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

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

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.

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 MARGINS OF THIS 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 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.

REVIEW OFFICER. DATE. CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS.

OWNER(S) AUTHORIZED AGENT - (TITLE). F-L LEGACY OWNER, LLC.

STATE OF. COUNTY OF. 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 2019.

NOTARY PUBLIC. MY COMMISSION EXPIRES.

GENERAL NOTES. 1. PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 27 ADDITIONAL LOTS IN TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-20-6592 & AKPAR 17378 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 278-279 RECORDED IN THE CHATHAM COUNTY REGISTRY. THIS PLAT ALSO DEDICATES TO THE PUBLIC A RIGHT-OF-WAY FOR LEGACY FALLS DRIVE SOUTH (PER PER 2006 PG 146).

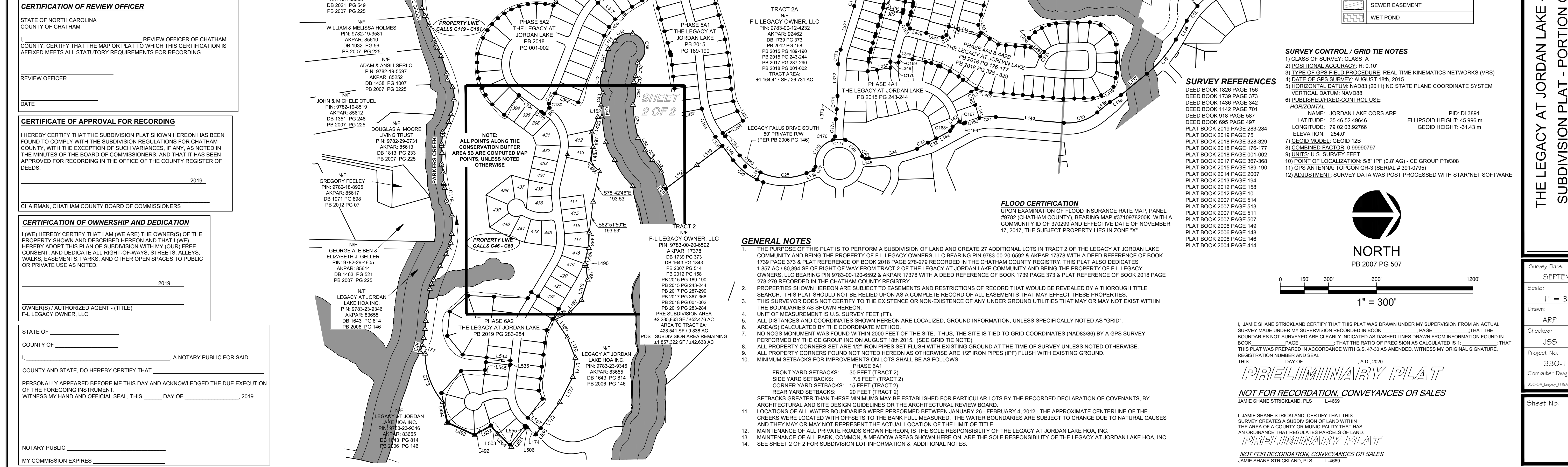
FLOOD CERTIFICATION. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), BEARING MAP #3710987200K, WITH A COMMUNITY ID OF 370299 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

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: 9783-00-20-6592, & 9783-00-12-4232. AKPAR: 92483, 17378, & 92462. ZONED: CUP-PUB R40-40.

ABBREVIATIONS. AC ACRES. AG ABOVE GROUND. BG BELOW GROUND. CMF CONCRETE MONUMENT FOUND. DB DEED BOOK. IFF IRON PIPE FOUND. IPS IRON PIPE SET. NIF NOW OR FORMERLY. PB PLAT BOOK. PG PAGE. PT PINCHED TOP. RW RIGHT-OF-WAY. SF SQUARE FEET. TYP. TYPICAL.

LINE LEGEND. SURVEYED PROPERTY LINE. PROPERTY LINE NOT SURVEYED. LOT SETBACK LINE. RIGHT-OF-WAY. PROPOSED UTILITY EASEMENT. PROPOSED DRAINAGE EASEMENT. WET POND LIMITS.

SYMBOL & HATCH LEGEND. PROPERTY CORNER FOUND. PROPERTY CORNER SET. COMPUTED POINT. CONSERVATION / STREAM BUFFER. DRAINAGE EASEMENT. SEWER EASEMENT. WET POND.



CERTIFICATE OF WATER EASEMENT. THE 'LEGACY FALLS DRIVE S.' & 'EDGEBOOR COURT' 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.

NOT FOR RECORDATION, CONVEYANCES OR SALES. JAMES SHANE STRICKLAND, PLS L-4669.

PRELIMINARY PLAT. NOT FOR RECORDATION, CONVEYANCES OR SALES. JAMES SHANE STRICKLAND, PLS L-4669.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 27 ADDITIONAL LOTS IN TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-20-6592 & AKPAR 17378 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 278-279 RECORDED IN THE CHATHAM COUNTY REGISTRY. THIS PLAT ALSO DEDICATES 1,857 AC / 80,894 SF OF RIGHT OF WAY FROM TRACT 2 OF THE LEGACY AT JORDAN LAKE COMMUNITY AND BEING THE PROPERTY OF F-L LEGACY OWNERS, LLC BEARING PIN 9783-00-120-6592 & AKPAR 17378 WITH A DEED REFERENCE OF BOOK 1739 PAGE 373 & PLAT REFERENCE OF BOOK 2018 PAGE 278-279 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 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".
- 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 (PF) FLUSH WITH EXISTING GROUND.
- MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS
PHASE 6A1
FRONT YARD SETBACKS: 30 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 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.

Curve Table				Curve Table					
Curve #	Length	Radius	BEARING	CHORD	Curve #	Length	Radius	BEARING	CHORD
C180	20.10'	225.00'	N38°52'38"E	20.09'	C206	18.06'	25.04'	N6°47'26"E	17.87'
C191	16.85'	225.00'	N43°34'55"E	16.85'	C207	44.93'	255.01'	N21°16'34"E	44.87'
C192	182.60'	225.00'	N68°58'37"E	177.63'	C208	67.30'	255.01'	N8°40'06"E	67.11'
C193	41.08'	225.00'	S82°32'33"E	41.03'	C209	40.40'	255.01'	N3°25'50"W	40.35'
C194	4.31'	255.00'	S77°47'43"E	4.31'	C210	39.27'	25.00'	N37°05'15"E	35.36'
C195	67.30'	255.00'	S85°50'23"E	67.11'	C211	90.39'	265.00'	S88°06'26"E	89.96'
C196	20.08'	255.00'	N84°20'37"E	20.06'	C212	69.22'	265.00'	S68°43'24"E	68.80'
C197	39.27'	25.00'	S52°54'45"E	35.36'	C213	59.64'	315.00'	N4°30'07"W	59.55'
C198	122.24'	205.01'	S9°06'22"W	120.44'	C214	68.61'	315.00'	N76°09'58"W	68.48'
C199	4.66'	25.00'	S29°49'53"W	4.65'	C215	68.61'	315.00'	N88°38'47"W	68.48'
C200	19.05'	25.00'	S57°00'19"W	18.60'	C216	16.64'	315.00'	S83°36'02"W	16.63'
C201	83.62'	55.00'	S35°17'08"W	75.79'	C217	78.14'	205.00'	N87°57'07"W	75.70'
C202	56.62'	55.00'	S37°45'31"E	54.15'	C218	50.21'	275.00'	N82°32'33"W	50.14'
C203	56.62'	55.00'	N83°15'38"E	54.15'	C219	67.79'	275.00'	S85°09'51"W	67.62'
C204	74.49'	55.00'	N14°58'07"E	68.93'	C220	175.98'	275.00'	S59°46'09"W	172.99'
C205	4.33'	25.04'	N18°49'36"W	4.32'					

SURVEY REFERENCES

- DEED BOOK 1826 PAGE 156
- DEED BOOK 1739 PAGE 373
- DEED BOOK 1436 PAGE 342
- DEED BOOK 1142 PAGE 701
- DEED BOOK 918 PAGE 587
- DEED BOOK 695 PAGE 497
- PLAT BOOK 2019 PAGE 283-284
- PLAT BOOK 2019 PAGE 75
- PLAT BOOK 2018 PAGE 328-329
- PLAT BOOK 2018 PAGE 176-177
- PLAT BOOK 2018 PAGE 001-002
- PLAT BOOK 2017 PAGE 367-368
- 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
- IPS IRON PIPE SET
- NF NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- PF PINCHED TOP
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TYP. TYPICAL

PROPERTY DATA

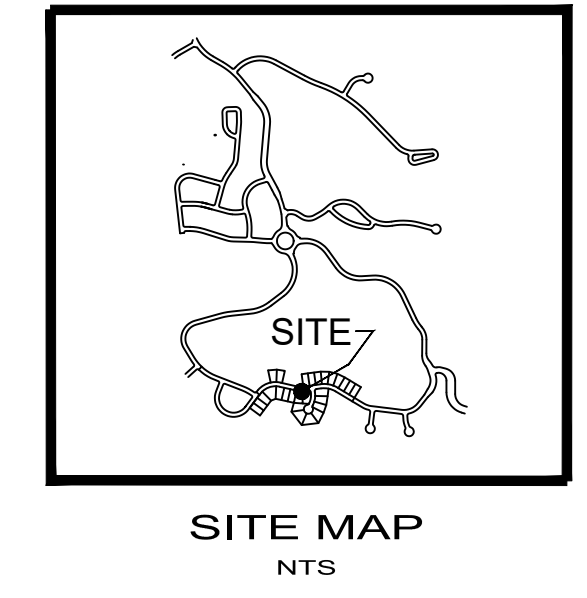
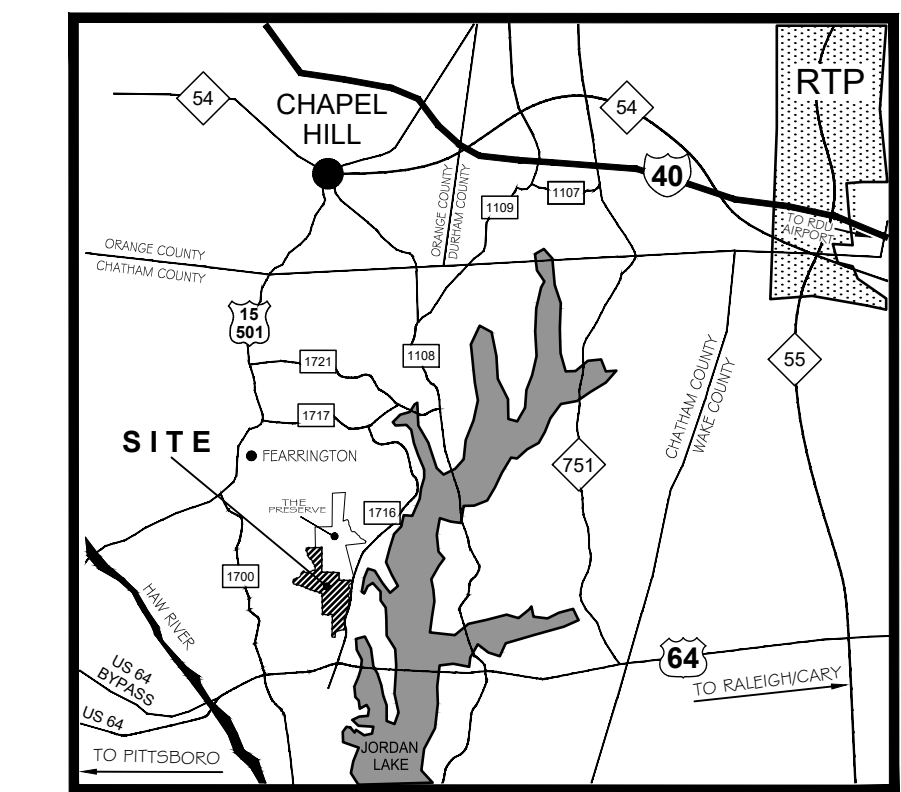
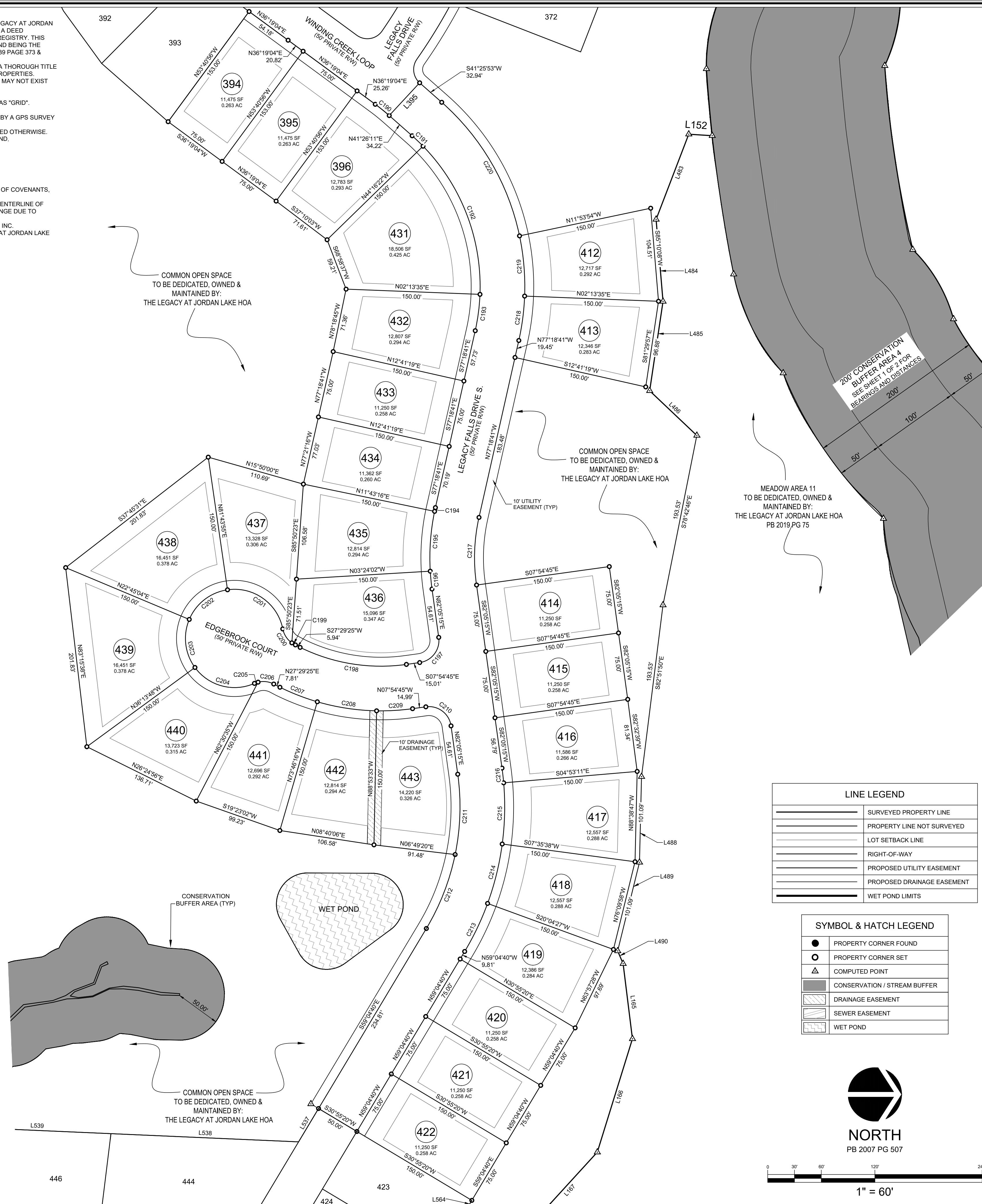
CURRENT OWNER: F-L LEGACY OWNER, LLC
 OWNER ADDRESS: 500 BOYLSTON ST., SUITE 2010
 BOSTON, MA 02116
 SITE ADDRESS: LEGACY FALLS DRIVE SOUTH &
 COVERED BRIDGE TRAIL - THE LEGACY AT JORDAN LAKE
 CHATHAM COUNTY, NORTH CAROLINA
 PIN: 9783-00-20-6592
 AKPAR: 17378
 ZONED: CUP-PUD RA-40

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9782 (CHATHAM COUNTY), BEARING MAP #3710978200K, WITH A COMMUNITY ID OF 370290 AND EFFECTIVE DATE OF NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".

SITE DATA

TOTAL LOTS	27 RESIDENTIAL LOTS
TOTAL AREA	428,541 SF / 9.838 AC
MINIMUM LOT SIZE	11,250 SF / 0.258 AC
MAXIMUM LOT SIZE	18,506 SF / 0.425 AC
AVERAGE LOT SIZE	12,876 SF / 0.296 AC
NEW PRIVATE RW	80,894 SF / 1.857 AC



PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES

CERTIFICATE OF WATER EASEMENT
 THE "LEGACY FALLS DRIVE S." & "EDGEBROOK COURT" 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, CURBS 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.

2020

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

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

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 _____

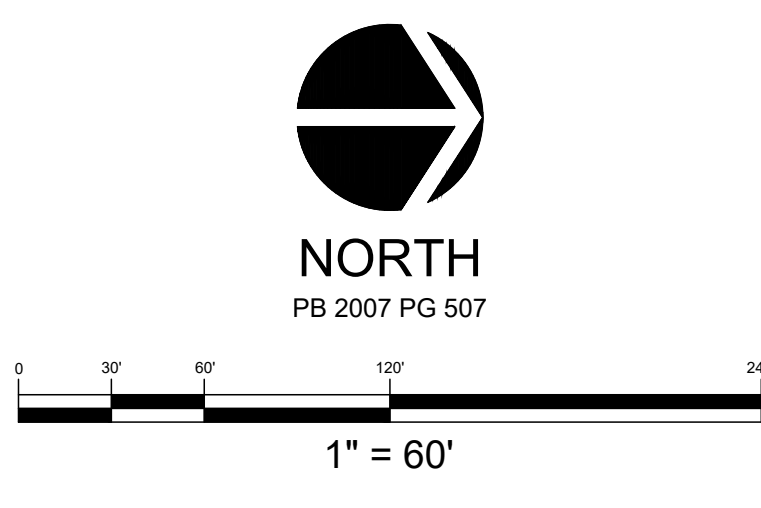
MY COMMISSION EXPIRES _____

LINE LEGEND

	SURVEYED PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	LOT SETBACK LINE
	RIGHT-OF-WAY
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	WET POND LIMITS

SYMBOL & HATCH LEGEND

	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	COMPUTED POINT
	CONSERVATION / STREAM BUFFER
	DRAINAGE EASEMENT
	SEWER EASEMENT
	WET POND



NO.	REVISIONS	DATE
1.	REVISED PER PLANNING COMMENTS	09/24/18

CE GROUP
 307 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 6A1
 SUBDIVISION PLAT - PORTION OF TRACT 2
 PROPERTY OF
F-L LEGACY OWNER, LLC
 WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: SEPTEMBER 9, 2019
 Scale: 1" = 60'
 Drawn: ARP/JSS
 Checked: JSS
 Project No. 330-04
 Computer Dwg. Name 330-04_Legacy_Phase1_SubdivisionPlat.dwg
 Sheet No. 2
 Of 2