

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10.000+__that the boundaries not surveyed are shown as broken lines plotted from information in book __SEE__, page __REF___, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 2017.

SIGNATURE Licensed Number L-3247

PRELIMINARY PLAT NOT FOR RECORDATION

James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus

a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land

- municipality that is unregulated as we are common that this plat is of a survey of an existing parcel or parcels of land. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.

 That the information available to this surveyor is such that I am unable to to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Land Surveyor No. L-3247

NOTES:

(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO (A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.

(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.

(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

MINIMUM BUILDING FRONT REAR SIDE CORNER SIDE -40° 25° 40° **SETBACKS**

REFERENCES:
PLAT BOOK 2003, PAGE 96
DEED BOOK 1260, PAGE 631
OTHER REFERENCES AS SHOWN

Existing Iron Pipe (Control Point)
 Olron Stake Set (unless otherwise noted)
 Existing Concrete Monument(Control Point)
 Concrete Monument Set
 X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: _____PARCEL# 60065 Pin#:

RECORDED CHATHAM COUNTY BOOK PAGE

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHA COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOT THE BOARD OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BODY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS. BY THE

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

DATE

CERTIFICATION OF PLANS OF STREET

I HEREBY CERTIFY THAT THE PLANS FOR STREETS IN THE SUBDIVISION SHOWN HEREON MEET THE DESIGN STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS EXCEPT AS NOTED HEREON.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING SAPPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

N.C. LICENSED SOIL SCIENTIST (SEAL)

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS I BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION (HICHWAYS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAV BEEN MADE FOR THEIR INSTALLATION.

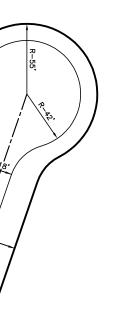
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNERSHIP AND DEDICATION

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.

DATE



(52)

AREA OUTSIDE BUFFER: 1.425 ACRES
AREA WITHIN RIPARIAN BUFFER: 0.818 ACRES
VOLUNTARY BUFFER AREA: 0.096 ACRES
TOTAL USEABLE AREA: 1.521 ACRES

AREA OUTSIDE BUFFER: 1.096 ACRES AREA WITHIN RIPARIAN BUFFER: 0.573 ACRES VOLUNTARY BUFFER AREA: 0.506 ACRES TOTAL USEABLE AREA: 1.602 ACRES

AREA OUTSIDE BUFFER: 3.771 ACRES AREA WITHIN RIPARIAN BUFFER: 0.423 ACRES VOLUNTARY BUFFER AREA: 0.442 ACRES TOTAL USEABLE AREA: 4.213 ACRES

AREA OUTSIDE BUFFER: 1.412 ACRES AREA WITHIN RIPARIAN BUFFER: 0.506 ACRES VOLUNTARY BUFFER AREA: 0.420 ACRES TOTAL USEABLE AREA: 1.832 ACRES

(65)

(63)

53

EDOSE OF PANSMENT

MAXIMUM ALLOWABLE PER LOT IS 8,000

IMPERVIOUS AREA SQUARE FEET.

AREA OUTSIDE BUFFER: 2.802 A AREA WITHIN RIPARIAN BUFFER: 0.40 VOLUNTARY BUFFER AREA: 0.137 TOTAL USEABLE AREA: 2.939 AC

(54)

AREA OUTSIDE BUFFER: 4.082 ACRES AREA WITHIN RIPARIAN BUFFER: 0.263 ACRES VOLUNTARY BUFFER AREA: N/A TOTAL USEABLE AREA: 4.082 ACRES

(62)

AREA OUTSIDE BUFFER: 1.494 ACRES AREA WITHIN RIPARIAN BUFFER: N/A VOLUNTARY BUFFER AREA: 0.006 ACRES TOTAL USEABLE AREA: 1.500 ACRES

OWNER: KARELIAN HOMES INC 3128 GOLD DUST LANE WILLOW SPRING, N.C. 27592

SUBDIVISION MAP OF:

THE LANE ATCATTAILCREEK

HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA SCALE 1" = 150' NOVEMBER 5, 2019 (COUNTY COMMENTS) MAULDIN – WATKINS SURVEYING, P.A. P.O. BOX 444 / 1301 W. BROAD ST. FUQUAY VARINA, NORTH CAROLINA 27526 (919) 552-9326 C-929

JOB# 4272 CF:4272TOPO PF:4272REC-S1

유

SHEET \sim

