

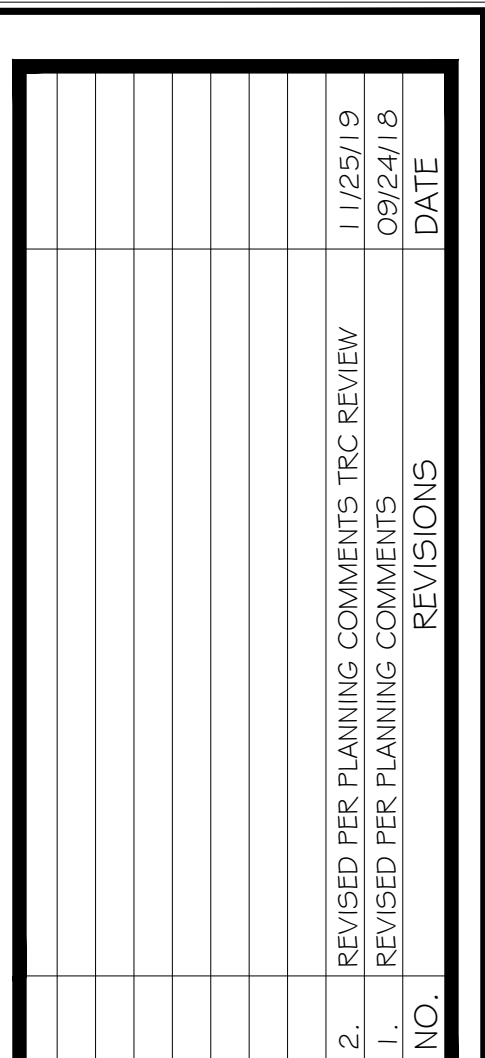
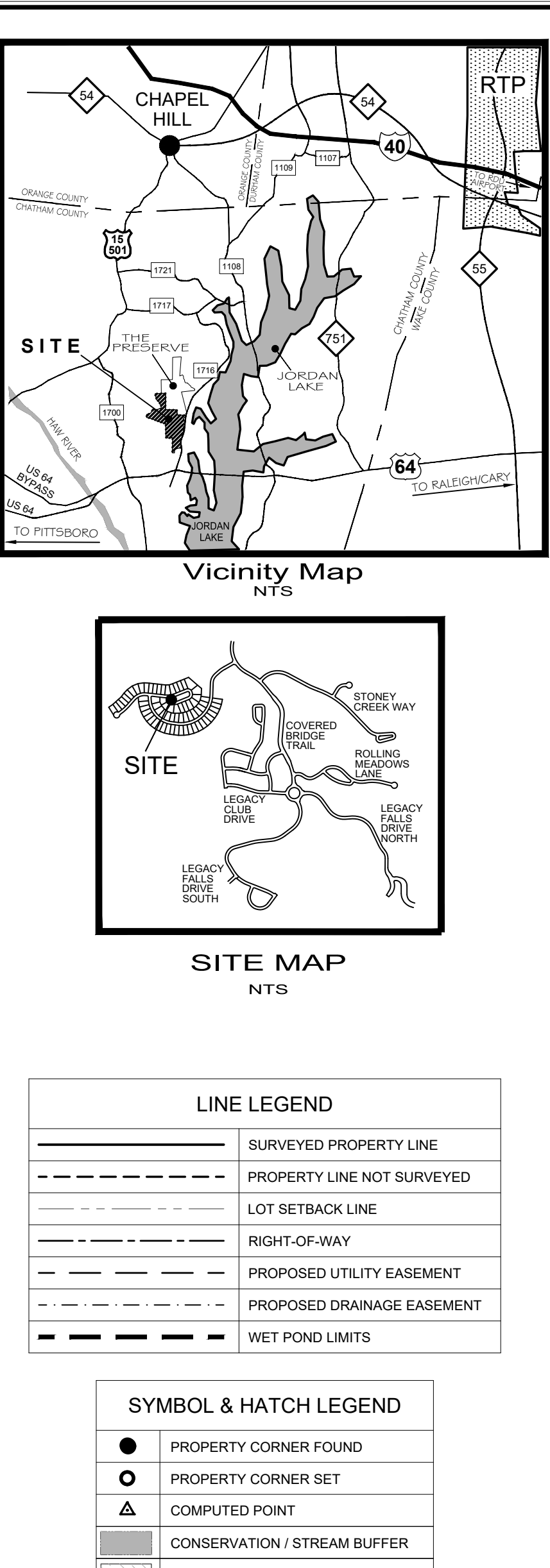
LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains survey data for various points and bearings.

LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Continuation of survey data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD, CURVE, LENGTH, RADIUS, BEARING, CHORD. Contains curve data for various sections.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD, CURVE, LENGTH, RADIUS, BEARING, CHORD. Continuation of curve data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD, CURVE, LENGTH, RADIUS, BEARING, CHORD. Continuation of curve data.



LINE LEGEND and SYMBOL & HATCH LEGEND defining symbols for surveyed lines, property lines, lot setbacks, and other features.

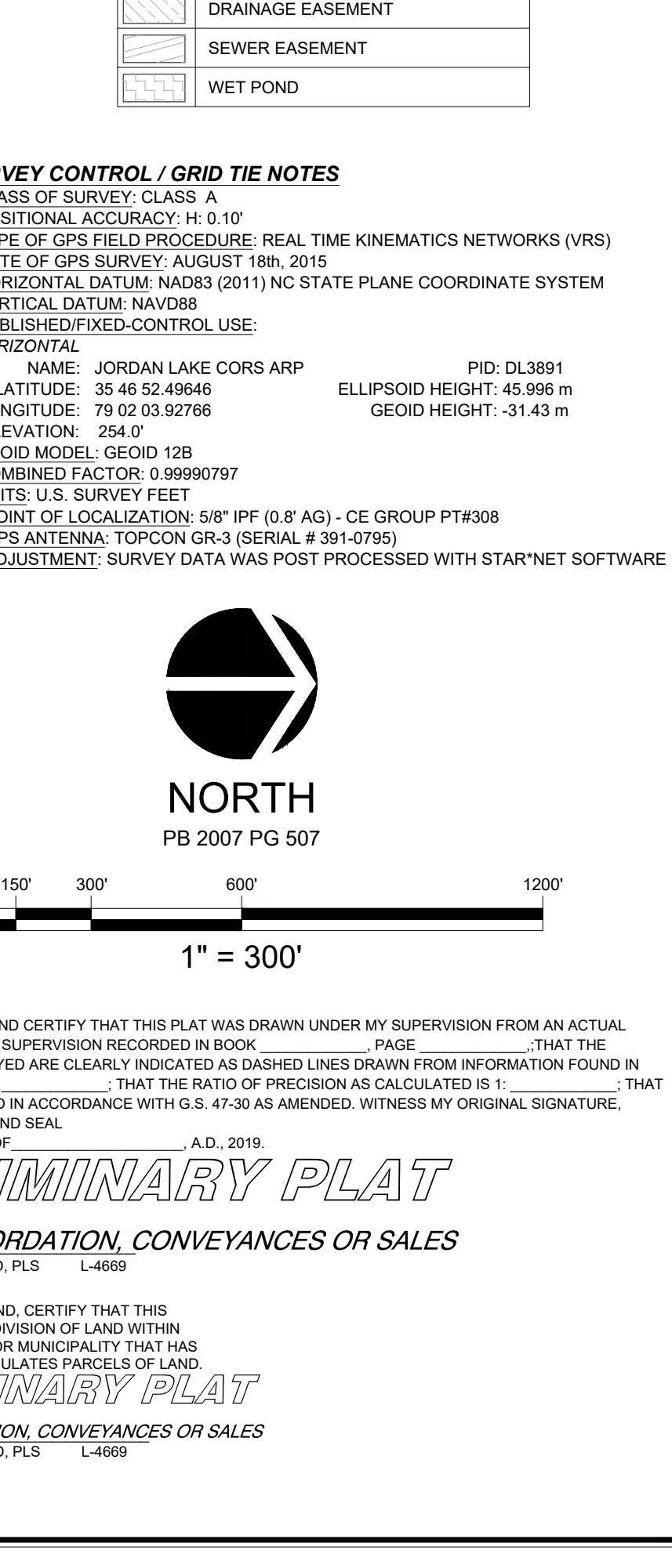
STATE OF NORTH CAROLINA COUNTY OF CHATHAM. CERTIFICATE OF REVIEW OFFICER. I, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF APPROVAL FOR RECORDING. I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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.

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 (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.

GENERAL NOTES. 1. THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 89 ADDITIONAL LOTS IN TRACT 2B OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-03-4916 & AKPAR 92463 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAN REFERENCE OF BOOK 2016 PAGE 176-177 RECORDED IN THE CHATHAM COUNTY REGISTRY. THIS PLAN ALSO DEDICATES 5.155 AC ± 228 SQ FEET OF RIGHT OF WAY FROM TRACT 2 OF THE LEGACY AT JORDAN LAKE TO TRACT 2B.

FLOOD CERTIFICATION. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #782 (CHATHAM COUNTY), BEARING MAP #310978200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".



THE LEGACY AT JORDAN LAKE - PHASE 3 SUBDIVISION PLAN - PORTION OF TRACT 2B PROPERTY OF F-L LEGACY OWNER, LLC WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA. Includes contact information for CE GROUP and a scale of 1" = 300'.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 69 ADDITIONAL LOTS IN TRACT 2B OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-03-4916 & AKPAR 92463 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 176-177 RECORDED IN THE CHATHAM COUNTY REGISTRY. THIS PLAT ALSO DEDICATES 5.155 AC / 224,962 SF OF RIGHT OF WAY FROM TRACT 2 OF THE LEGACY AT JORDAN LAKE.
- 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 NCOS 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
 PHASE 3
 FRONT YARD SETBACKS: 20 FEET (TRACT 2)
 SIDE YARD SETBACKS: 7.5 FEET (TRACT 2)
 CORNER YARD SETBACKS: 15 FEET (TRACT 2)
 REAR YARD SETBACKS: 20 FEET (TRACT 2)
 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 1 OF 3 FOR DRAINAGE EASEMENT LINE MEASUREMENT INFORMATION.

CURVE TABLE

Curve #	Length	Radius	BEARING	CHORD
C300	107.00'	55.00'	N33°35'41"E	90.91'
C301	9.18'	25.00'	S81°11'35"E	9.13'
C302	14.23'	25.00'	N71°58'28"E	14.04'
C303	70.44'	775.00'	N53°03'33"E	70.42'
C304	84.61'	775.00'	N47°19'40"E	84.57'
C305	22.60'	275.00'	N44°14'28"E	22.79'
C306	67.62'	275.00'	N53°39'39"E	67.45'
C307	67.62'	275.00'	N67°45'00"E	67.45'
C308	67.62'	275.00'	N81°50'21"E	67.45'
C309	35.29'	275.00'	S87°26'25"E	35.26'
C310	113.76'	375.00'	N88°15'27"E	113.32'
C311	73.41'	375.00'	N73°57'35"E	73.29'
C321	60.48'	125.00'	N70°28'00"W	59.90'
C322	60.48'	125.00'	N42°44'35"W	59.90'
C323	42.70'	125.00'	N19°05'39"W	42.50'
C324	27.99'	20.00'	N49°23'47"W	25.76'
C325	42.44'	425.00'	N86°37'29"W	42.42'
C326	34.81'	20.00'	S46°22'28"W	30.58'
C327	77.08'	425.00'	S84°05'58"E	76.96'
C328	123.51'	425.00'	S22°12'15"E	123.06'
C329	118.57'	425.00'	S38°31'20"E	118.19'
C330	4.93'	425.00'	S48°50'51"E	4.93'
C331	10.65'	425.00'	S47°53'52"E	10.65'
C332	97.40'	425.00'	S55°10'52"E	97.19'
C333	88.70'	425.00'	S67°43'34"E	88.54'
C334	19.35'	425.00'	S75°00'34"E	19.35'
C335	41.95'	425.00'	S79°15'34"E	41.94'
C336	19.03'	525.00'	S83°07'33"E	19.03'
C337	7.50'	525.00'	S84°34'24"E	7.50'
C338	7.50'	525.00'	S85°23'31"E	7.50'
C339	74.42'	525.00'	S89°51'43"E	74.36'
C367	63.79'	575.00'	N89°57'32"W	63.76'
C368	47.10'	575.00'	N84°26'03"W	47.09'
C369	70.54'	475.00'	N77°49'05"W	70.48'
C370	70.54'	475.00'	N69°18'32"W	70.48'
C371	70.54'	475.00'	N60°47'58"W	70.48'
C372	70.54'	475.00'	N52°17'25"W	70.48'
C373	70.54'	475.00'	N43°46'52"W	70.48'
C374	70.54'	475.00'	N35°16'18"W	70.48'
C375	70.54'	475.00'	N26°45'45"W	70.48'
C376	70.54'	475.00'	N18°15'12"W	70.48'
C377	70.54'	475.00'	N9°44'38"W	70.48'
C378	16.60'	475.00'	N4°29'17"W	16.60'
C379	28.02'	20.00'	N43°37'32"W	25.79'
C380	143.65'	225.00'	S77°56'45"W	141.22'
C381	69.86'	225.00'	S50°49'39"W	69.58'
C382	202.70'	825.00'	S48°54'17"W	202.19'
C383	21.46'	25.00'	S31°21'11"W	20.81'
C384	164.24'	55.00'	N87°41'17"W	109.67'
C385	33.06'	20.00'	S31°28'48"W	29.42'
C386	77.74'	425.00'	S73°35'29"W	77.63'

SURVEY REFERENCES

TRACT 2B
 F-L LEGACY OWNER, LLC
 PIN: 9783-00-03-4916
 AKPAR: 92463
 DB 1739 PG 373
 PB 2012 PG 158
 PB 2015 PG 189-190
 PB 2015 PG 243-244
 PB 2017 PG 287-290
 PB 2018 PG 176-177
 PB 2018 PG 328-329
 PRE SUBDIVISION AREA
 ±5,002,430 SF / ±114,840 AC
 AREA TO PHASE 3
 1,288,935 SF / 29,590 AC
 TOTAL POST SUBDIVISION AREA
 REMAINING
 ±3,713,495 SF / ±85,250 AC

ABBREVIATIONS

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

LINE LEGEND

- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- LOT SETBACK LINE
- 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
- UTILITY EASEMENT HATCH

PROPERTY DATA

CURRENT OWNER: F-L LEGACY OWNER, LLC
 OWNER ADDRESS: 500 BOYLSTON ST., SUITE 2010
 BOSTON, MA 02116
 NORTHING: 732,653.72
 EASTING: 1,980,733.57
 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: ±3,713,495 SF / ±85,250 AC
 ZONED: CUP-PUD RA-40

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #0782 (CHATHAM COUNTY), BEARING MAP #3710975200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X". ALSO PANEL #0773 (CHATHAM COUNTY), BEARING MAP #371097300J, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X".

SITE DATA

TOTAL LOTS	64 RESIDENTIAL LOTS
TOTAL AREA	1,288,935 SF / 29,590 AC
MINIMUM LOT SIZE	12,552 SF / 0.288 AC
MAXIMUM LOT SIZE	29,140 SF / 0.669 AC
AVERAGE LOT SIZE	16,631 SF / 0.382 AC
NEW PRIVATE R/W	224,562 SF / 5.155 AC

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

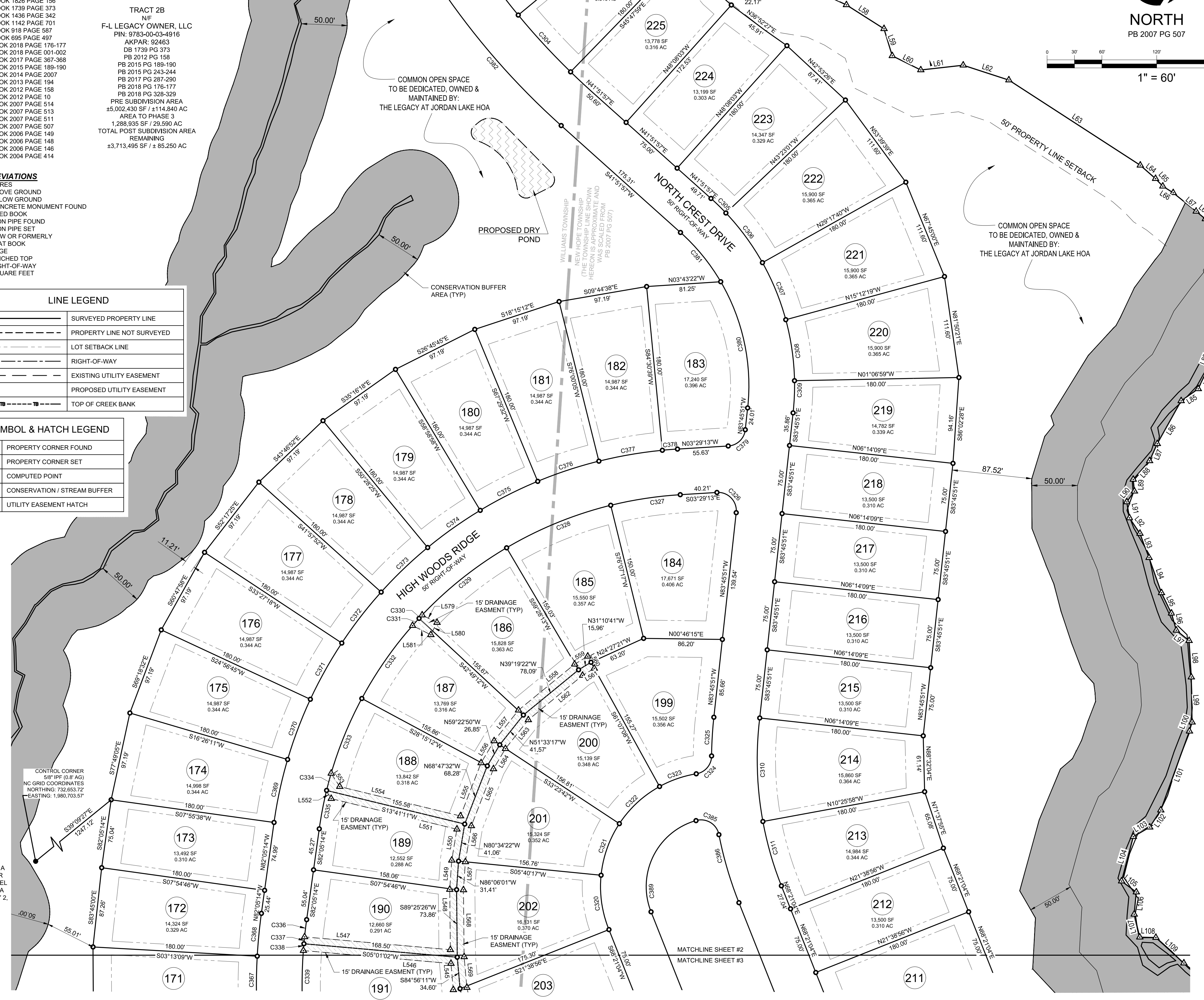
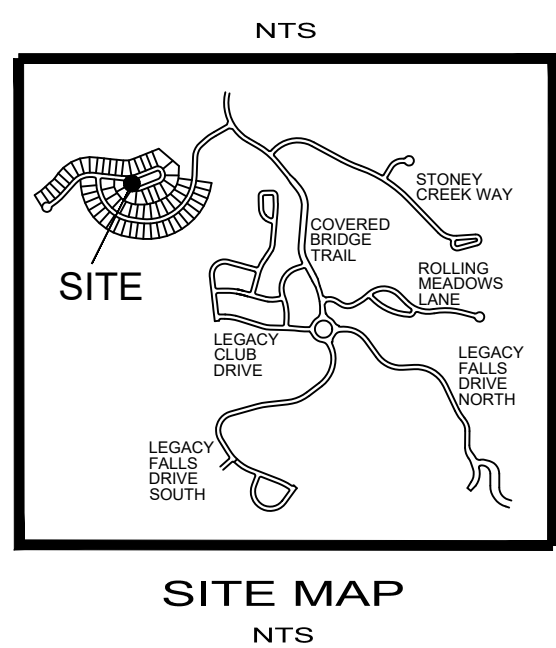
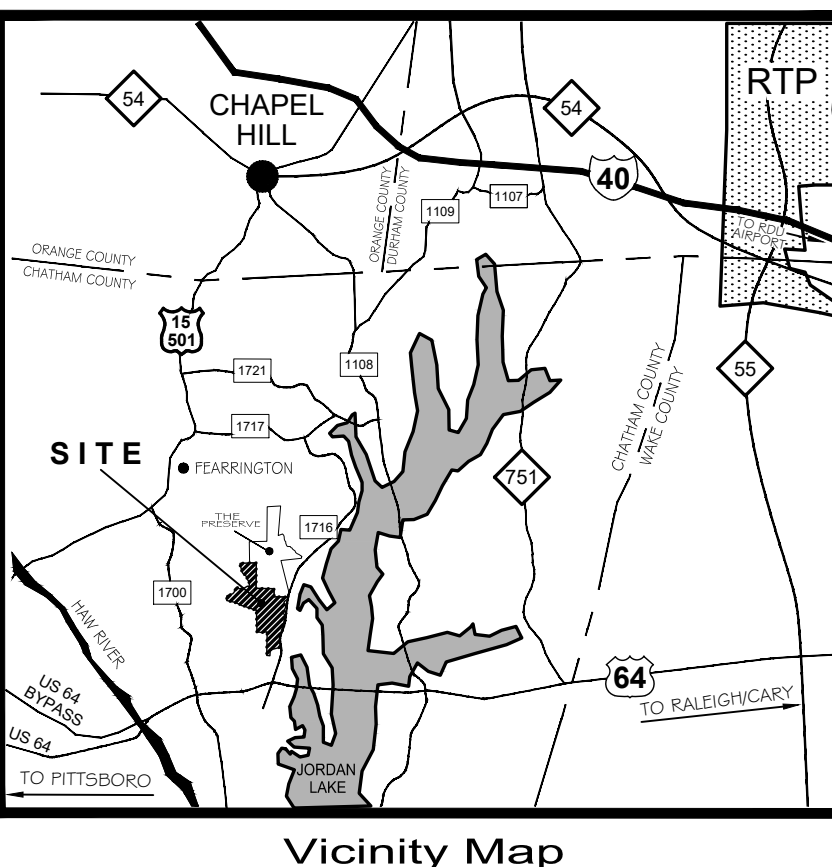
NORTH CAROLINA _____ COUNTY

_____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I 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 _____



CERTIFICATE OF WATER EASEMENT

THE "HIGH WOODS RIDGE" & "NORTH CREST 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.

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, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

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 THIS _____ DAY OF _____, A.D. 2019.

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

1.	REVISED PER PLANNING COMMENTS TRC REVIEW	11/25/19	09/24/18
2.	REVISED PER PLANNING COMMENTS		
		NO.	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 - PHASE 3
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: ARF

Checked: JSS

Project No: 330-03
 Computer Dwg. Name: 3330-03.Plot3_Site_Plot.dwg

Sheet No: 2 of 3

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 65 ADDITIONAL LOTS IN TRACT 2B OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-03-4916 & AKPAR 92463 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 176-177 RECORDED IN THE CHATHAM COUNTY REGISTRY. THIS PLAT ALSO DEDICATES 5.155 AC / 224,962 SF OF WAY FROM TRACT 2 OF THE LEGACY AT JORDAN LAKE.
- 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 UNDERGROUND 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 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
 PHASE 3
 FRONT YARD SETBACKS: 20 FEET (TRACT 2)
 SIDE YARD SETBACKS: 7.5 FEET (TRACT 2)
 CORNER YARD SETBACKS: 15 FEET (TRACT 2)
 REAR YARD SETBACKS: 20 FEET (TRACT 2)
 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 1 OF 3 FOR DRAINAGE EASEMENT LINE MEASUREMENT INFORMATION.

Curve #	Length	Radius	BEARING	CHORD
C312	30.86	75.00	N80°08'24"E	30.65
C313	66.00	75.00	S82°51'45"E	63.89
C314	20.95	75.00	S29°39'09"E	20.88
C315	32.01	100.00	S12°28'39"E	31.88
C316	7.51	100.00	S1°09'19"E	7.51
C317	7.51	100.00	S3°08'45"W	7.51
C318	50.19	100.00	S19°40'25"W	49.66
C319	57.69	100.00	S50°34'42"W	56.90
C320	60.70	125.00	S81°45'40"W	60.10
C336	19.03	525.00	S83°07'32"E	19.03
C337	7.50	525.00	S84°34'24"E	7.50
C338	7.50	525.00	S85°23'31"E	7.50
C339	74.42	525.00	S89°51'43"E	74.36
C340	17.76	525.00	N85°06'28"E	17.76
C341	98.22	525.00	N78°37'09"E	98.08
C342	99.68	525.00	N67°49'12"E	99.53
C343	99.68	525.00	N56°56'28"E	99.53
C344	99.68	525.00	N46°03'44"E	99.53
C345	99.68	525.00	N35°10'59"E	99.53
C346	99.68	525.00	N24°18'15"E	99.53
C347	99.68	525.00	N13°25'31"E	99.53
C348	54.61	525.00	N5°00'21"E	54.58
C349	182.54	225.00	N25°16'06"E	177.58
C350	86.67	425.00	N54°21'58"E	86.52
C351	76.47	375.00	S54°21'08"W	76.34
C352	141.98	175.00	S25°16'06"W	138.12
C353	59.81	575.00	S5°00'21"W	59.78
C354	71.28	575.00	S11°32'14"W	71.24
C355	71.28	575.00	S18°38'24"W	71.24
C356	71.28	575.00	S25°44'34"W	71.24
C357	71.28	575.00	S32°50'44"W	71.24
C358	71.28	575.00	S39°56'54"W	71.24
C359	71.28	575.00	S47°03'04"W	71.24
C360	71.28	575.00	S54°09'14"W	71.24
C361	71.28	575.00	S61°15'24"W	71.24
C362	71.28	575.00	S68°21'34"W	71.24
C363	71.28	575.00	S75°27'44"W	71.24
C364	63.77	575.00	S82°11'27"W	63.74
C365	7.51	575.00	S85°44'32"W	7.51
C366	7.49	575.00	S86°29'23"W	7.49
C367	63.79	575.00	N89°57'32"W	63.76
C368	47.10	575.00	N84°26'03"W	47.09
C369	77.74	425.00	S73°35'20"W	77.63
C370	39.27	25.00	N66°38'56"W	35.36
C388	78.54	50.00	N23°21'04"E	70.71
C389	125.37	75.00	S63°45'38"E	111.28

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: ±3,713.495 SF / ±85.250 AC
 ZONED: CUP-PUD RA-40

FLOOD CERTIFICATION
 UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), BEARING MAP #3710878200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X". ALSO PANEL #9773 (CHATHAM COUNTY), BEARING MAP #3710977300J, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF FEBRUARY 2, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X".

SITE DATA

TOTAL LOTS	64 RESIDENTIAL LOTS
TOTAL AREA	1,288,935 SF / 29,590 AC
MINIMUM LOT SIZE	12,552 SF / 0.288 AC
MAXIMUM LOT SIZE	29,140 SF / 0.669 AC
AVERAGE LOT SIZE	16,631 SF / 0.382 AC
NEW PRIVATE RW	224,562 SF / 5.155 AC

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.
 THIS _____ DAY OF _____ A.D. 2019.

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

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 _____

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 _____

SURVEY REFERENCES

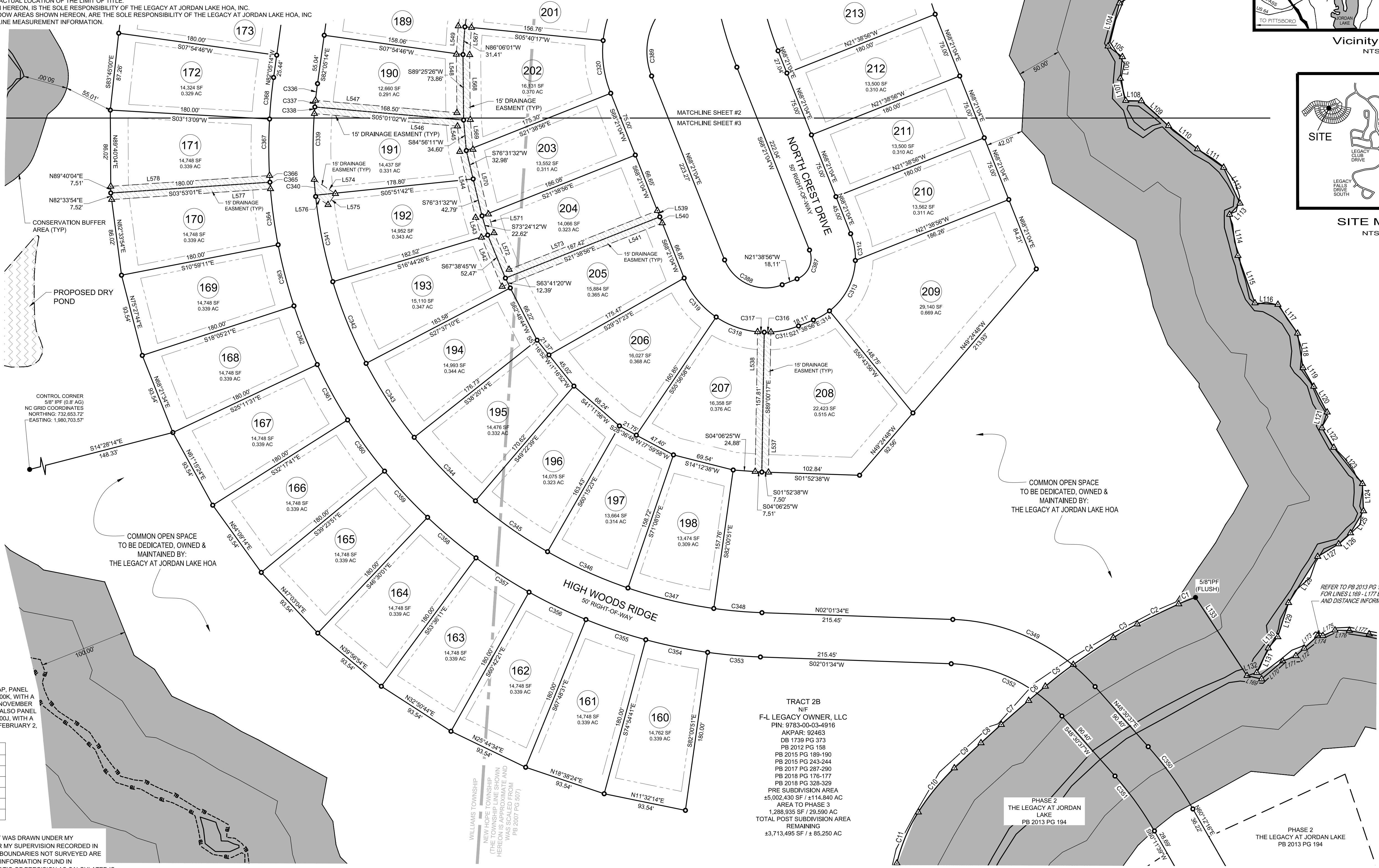
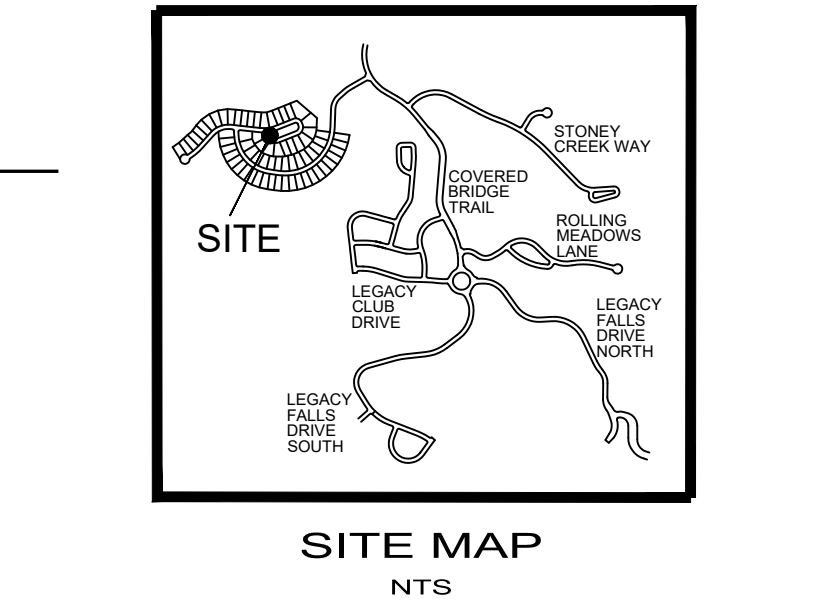
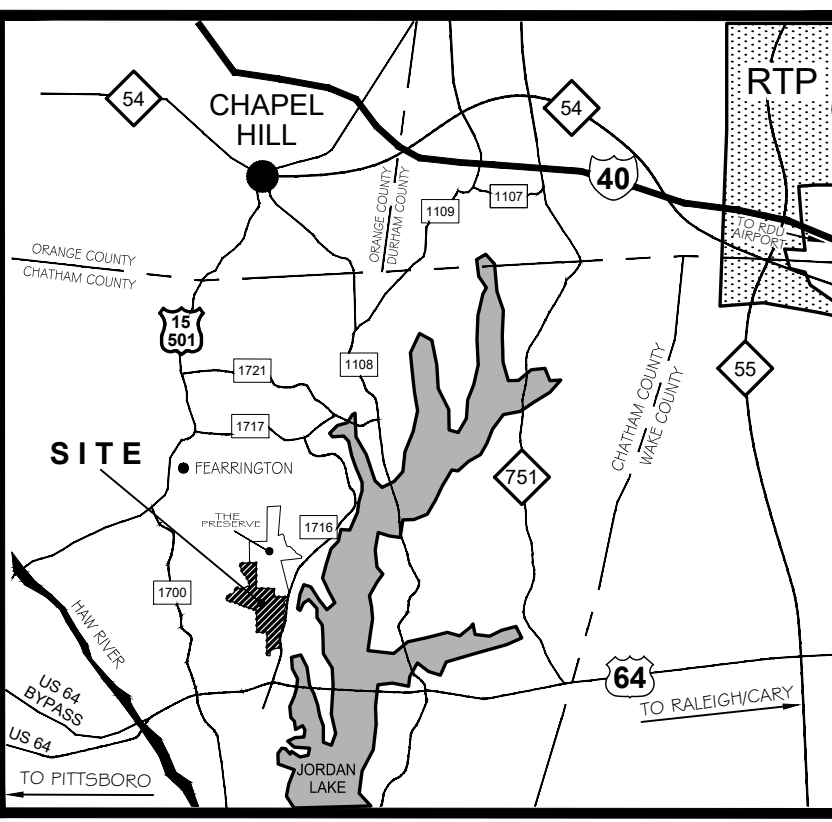
- DEED BOOK 1026 PAGE 156
- DEED BOOK 1739 PAGE 373
- DEED BOOK 1436 PAGE 342
- DEED BOOK 1142 PAGE 701
- DEED BOOK 1818 PAGE 587
- DEED BOOK 695 PAGE 497
- PLAT BOOK 2018 PAGE 176-177
- PLAT BOOK 2018 PAGE 501-502
- PLAT BOOK 2017 PAGE 367-368
- PLAT BOOK 2015 PAGE 189-190
- PLAT BOOK 2014 PAGE 2007
- PLAT BOOK 2013 PAGE 514
- PLAT BOOK 2007 PAGE 513
- 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
- IPN IRON PIPE SET
- NIF NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- PT PINCHED TOP
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

SYMBOL & HATCH LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- △ COMPUTED POINT
- ▨ CONSERVATION / STREAM BUFFER
- ▨ UTILITY EASEMENT HATCH



LINE LEGEND

---	SURVEYED PROPERTY LINE
---	PROPERTY LINE NOT SURVEYED
---	LOT SETBACK LINE
---	RIGHT-OF-WAY
---	EXISTING UTILITY EASEMENT
---	PROPOSED UTILITY EASEMENT
---	TOP OF CREEK BANK

CERTIFICATE OF WATER EASEMENT

THE "HIGH WOODS RIDGE" & "NORTH CREST 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.

_____, 2019

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

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

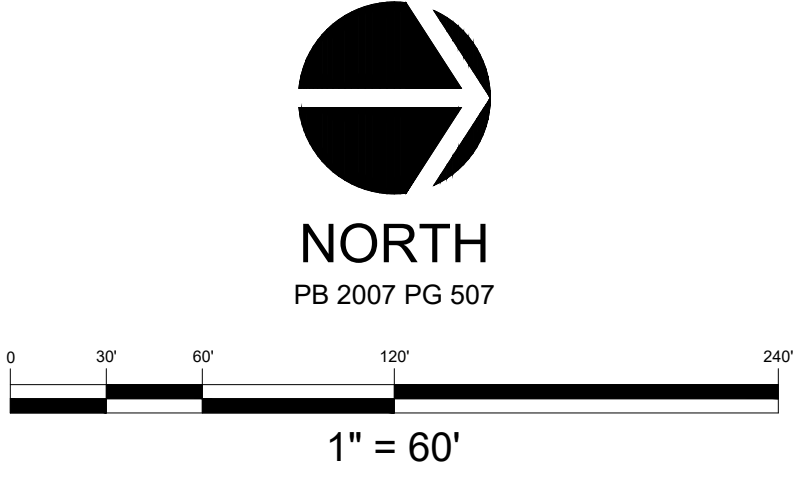
CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM

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 _____



NO.	REVISIONS	DATE
1.	REVISED PER PLANNING COMMENTS	09/24/19
2.	REVISED PER PLANNING COMMENTS	11/28/18

CE GROUP

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License # C-1739

**THE LEGACY AT JORDAN LAKE - PHASE 3
 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: 330-03
 Computer Dwg. Name: 330-03 Pl3A_Sub_Plat.dwg

Sheet No: **3** Of 3