



Curve #	Length	Radius	BEARING	CHORD
C197	30.59'	225.00'	N29°41'31"E	30.57'
C198	10.02'	225.00'	N24°31'15"E	10.02'
C199	10.06'	225.00'	N21°57'49"E	10.06'
C200	52.78'	225.00'	N13°57'43"E	52.66'
C201	9.17'	225.00'	N6°04'26"E	9.17'
C202	22.37'	625.00'	S3°52'53"W	22.37'
C203	50.54'	625.00'	S0°32'22"W	50.53'
C204	28.37'	61.50'	S14°59'39"E	28.12'
C205	46.37'	61.50'	S49°48'34"E	45.28'
C206	21.86'	61.50'	S81°35'33"E	21.75'
C207	40.97'	61.50'	N69°08'22"E	40.21'
C208	46.37'	61.50'	N28°27'28"E	45.28'
C209	9.27'	61.50'	N2°32'28"E	9.26'
C210	23.53'	175.00'	N5°37'42"W	23.51'
C211	54.06'	175.00'	N18°19'46"W	53.85'
C212	48.60'	175.00'	N35°08'08"W	48.45'
C213	10.01'	175.00'	N44°43'47"W	10.00'
C214	15.02'	175.00'	N48°49'34"W	15.01'
C215	20.22'	175.00'	N54°35'41"W	20.21'
C216	37.23'	175.00'	N63°59'56"W	37.16'
C217	24.22'	18.50'	N32°35'36"W	22.52'
C218	43.46'	175.00'	S12°01'18"W	43.35'
C219	10.02'	175.00'	S20°46'36"W	10.02'
C220	10.00'	175.00'	S24°03'14"W	10.00'
C221	24.12'	175.00'	S29°38'21"W	24.10'
C222	5.22'	18.50'	N12°59'23"E	5.20'
C223	67.08'	575.00'	N1°33'53"E	67.04'
C224	29.06'	18.50'	N46°46'38"W	26.16'
C225	29.06'	18.50'	S43°13'22"W	26.16'
C226	87.27'	125.00'	S21°46'43"E	85.51'
C227	65.48'	125.00'	S56°44'12"E	64.74'
C228	28.68'	18.50'	N65°29'23"E	25.90'

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 29 ADDITIONAL LOTS IN TRACT 2B OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNER, LLC BEARING PIN 9783-00-03-4916 & AKPAR 92463 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2017 PAGE 287-290 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: 15 FEET  
SIDE YARD SETBACKS: 5 FEET  
CORNER YARD SETBACKS: 15 FEET  
REAR YARD SETBACKS: 0 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 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.
- 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
---	RIGHT-OF-WAY
---	EXISTING UTILITY EASEMENT
---	PROPOSED UTILITY EASEMENT
---	TOP OF CREEK BANK

**SYMBOL & HATCH LEGEND**

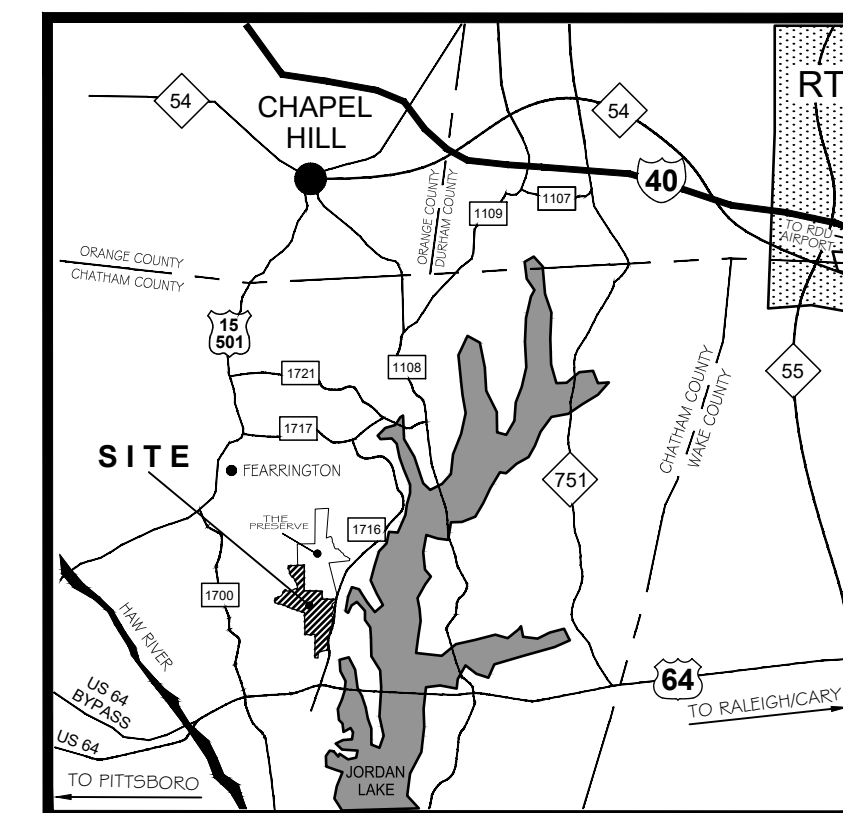
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
▨	CONSERVATION / STREAM BUFFER

**ABBREVIATIONS**

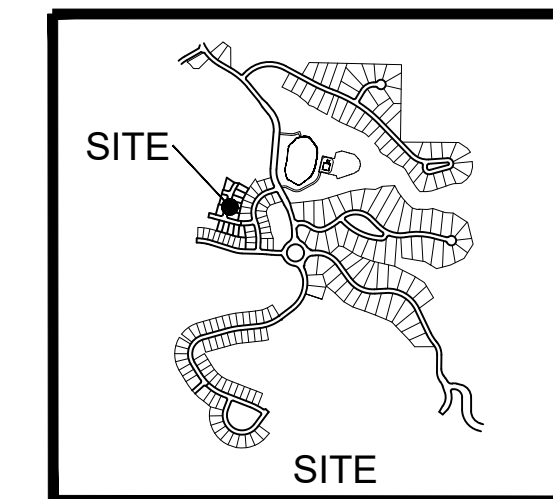
AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
CMF	CONCRETE MONUMENT FOUND
DB	DEED BOOK
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PT	PINCHED TOP
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

**SURVEY REFERENCES**

- DEED BOOK 1826 PAGE 156
- DEED BOOK 1739 PAGE 373
- DEED BOOK 1436 PAGE 587
- DEED BOOK 1142 PAGE 701
- DEED BOOK 918 PAGE 587
- DEED BOOK 895 PAGE 497
- PLAT BOOK 2018 PAGE 176-177
- PLAT BOOK 2018 PAGE 001-002
- PLAT BOOK 2017 PAGE 367-368
- PLAT BOOK 2015 PAGE 188-190
- PLAT BOOK 2014 PAGE 2007
- PLAT BOOK 2013 PAGE 194
- PLAT BOOK 2012 PAGE 156
- PLAT BOOK 2012 PAGE 511
- PLAT BOOK 2007 PAGE 513
- PLAT BOOK 2007 PAGE 514
- PLAT BOOK 2006 PAGE 149
- PLAT BOOK 2006 PAGE 148
- PLAT BOOK 2006 PAGE 146
- PLAT BOOK 2004 PAGE 414

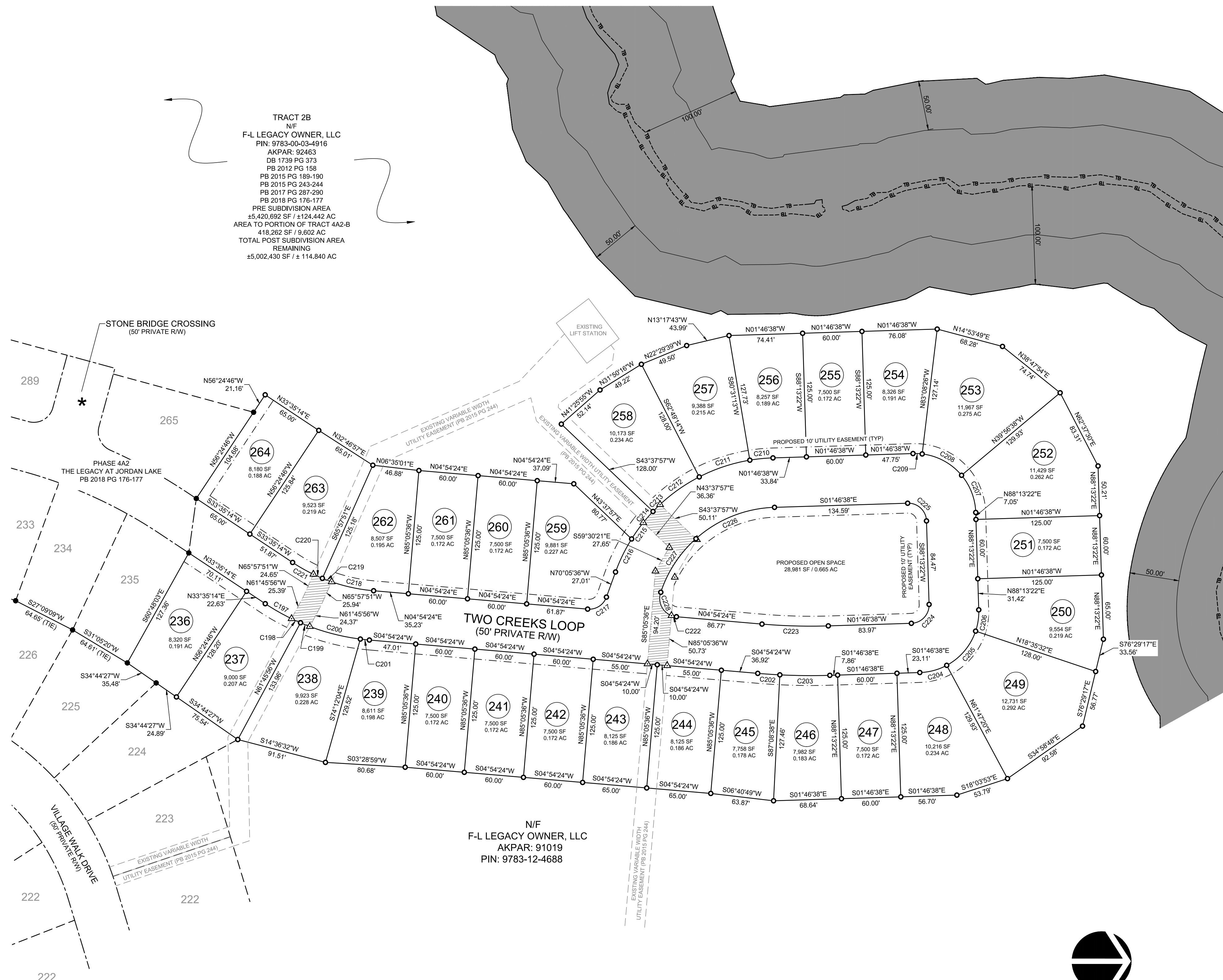


Vicinity Map NTS



Site Map NTS

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



**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: 9783-00-03-4916  
AKPAR: 92463  
GROSS PARCEL AREA: ±5,589,857 SF / ±128.325 AC  
ZONED: CUP-PUD RA-40

**FLOOD CERTIFICATION**  
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9732 (CHATHAM COUNTY), BEARING MAP #5710978200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

**SITE DATA**

TOTAL LOTS	29 RESIDENTIAL LOTS
TOTAL AREA	351,610 SF / 8.072 AC
MINIMUM LOT SIZE	7,500 SF / 0.172 AC
MAXIMUM LOT SIZE	12,731 SF / 0.292 AC
AVERAGE LOT SIZE	9,826 SF / 0.226 AC
NEW PRIVATE R/W	66,652 SF / 1.530 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

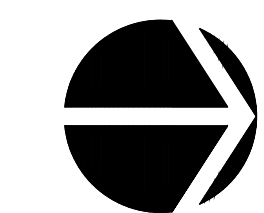
OWNER(S) / AUTHORIZED AGENT \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ COUNTY \_\_\_\_\_

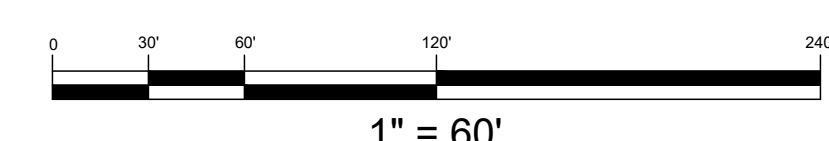
I, \_\_\_\_\_ A NOTARY PUBLIC FOR SAID

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.



NORTH  
PB 2007 PG 507



NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NO.	REVISIONS	DATE

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FAX: 919-322-0032  
www.cegroupinc.com  
License # C-1739

**THE LEGACY AT JORDAN LAKE - PHASE 4A2-B**  
**SUBDIVISION PLAT - PORTION OF TRACT 2B**  
**PROPERTY OF F-L LEGACY OWNER, LLC**  
**NEW HOPE & WILLIAMS TOWNSHIPS**  
**CHATHAM COUNTY - NORTH CAROLINA**

Survey Date:	MAY 30, 2018
Scale:	1" = 60'
Drawn:	ARP
Checked:	JSS
Project No.:	330-04
Computer Dwg. Name:	330-04_Legacy_Ph4A2_B_SubdivisionPlat.dwg
Sheet No.:	2

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Of 2