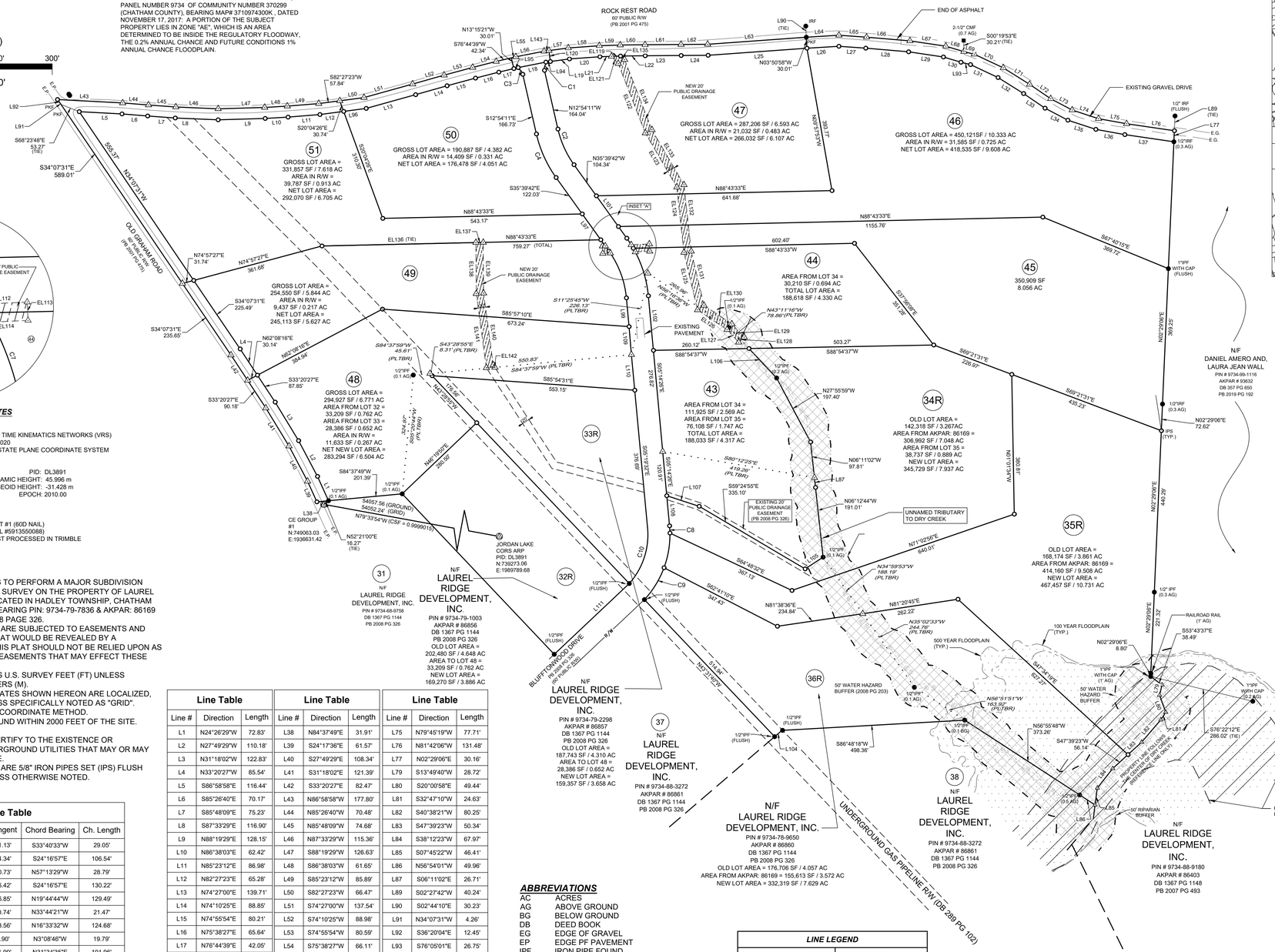
NORTH
(NAD 83 / 2011)

150' 0' 150' 300'
SCALE: 1" = 150'

FLOOD CERTIFICATION
UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9734 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP# 3710974300K , DATED NOVEMBER 17, 2017: A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE "AE", WHICH IS AN AREA DETERMINED TO BE INSIDE THE REGULATORY FLOODWAY, THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



SURVEY CONTROL / GRID TIE NOTES
1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: H: 0.055'
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (VRS)
4) DATE OF GPS SURVEY: FEBRUARY 19, 2020
5) HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NAVD88
6) PUBLISHED/FIXED-CONTROL USE:
NAME: JORDAN LAKE CORS ARP PID: DL3891
LATITUDE: 35°46'52.49646" (N) DYNAMIC HEIGHT: 45.996 m
LONGITUDE: 079°02'03.92766" (W) GEOID HEIGHT: -31.428 m
ELEVATION: 83.764 m / 254.00 ft EPOCH: 2010.00
7) GEOID MODEL: GEOID 12B
8) COMBINED FACTOR: 0.999902602
9) UNITS: U.S. SURVEY FEET
10) POINT OF LOCALIZATION: CE GROUP PT #1 (60D NAIL)
11) GPS ANTENNA: SPECTRA SP 80 (SERIAL #5913550088)
12) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER (TBC) VERSION 5.X

GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO PERFORM A MAJOR SUBDIVISION SURVEY AND RECOMBINATION SURVEY ON THE PROPERTY OF LAUREL RIDGE DEVELOPMENT, INC LOCATED IN HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA; BEARING PIN: 9734-79-7836 & AKPAR: 86169 AS SHOWN ON PLAT BOOK 2008 PAGE 326.
2. PROPERTIES SHOWN HEREON ARE SUBJECTED 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.
3. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREA(S) CALCULATED BY THE COORDINATE METHOD.
6. NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
7. GRID TIE BY GPS / VRS.
8. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
9. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	20.00'	32.52'	21.13'	S33°40'33"W	29.05'
C2	270.00'	107.25'	54.34'	S24°16'57"E	106.54'
C3	20.00'	32.13'	20.73'	N57°13'29"W	28.79'
C4	330.00'	131.08'	66.42'	S24°16'57"E	130.22'
C5	260.00'	130.87'	66.85'	N19°44'44"W	129.49'
C6	320.00'	21.48'	10.74'	N33°44'21"W	21.47'
C7	320.00'	125.48'	63.56'	N16°33'32"W	124.68'
C8	260.00'	19.79'	9.90'	N3°08'46"W	19.79'
C9	260.00'	102.63'	51.99'	N31°34'35"E	101.96'
C10	200.00'	164.14'	87.01'	N18°11'08"E	159.57'
C11	320.00'	10.91'	5.45'	N30°50'23"W	10.91'
C12	320.00'	11.57'	5.78'	N28°49'40"W	11.57'
C13	260.00'	6.79'	3.39'	N34°54'49"W	6.79'

Line Table

Line #	Direction	Length
L1	N24°26'29"W	72.83'
L2	N27°49'29"W	110.18'
L3	N31°18'02"W	122.83'
L4	N33°20'27"W	85.54'
L5	S86°58'58"E	116.44'
L6	S85°26'40"E	70.17'
L7	S85°48'09"E	75.23'
L8	S87°33'29"E	116.90'
L9	N88°19'29"E	128.15'
L10	N86°38'03"E	62.42'
L11	N85°23'12"E	86.98'
L12	N82°27'23"E	65.28'
L13	N74°27'00"E	139.71'
L14	N74°10'25"E	88.85'
L15	N74°55'54"E	80.21'
L16	N75°38'27"E	65.64'
L17	N76°44'39"E	42.05'
L18	N78°47'29"E	76.93'
L19	N82°19'36"E	52.36'
L20	N85°52'25"E	83.16'
L21	N88°05'11"E	56.16'
L22	N89°19'17"E	67.15'
L23	N89°35'36"E	97.88'
L24	N89°35'36"E	73.43'
L25	N85°54'09"E	269.82'
L26	N86°30'31"E	87.12'
L27	S85°59'39"E	73.25'
L28	S85°08'46"E	117.24'
L29	S81°31'42"E	95.70'
L30	S73°19'53"E	49.93'
L31	S64°48'40"E	82.78'
L32	S57°55'31"E	82.18'
L33	S55°40'48"E	70.75'
L34	S62°12'27"E	70.14'
L35	S71°49'30"E	80.17'
L36	S79°45'19"E	80.30'
L37	S81°41'50"E	135.03'

Line Table

Line #	Direction	Length
L38	N84°37'49"E	31.91'
L39	S24°17'36"E	61.57'
L40	S27°49'29"E	108.34'
L41	S31°18'02"E	121.39'
L42	S33°20'27"E	82.47'
L43	N86°58'58"W	177.80'
L44	N85°26'40"W	70.48'
L45	N85°48'09"W	74.68'
L46	N87°33'29"W	115.36'
L47	S88°19'29"W	126.63'
L48	S86°38'03"W	61.65'
L49	S85°23'12"W	85.89'
L50	S82°27'23"W	66.47'
L51	S74°27'00"W	137.54'
L52	S74°10'25"W	88.98'
L53	S74°55'54"W	80.59'
L54	S75°38'27"W	66.11'
L55	S76°44'39"W	12.57'
L56	S78°47'29"W	78.39'
L57	S82°19'36"W	53.28'
L58	S85°52'25"W	84.67'
L59	S88°05'11"W	57.06'
L60	S89°19'17"W	67.54'
L61	S89°35'36"W	97.95'
L62	S89°35'36"W	72.46'
L63	S85°54'09"W	269.01'
L64	S86°30'31"W	89.24'
L65	N85°59'39"W	75.44'
L66	N85°08'46"W	118.41'
L67	N81°31'42"W	98.80'
L68	N73°19'53"W	51.36'
L69	N76°05'01"W	28.99'
L70	N64°48'40"W	87.55'
L71	N57°55'31"W	84.57'
L72	N55°40'48"W	69.63'
L73	N62°12'27"W	65.91'
L74	N71°49'30"W	75.57'

Line Table

Line #	Direction	Length
L75	N79°45'19"W	77.71'
L76	N81°42'06"W	131.48'
L77	N02°29'06"E	30.16'
L79	S13°49'40"W	28.72'
L80	S20°00'58"E	49.44'
L81	S32°47'10"W	24.63'
L82	S40°38'21"W	80.25'
L83	S47°39'23"W	50.34'
L84	S38°12'23"W	67.97'
L85	S07°45'22"W	46.41'
L86	N56°54'01"W	49.96'
L87	S06°11'02"E	26.71'
L89	S02°27'42"W	40.24'
L90	S02°44'10"E	30.23'
L91	N34°07'31"W	4.26'
L92	S36°20'04"E	12.45'
L93	S76°05'01"E	26.75'
L94	S82°19'36"W	12.33'
L95	N76°44'39"E	12.04'
L96	N82°27'23"E	61.90'
L97	S35°39'42"E	86.66'
L98	S35°39'42"E	20.92'
L99	S05°19'32"E	78.59'
L100	S35°39'42"E	39.26'
L101	N35°39'42"W	103.00'
L102	N05°19'32"W	149.19'
L103	S49°23'03"W	26.35'
L105	N56°49'07"E	58.45'
L106	N43°11'16"W	110.10'
L107	S71°54'16"E	92.84'
L108	N05°14'26"W	82.35'
L109	N04°46'56"W	76.55'
L110	S05°19'32"E	97.44'
L111	S46°38'12"W	280.99'
L120	N07°40'24"W	30.01'
L143	S82°19'36"W	13.26'

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
EG	EDGE OF GRAVEL
EP	EDGE PF PAVEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PLTBR	PROPERTY LINE TO BE REMOVED
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SFT	SURVEY FEET
TYP	TYPICAL

LINE LEGEND
- PROPERTY LINE (PL)
- PL NOT SURVEYED
- PL TO BE REMOVED
- EASEMENT
- R/W — RIGHT-OF-WAY LINE
- WATER HAZARD BUFFER
- FLOODWAY
- 100 YEAR FLOOD LINE
- 500 YEAR FLOOD LINE

SYMBOL LEGEND
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- CONC MONUMENT FOUND
- COMPUTED POINT
- DATUM CONTROL POINT

HATCH LEGEND
- FLOOD HAZARD AREA
- FLOODWAY AREA
- WATER HAZARD BUFFER
- PUBLIC DRAINAGE EASEMENT

LOT AREA TABLE

TRACT / LOT	PRE-RECOMBINATION		POST-RECOMBINATION		PRE-SUBDIVISION		POST-SUBDIVISION		AREA INSIDE BUFFER		AREA INSIDE STREAM		TOTAL USABLE AREA	
LOT 32R	202,480 SF	4.648 AC	169,270 SF	3.886 AC	N/A	N/A	N/A	N/A	0 SF	0 AC	0 SF	0 AC	169,270 SF	3.886 AC
LOT 33R	187,743 SF	4.310 AC	159,357 SF	3.658 AC	N/A	N/A	N/A	N/A	0 SF	0 AC	0 SF	0 AC	159,357 SF	3.658 AC
LOT 34R	142,318 SF	3.267 AC	345,729 SF	7.937 AC	N/A	N/A	N/A	N/A	38,968 SF	0.895 AC	2,092 SF	0.048 AC	343,637 SF	7.889 AC
LOT 35R	168,174 SF	3.861 AC	467,457 SF	10.731 AC	N/A	N/A	N/A	N/A	12,435 SF	0.285 AC	735 SF	0.017 AC	466,722 SF	10.714 AC
LOT 36R	176,706 SF	4.057 AC	332,319 SF	7.629 AC	N/A	N/A	N/A	N/A	64,572 SF	1.481 AC	8,570 SF	0.197 AC	323,749 SF	7.432 AC
LOT 43	N/A	N/A	188,033 SF	4.317 AC	0.00 AC	0 SF	188,033 SF	4.317 AC	33,169 SF	0.762 AC	1,313 SF	0.030 AC	186,720 SF	4.287 AC
LOT 44	N/A	N/A	188,618 SF	4.330 AC	0.00 AC	0 SF	188,618 SF	4.330 AC	12,887 SF	0.296 AC	470 SF	0.011 AC	188,148 SF	4.319 AC
LOT 45	N/A	N/A	N/A	N/A	0.00 AC	0 SF	350,909 SF	8.056 AC	0 SF	0 AC	0 SF	0 AC	350,909 SF	8.056 AC
LOT 46	N/A	N/A	N/A	N/A	0.00 AC	0 SF	418,535 SF	9.608 AC	0 SF	0 AC	0 SF	0 AC	418,535 SF	9.608 AC
LOT 47	N/A	N/A	N/A	N/A	0.00 AC	0 SF	266,032 SF	6.107 AC	0 SF	0 AC	0 SF	0 AC	266,032 SF	6.107 AC
LOT 48	N/A	N/A	N/A	N/A	0.00 AC	0 SF	283,294 SF	6.504 AC	0 SF	0 AC	0 SF	0 AC	283,294 SF	6.504 AC
LOT 49	N/A	N/A	N/A	N/A	0.00 AC	0 SF	245,113 SF	5.627 AC	0 SF	0 AC	0 SF	0 AC	245,113 SF	5.627 AC
LOT 50	N/A	N/A	N/A	N/A	0.00 AC	0 SF	176,478 SF	4.051 AC	0 SF	0 AC	0 SF	0 AC	176,478 SF	4.051 AC
LOT 51	N/A	N/A	N/A	N/A	0.00 AC	0 SF	292,070 SF	6.705 AC	0 SF	0 AC	0 SF	0 AC	292,070 SF	6.705 AC

SURVEYORS CERTIFICATE

"I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS 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.

THIS _____ DAY OF _____, A.D., 2020.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

_____
JAMIE SHANE STRICKLAND, PLS
N.C. LICENCE NUMBER: L-4669

I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY
THAT THE 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 N.C. LICENCE NUMBER: L-4669

VICINITY MAP
NTS

PROPERTY DATA
CURRENT OWNER: LAUREL RIDGE DEVELOPMENT, INC
SITE ADDRESS: OLD GRAHAM ROAD PITTSBORO NC, 27312
PIN: 9734-79-7836
AKPAR: 86169
PARCEL AREA (PER PB 2008 PG 327): 67 ACRES
CHATHAM COUNTY WATERSHED DISTRICT: WS-IV PA
LARGEST LOT: (LOT 35R) 467,457 SF / 10.731 AC
SMALLEST LOT: (LOT 33R) 159,357 SF / 3.658 AC
AVERAGE LOT SIZE: 277,372 SF / 6.367 AC
AREA IN R/W: 176,741 SF / 4.051 AC

SURVEY REFERENCES
PLAT BOOK 2007 PAGE 408
PLAT BOOK 2007 PAGE 493
PLAT BOOK 2008 PAGE 326
PLAT BOOK 2008 PAGE 327 (CURRENT)
PLAT BOOK 2019 PAGE 92
DEED BOOK 357 PAGE 650
DEED BOOK 1367 PAGE 1144 (CURRENT)
DEED BOOK 1367 PAGE 1148

Easement Line Table

Line #	Direction	Length
EL112	S87°18'34"W	49.49'
EL113	N02°41'26"W	20.00'
EL114	N87°18'34"E	39.25'
EL115	S35°39'42"E	16.99'
EL116	S87°18'34"W	7.73'
EL117	S02°41'26"E	20.00'
EL118	N87°18'34"E	20.60'
EL119	S88°05'11"W	24.63'
EL121	S43°12'47"E	26.99'
EL122	S21°16'38"E	203.01'
EL123	S30°11'34"E	170.70'
EL124	S06°11'42"E	178.98'
EL125	S13°17'21"E	160.80'
EL126	S56°16'19"E	96.71'
EL127	S42°44'06"E	46.90'
EL128	N47°12'53"E	20.00'
EL129	S42°44'06"E	49.25'
EL130	S56°16'19"E	91.21'
EL131	S13°17'21"E	151.69'
EL132	S06°11'42"E	181.99'
EL133	S30°11'34"E	173.39'
EL134	S21°16'38"E	205.33'
EL135	S49°04'14"E	14.69'
EL136	N88°43'33"E	419.18'
EL137	S88°43'33"W	20.00'
EL138	N00°26'08"W	138.01'
EL139	N00°21'48"W	138.25'
EL140	N07°41'39"W	197.32'
EL141	N07°41'39"W	204.96'
EL142	N33°02'55"W	8.09'

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.

_____ 2020

_____
OWNER(S) / 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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

_____ 2020

_____
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATE 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

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 _____, 2020.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NO.	REVISIONS	DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

MAJOR SUBDIVISION
LAUREL RIDGE - PHASE 2B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, LLC
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: JUNE 2, 2020
Scale: 1" = 150'
Drawn: TM
Checked: JSS
Project No. 120-068
Computer Dwg. Name 120-68 LAUREL RIDGE PH2B Subdivision.dwg

Sheet No: 1 Of 1