

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 1/10,000.04—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 _____ day of _____ 2020.

SIGNATURE _____

Licensed Number L-3247

PRELIMINARY PLAT
NOT FOR RECORDATION

- I, 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 a survey that creates a subdivision of land within the limits 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
 - c. That this plat is of a survey of an existing parcel or parcels of land of another surveyor
 - d. 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 a survey
 - e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (b) through (d) above.

James W. Mauldin, Professional Land Surveyor No. L-3247

NOTES:

- (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 UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- (D) THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

CERTIFICATION 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 BOARD OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

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.

DISTRICT ENGINEER _____ DATE _____

CERTIFICATION OF THE APPROVAL OF STREETS

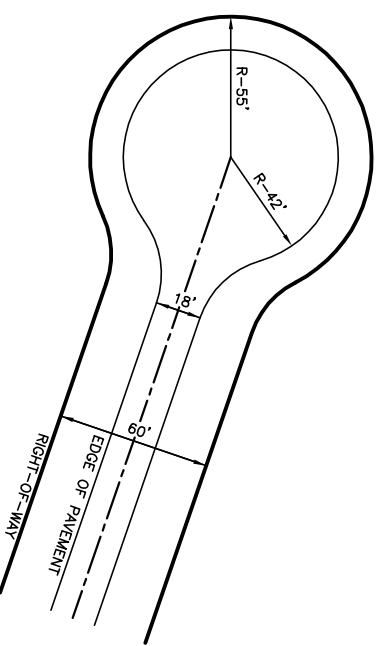
I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DISTRICT ENGINEER _____ DATE _____

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 REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENT SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN CHATHAM COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

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 APPLICATION 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.

DATE _____ N.C. LICENSED SOIL SCIENTIST (SEAL) _____

CERTIFICATE 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) OR AUTHORIZED AGENT AND TITLE _____ DATE _____

SEPTIC AND GRAVEL DRIVEWAYS CAN BE PLACED WITHIN THE 50' VOLUNTARY BUFFER. HOUSES, ACCESSORY STRUCTURES AND WELLS CAN NOT BE PLACED WITHIN THE 50' VOLUNTARY BUFFER.

- 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
- 63 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
- 65 AREA OUTSIDE BUFFER: 2.802 ACRES
AREA WITHIN RIPARIAN BUFFER: 0.406 ACRES
VOLUNTARY BUFFER AREA: 0.137 ACRES
TOTAL USEABLE AREA: 2.939 ACRES
- 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
- 71 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
- 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

MINIMUM BUILDING SETBACKS

- FRONT - 40'
- REAR - 25'
- SIDE - 25'
- CORNER SIDE - 40'

REFERENCES: PAGE 98
PLAT BOOK 1260, PAGE 631
DEED BOOK 1260, PAGE 631
OTHER REFERENCES AS SHOWN

LEGEND

- Existing Iron Pipe (Control Point)
- Iron 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

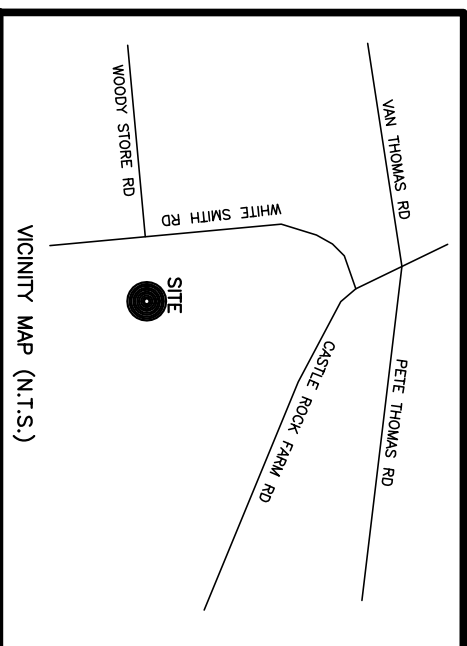
Zone: R-1 Proj: 9705-92-4139
PARCEL # 60065

SHEET 1 OF 2

SUBDIVISION MAP OF:
THE LANE AT CATTAIL CREEK

HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA
SCALE 1" = 150'
REVISED: NOVEMBER 13, 2019 (COUNTY COMMENTS)
REVISED: DECEMBER 18, 2019 (COUNTY COMMENTS)

JAMES W. MAULDIN - SURVEYOR
P.O. BOX 444, 1501 W. BROAD ST.
FLOUQUY, VIRGINIA, NORTH CAROLINA 27526
(919) 562-9326 C-929



N.C. GRID NORTH, NAD 83
 NCGNSS-RTK-NETWORK, GEOID 12B
 MAY 1, 2018 - SPECTRA 80

PRELIMINARY PLAT
 NOT FOR RECORDATION

SEPTIC AND GRAVEL DRIVEWAYS CAN BE PLACED WITHIN THE 50' VOLUNTARY BUFFER. HOUSES, ACCESSORY STRUCTURES AND WELLS CAN NOT BE PLACED WITHIN THE 50' VOLUNTARY BUFFER.

PERMANENT SLOPE EASEMENT (PSE)
 10' BEYOND THE OF SLOPE IN FILL AND CUT SECTIONS

VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT (VWPDE)

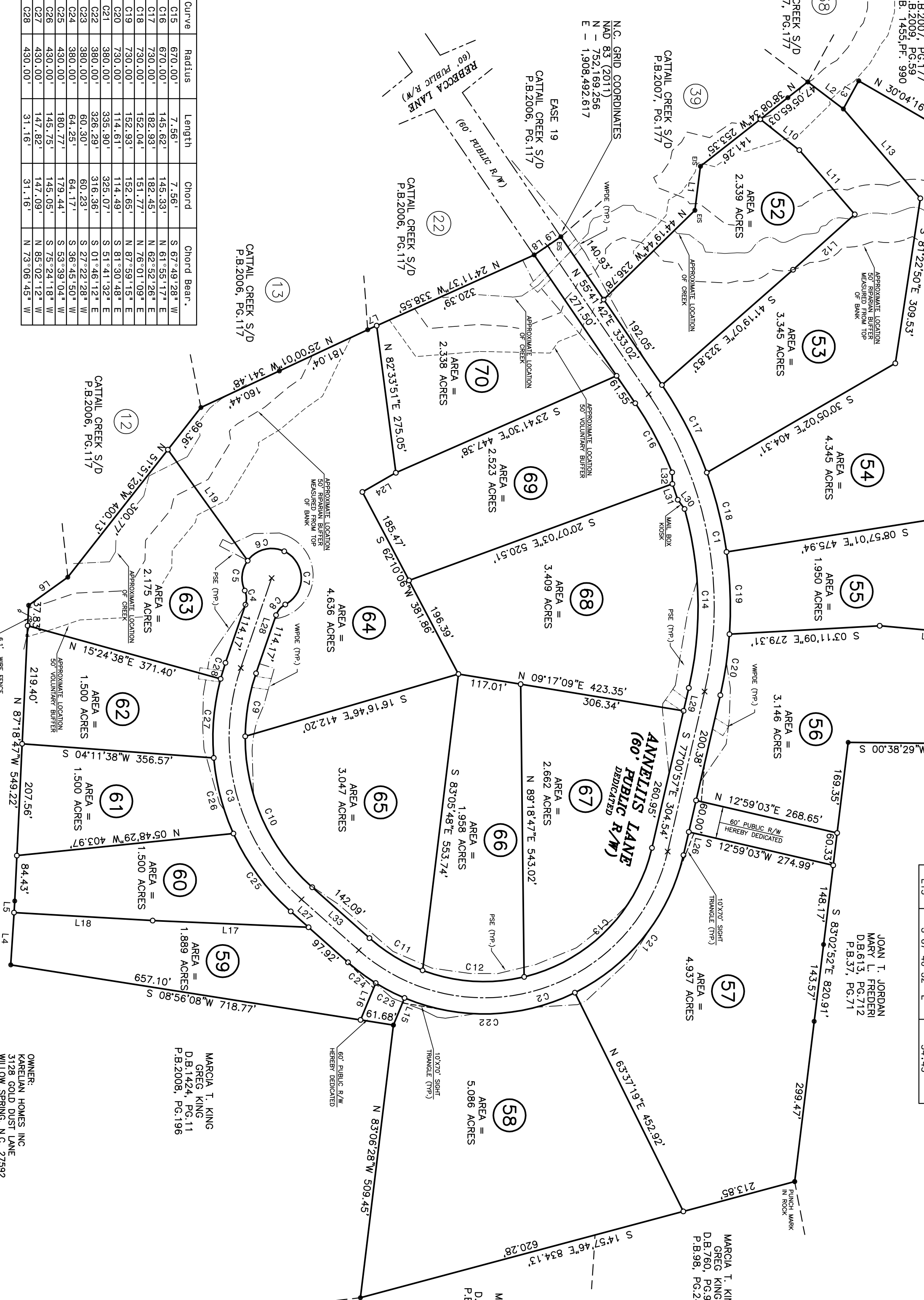
Curve	Radius	Length	Chord	Chord Bear.
C1	700.00'	577.75'	561.49'	N 79°20'23" E
C2	350.00'	724.63'	601.97'	S 17°42'15" E
C3	400.00'	470.23'	443.62'	S 75°17'08" W
C4	35.00'	28.73'	28.09'	S 87°04'58" W
C5	55.00'	58.41'	55.71'	N 84°22'18" W
C6	55.00'	75.90'	70.02'	N 14°24'57" W
C7	55.00'	122.49'	98.70'	N 88°55'20" E
C8	370.00'	26.73'	26.09'	S 49°09'20" E
C9	370.00'	119.06'	118.55'	S 80°13'18" E
C10	370.00'	315.91'	308.40'	S 60°14'01" E
C11	320.00'	115.92'	115.29'	N 31°13'47" E
C12	320.00'	191.79'	188.93'	N 03°40'57" E
C13	320.00'	334.61'	336.91'	N 43°13'05" W
C14	670.00'	335.58'	332.08'	S 88°38'08" W

Curve	Radius	Length	Chord	Chord Bear.
C15	670.00'	7.56'	7.56'	S 67°49'28" W
C16	670.00'	145.62'	145.33'	N 61°55'17" E
C17	730.00'	182.93'	182.45'	N 62°52'26" E
C18	730.00'	152.04'	151.77'	N 76°01'09" E
C19	730.00'	152.93'	152.65'	N 87°50'48" E
C20	730.00'	114.61'	114.49'	S 01°41'32" E
C21	380.00'	326.29'	316.36'	S 01°46'12" E
C22	380.00'	60.30'	60.23'	S 27°22'28" W
C23	380.00'	64.25'	64.17'	S 58°45'50" W
C24	480.00'	180.77'	179.44'	S 52°39'02" W
C25	480.00'	149.05'	147.82'	S 73°24'18" W
C26	480.00'	147.09'	147.09'	N 83°02'12" W
C27	480.00'	31.16'	31.16'	N 73°06'45" W
C28	480.00'	31.16'	31.16'	N 73°06'45" W

LEGEND

- Existing Iron Pipe (Control Point)
- Iron 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: R-1
 Proj: 9705-92-4139
 Parcel# 60065



Course	Bearing	Distance
L1	N 82°48'21" W	82.24'
L2	N 37°11'31" E	82.74'
L3	N 61°17'09" W	59.51'
L4	N 86°26'00" W	97.29'
L5	N 88°28'00" W	21.90'
L6	N 35°40'59" W	69.93'
L7	N 24°11'37" W	16.16'
L8	N 34°13'48" W	30.00'
L9	N 38°15'35" E	92.17'
L10	N 49°13'35" E	157.47'
L11	N 49°13'35" E	158.91'
L12	N 41°54'28" E	218.85'
L13	N 49°15'43" E	187.77'
L14	S 05°15'51" W	54.45'
L15	S 67°40'32" E	54.45'

Course	Bearing	Distance
L16	N 67°40'32" W	74.03'
L17	S 02°26'59" W	82.74'
L18	S 03°17'40" W	257.69'
L19	N 54°17'12" E	253.89'
L20	S 29°54'29" E	1.83'
L21	N 59°41'42" E	26.84'
L22	S 77°00'57" E	44.16'
L23	S 41°36'27" W	44.17'
L24	S 41°36'27" W	176.42'
L25	N 77°00'57" W	43.59'
L26	S 59°41'28" W	21.30'
L27	S 71°11'38" W	31.40'
L28	S 88°41'46" W	21.40'
L29	N 41°36'27" E	142.09'

SHEET 2 OF 2



SUBDIVISION MAP OF:
THE LANE AT CATTLE CREEK
 HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA
 SCALE 1" = 150' NOVEMBER 5, 2019
 REVISED: NOVEMBER 13, 2019 (COUNTY COMMENTS)
 REVISED: DECEMBER 18, 2019 (COUNTY COMMENTS)

MAULIN - WATKINS SURVEYING, P.A.
 P.O. BOX 444 / 1301 W. BROAD ST.
 FULVAH VARIAN, NORTH CAROLINA 27526
 (919) 552-9326 C-929

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

MARCIA T. KING
 GREG KING
 D.B.1424, PG.11
 P.B.2008, PG.196

MARCIA T. KING
 GREG KING
 D.B.1424, PG.11
 P.B.2008, PG.196

MARCIA T. KING
 GREG KING
 D.B.760, PG.949
 P.B.98, PG.241

MARCIA T. KING
 GREG KING
 D.B.1424, PG.11
 P.B.2008, PG.197