

Curve #	Length	Radius	BEARING	CHORD
C249	52.74'	575.00'	S77°23'07"E	52.73'
C250	76.99'	575.00'	S83°50'56"E	76.93'
C251	33.44'	20.00'	N41°29'37"E	29.68'
C252	29.39'	20.00'	N48°30'23"W	26.81'
C253	25.65'	625.00'	N89°25'32"W	25.65'
C254	13.79'	575.00'	S89°54'51"E	13.79'
C255	33.44'	20.00'	N41°29'37"E	29.68'
C256	30.10'	175.00'	S1°29'02"E	30.06'
C257	54.06'	175.00'	S12°17'37"W	53.85'
C258	54.06'	175.00'	S29°59'36"W	53.85'
C259	54.06'	175.00'	S47°41'35"W	53.85'
C260	54.06'	175.00'	S65°23'34"W	53.85'
C261	54.06'	175.00'	S83°05'34"W	53.85'
C262	40.62'	175.00'	N81°24'27"W	40.53'
C263	64.63'	125.00'	N89°34'14"W	63.92'
C264	178.96'	125.00'	S34°36'09"W	164.06'
C265	29.39'	20.00'	S48°30'23"E	26.81'
C266	8.48'	625.00'	N89°47'14"E	8.48'
C267	62.75'	625.00'	S86°56'53"E	62.72'
C268	63.01'	625.00'	S81°11'02"E	62.98'
C269	63.01'	625.00'	S81°11'02"E	62.98'
C270	38.59'	625.00'	N76°31'35"W	38.59'
C271	29.27'	575.00'	S89°08'35"E	29.27'

Line #	Length	Direction
L495	14.83	N15°14'33"E
L496	10.36	N23°35'30"W
L497	11.10	N65°57'51"W
L498	3.65	N15°14'33"E
L499	11.85	N72°47'10"E
L500	10.00	S74°45'27"E

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 34 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. THIS PLAT ALSO DEDICATES 1.598 AC / 69,824 SF OF RIGHT OF WAY FROM TRACT 2A OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-03-4916 & PIN 9783-00-12-4232, AKPAR 92463 & 92462 WITH A DEED REFERENCE OF BOOK 1729 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 01 & BOOK 2018 PAGE 328 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 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 (TRACT 2B)
SIDE YARD SETBACKS: 5 FEET (TRACT 2B)
CORNER YARD SETBACKS: 15 FEET (TRACT 2B)
REAR YARD SETBACKS: 10 FEET (TRACT 2B)
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 HERE ON, ARE THE SOLE RESPONSIBILITY OF THE LEGACY AT JORDAN LAKE HOA, INC. SEE SHEET 1 OF 2 FOR SIGNATURES, LINE & CURVE TABLES, AND ADDITIONAL NOTES.

LINE LEGEND	
---	SURVEYED PROPERTY LINE
- - - -	PROPERTY LINE NOT SURVEYED
---	LOT SETBACK LINE
---	RIGHT-OF-WAY
---	EXISTING UTILITY EASEMENT
---	PROPOSED DRAINAGE EASEMENT
---	TOP OF CREEK BANK
---	PROPOSED SEWER EASEMENT
---	WET POND LIMITS

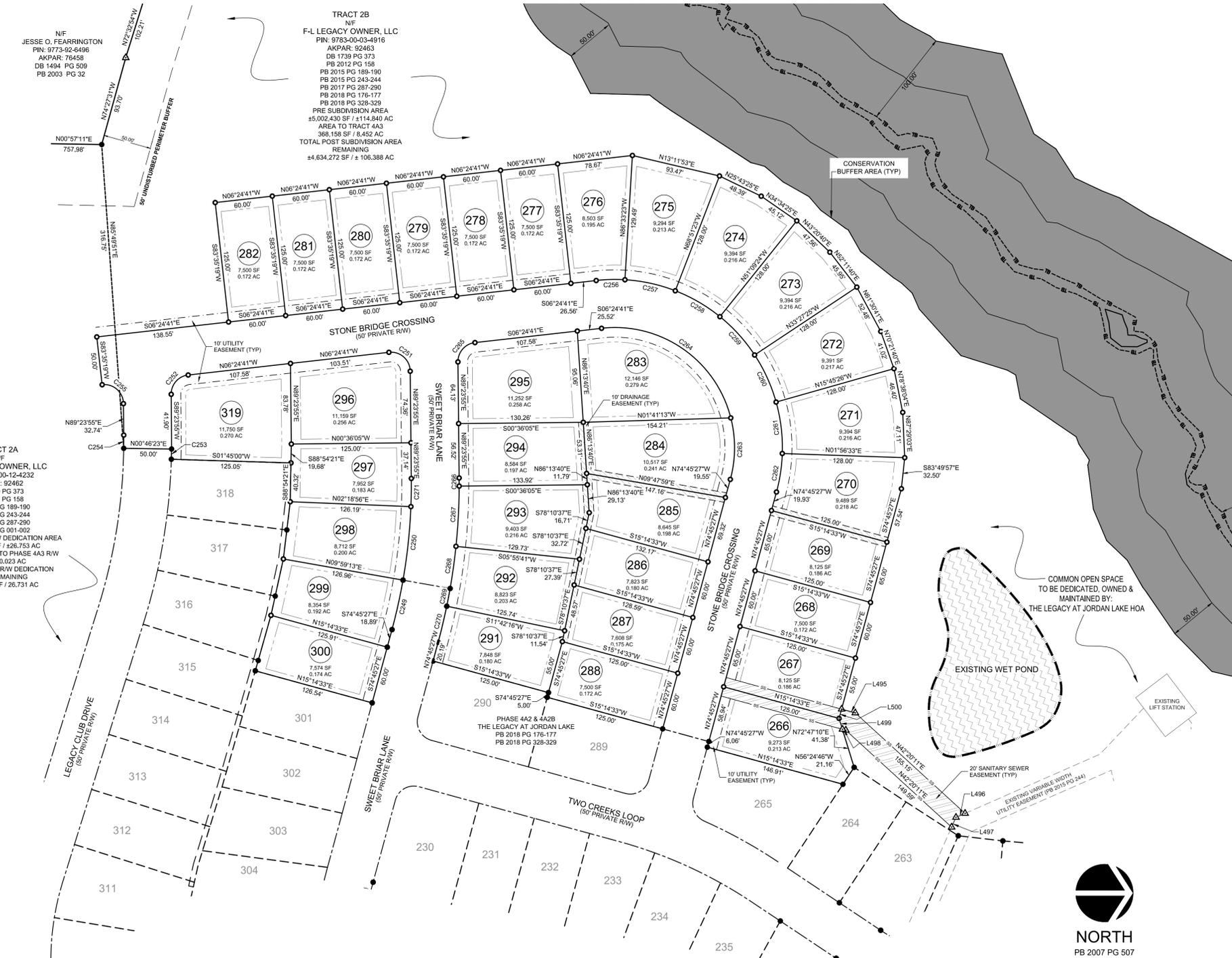
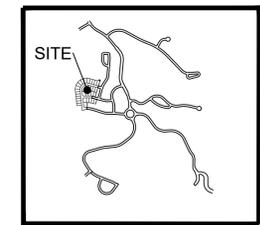
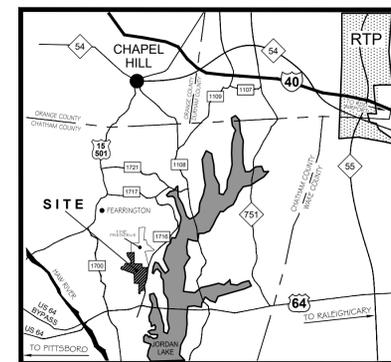
SYMBOL & HATCH LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
▨	CONSERVATION / STREAM BUFFER
▨	DRAINAGE EASEMENT
▨	SEWER EASEMENT
▨	WET POND

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 895 PAGE 497
PLAT BOOK 2018 PAGE 328-329
PLAT BOOK 2018 PAGE 176-177
PLAT BOOK 2018 PAGE 001-002
PLAT BOOK 2017 PAGE 387-388
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
IPF IRON PIPE SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PT PINCHED TOP
RW RIGHT-OF-WAY
SF SQUARE FEET
TYP TYPICAL



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 & 9783-00-12-4232
AKPAR: 92463 & 92462
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	34 RESIDENTIAL LOTS
TOTAL AREA	369,144 SF / 8.474 AC
MINIMUM LOT SIZE	7,500 SF / 0.172 AC
MAXIMUM LOT SIZE	12,731 SF / 0.292 AC
AVERAGE LOT SIZE	8,780 SF / 0.202 AC
NEW PRIVATE RW	70,610 SF / 1.621 AC

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

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.
_____, 2019
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATION OF REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM
_____, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFIES 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.
_____, 2019
OWNER(S) / AUTHORIZED AGENT _____

NORTH CAROLINA _____ COUNTY _____, 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 _____, 2019.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

THE LEGACY AT JORDAN LAKE - PHASE 4A3
SUBDIVISION PLAT - PORTION OF TRACT 2A, & 2B
PROPERTY OF F-L LEGACY OWNER, LLC
NEW HOPE & WILLIAMS TOWNSHIPS
CHATHAM COUNTY - NORTH CAROLINA

Survey Date: MAY 5, 2019
Scale: 1" = 60'
Drawn: ARP
Checked: JSS
Project No: 330-04
Computer Dwg. Name: 330-04_Legacy_Ph4A3_SubdivisionPlat.dwg
Sheet No: 2 Of 2