
NTS

NO.	REVISIONS	DATE
3.	REVISED SHEET 2 OF 2 PER COMMENTS	03/05/18
2.	ADDED 5A2 WQ POND	03/07/18
1.	REVISED LAYOUT	03/06/18

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

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



**CERTIFICATE OF WATER EASEMENT**  
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OWNER OR AUTHORIZED AGENT \_\_\_\_\_

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\_\_\_\_\_  
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.  
\_\_\_\_\_  
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 \_\_\_\_\_

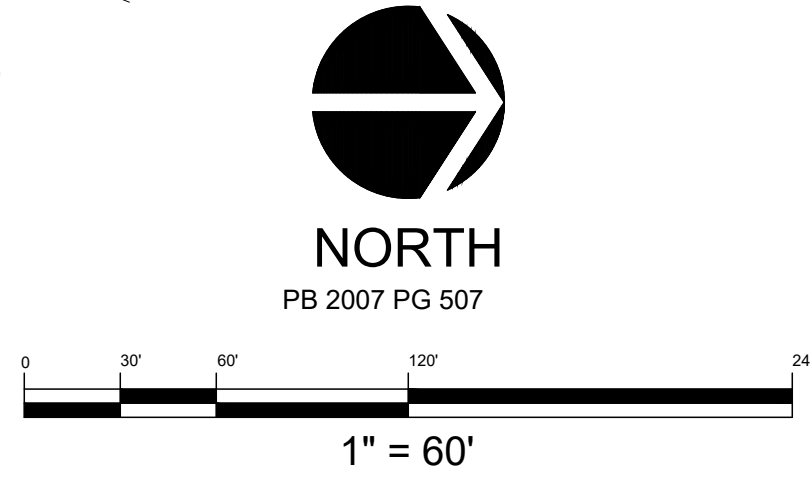
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**FLOOD CERTIFICATION**  
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), BEARING MAP #371097200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

SITE DATA	
TOTAL LOTS	15 RESIDENTIAL LOTS
MINIMUM LOT SIZE	11,250 SF / 0.258 AC
MAXIMUM LOT SIZE	20,266 SF / 0.465 AC
AVERAGE LOT SIZE	13,335 SF / 0.306 AC
NEW PRIVATE R/W	48,716 SF / 1.116 AC

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  - SF SQUARE FEET



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