

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 17 NEW RESIDENTIAL LOTS, ON THE PROPERTY OF ROBUCK HOMES TRIANGLE, LLC LOCATED IN NEW HOPE TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA; BEARING PIN: 9771-82-4559 & AKPAR: 91403; HAVING A DEED REFERENCE OF BOOK 2146 PAGE 322 & PLAT REFERENCE BOOK 2016 PAGE 50 RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS.
 - 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.
 - THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
 - 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 OF SUITABLE ORDER WAS FOUND WITHIN 2000 FEET OF THE SITE.
 - THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
 - ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET (IPS) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
 - THE TWO 1/2" IRF (0.5' AG) HERE SET BY THE ADJOINING PROPERTY OWNER (KELLY T. LANE - PIN: 9771-72-5249 - AKPAR: 17476) ACCORDING TO SAID OWNER DURING A VISIT ON SITE. THEY WERE NOT THE RESULT OF A BOUNDARY SURVEY BY A LICENSED SURVEYOR. THE SUBJECT PARCELS PROPERTY LINES WERE NOT CLEARLY DEFINED IN THIS AREA AND DURING THE COURSE OF THIS SURVEY, A REFERENCE WAS FOUND THAT INDICATED THE CENTER LINE OF THE OLD ROAD BED RUNNING BETWEEN THE PARCELS WAS THE ORIGINAL PROPERTY LINE. THE PLANIMETRICS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY OF SAID OLD ROAD BED AND FOUND THAT THE CENTER OF THE ROAD RAN THROUGH THE EASTERN 1/2" IRF BUT NOT THE WESTERN 1/2" IRF.
 - ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (IPF) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
 - PROPERTIES SHOWN HEREON ARE SUBJECT TO A POWER EASEMENT FOR DUKE PROGRESS ENERGY RECORDED IN DEED BOOK 1890 PAGE 1025.
 - ROBUCK HOMES TRIANGLE, LLC WILL BE RESPONSIBLE FOR ROAD MAINTENANCE UNTIL TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT.
 - SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES.

- SURVEY REFERENCES**
- PLAT BOOK 2016 PAGE 115
 - PLAT BOOK 2017 PAGE 160
 - PLAT BOOK 2017 PAGE 157
 - PLAT BOOK 2016 PAGE 50
 - PLAT BOOK 4 PAGE 28
 - PLAT BOOK 37 PAGE 9
 - DEED BOOK 1891 PAGE 554
 - DEED BOOK 1891 PAGE 550
 - DEED BOOK 1899 PAGE 1025 (EASEMENT)
 - DEED BOOK 1782 PAGE 559 (EASEMENT)
 - DEED BOOK 1293 PAGE 483
 - DEED BOOK 1817 PAGE 164
 - DEED BOOK 1912 PAGE 1106
 - DEED BOOK 2146 PAGE 322 (Current)
 - OTHERS AS SHOWN HEREON

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.

2021

OWNER(S) AUTHORIZED AGENT
ROBUCK HOMES TRIANGLE, LLC - MEMBER / MANAGER

NOTARY CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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 ____th DAY OF _____, 2021.

NOTARY PUBLIC

**DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**

PROPOSED SUBDIVISION ROADWAY
CONSTRUCTION STANDARDS CERTIFICATE

APPROVED:
DATE:

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.

2021

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, _____, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE

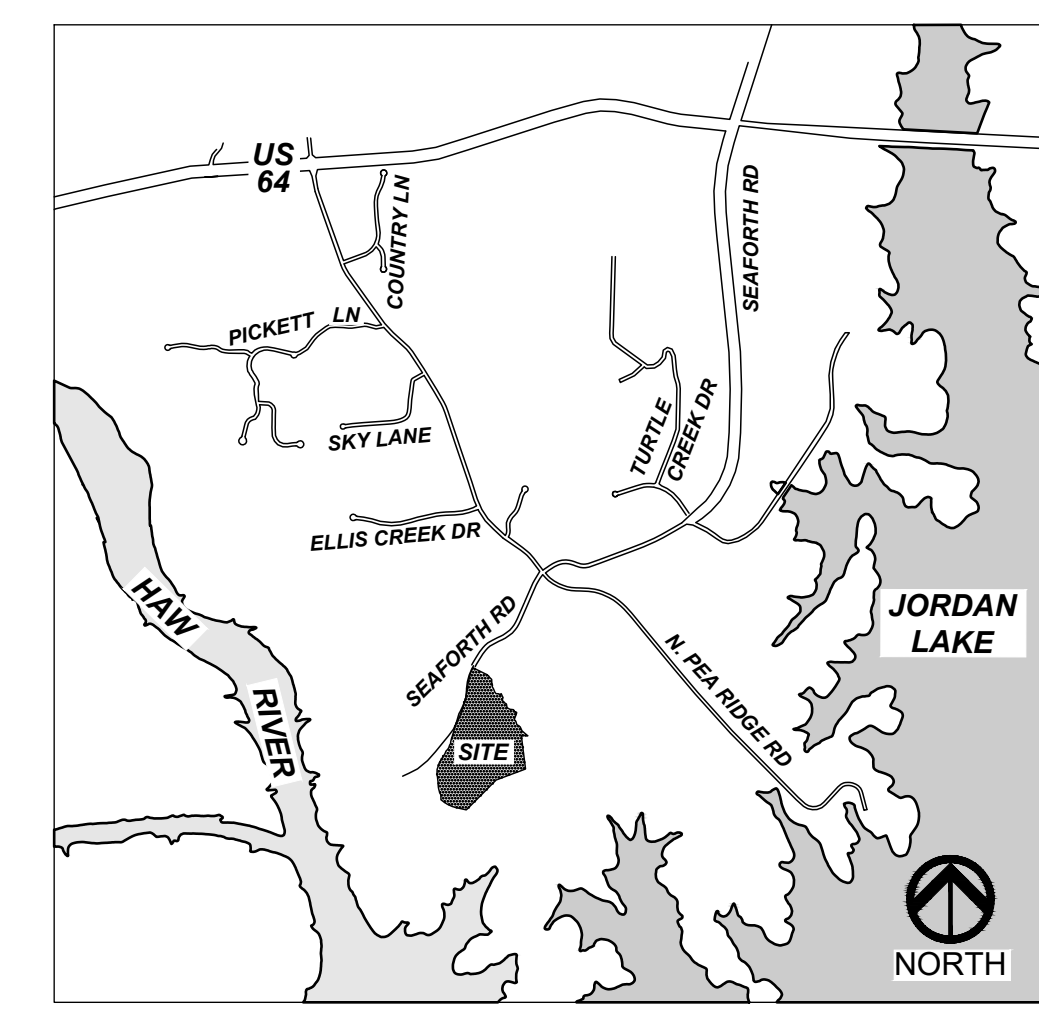
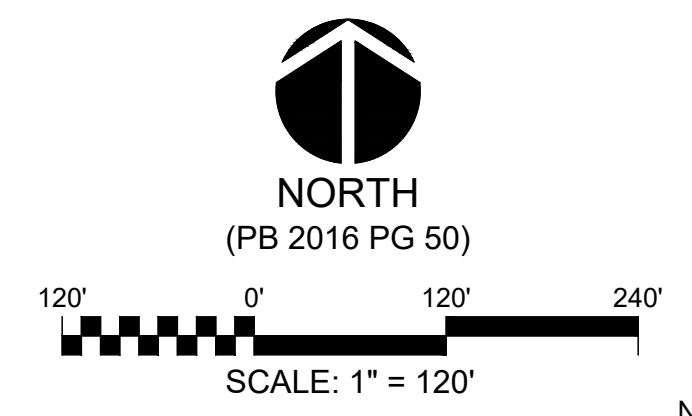
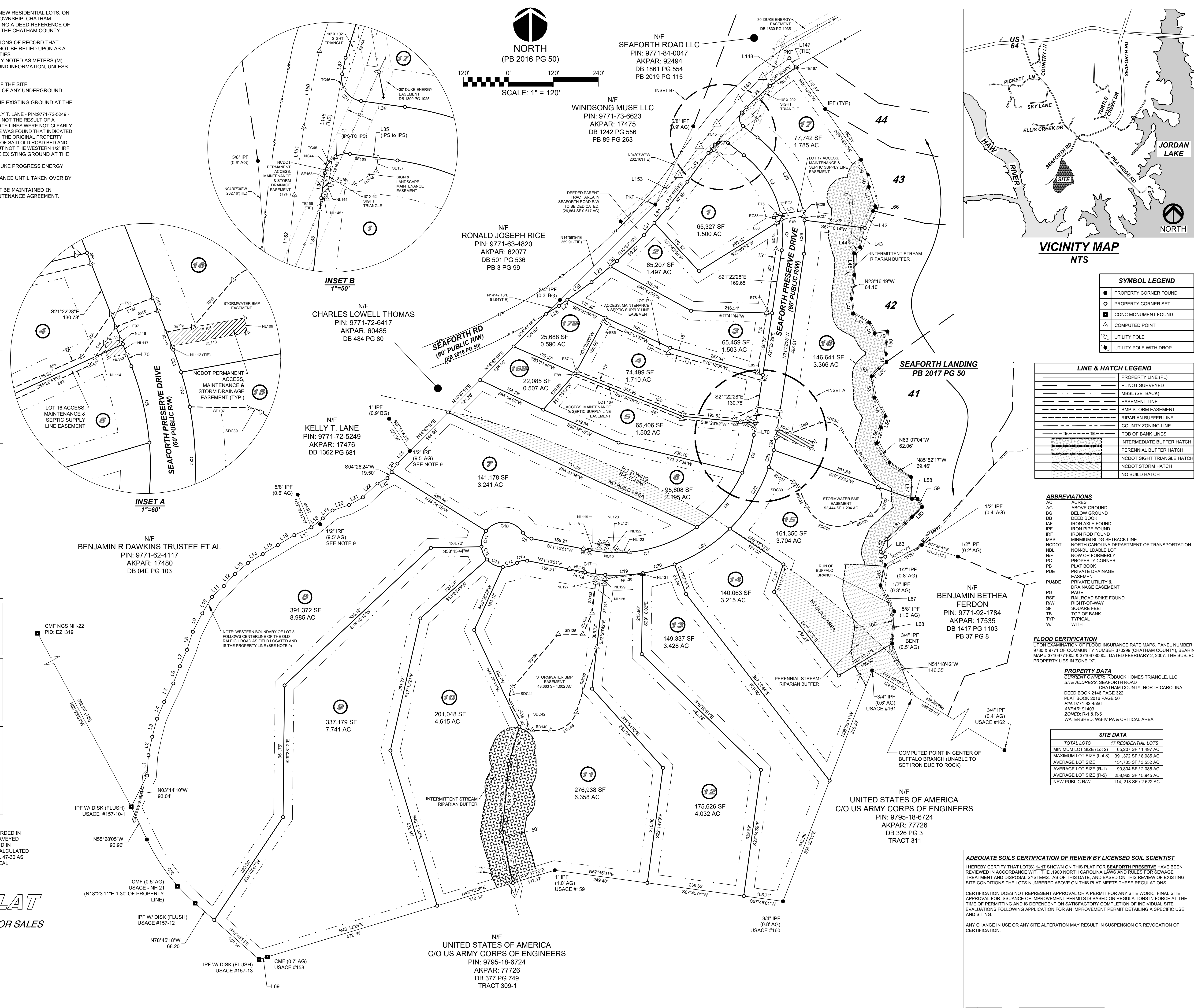
I, JAMIE SHANE STRICKLAND CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK _____ PAGE _____. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____. THAT THE RATIO 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. 2021.

PRELIMINARY PLAT
JAMIE SHANE STRICKLAND, PLS L4669
NOT FOR RECORDATION, CONVEYANCES OR SALES

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
JAMIE SHANE STRICKLAND, PLS L4669
NOT FOR RECORDATION, CONVEYANCES OR SALES



SYMBOL LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- CONC MONUMENT FOUND
- △ COMPUTED POINT
- UTILITY POLE
- UTILITY POLE WITH DROP

LINE & HATCH LEGEND

- PROPERTY LINE (PL)
- - - PL NOT SURVEYED
- - - MBSL (SETBACK)
- - - EASEMENT LINE
- - - BMP STORM EASEMENT
- - - RIPARIAN BUFFER LINE
- - - COUNTY ZONING LINE
- - - TOP OF BANK LINES
- - - INTERMEDIATE BUFFER HATCH
- - - PERENNIAL BUFFER HATCH
- - - NCDOT SIGHT TRIANGLE HATCH
- - - NCDOT STORM HATCH
- - - NO BUILD HATCH

ABBREVIATIONS

- AG ABOVE GROUND
- BG BELOW GROUND
- DB DEED BOOK
- IAF IRON AXLE FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- MBSL MINIMUM BLDG SETBACK LINE
- NCDOT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- NBL NON-BUILDABLE LOT
- NIF NOW OR FORMERLY PROPERTY CORNER
- PC PLAT BOOK
- PDE PRIVATE DRAINAGE EASEMENT
- PUEDE PRIVATE UTILITY & DRAINAGE EASEMENT
- PAGE PAGE
- RSF RAILROAD SPIKE FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TB TOP OF BANK
- TYP TYPICAL
- W/ WITH

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9780 & 9771 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 37109771001 & 3710978000J, DATED FEBRUARY 2, 2007; THE SUBJECT PROPERTY LIES IN ZONE "X".

PROPERTY DATA

CURRENT OWNER: ROBUCK HOMES TRIANGLE, LLC
SITE ADDRESS: SEAFORTH ROAD, CHATHAM COUNTY, NORTH CAROLINA
DEED BOOK 2146 PAGE 322
PLAT BOOK 2016 PAGE 50
PIN: 9771-82-4559
AKPAR: 91403
ZONED: R-1 & R-5
WATERSHED: WS-IV PA & CRITICAL AREA

SITE DATA

TOTAL LOTS	17 RESIDENTIAL LOTS
MINIMUM LOT SIZE (Lot 2)	65,207 SF / 1.497 AC
MAXIMUM LOT SIZE (Lot 6)	391,372 SF / 8.985 AC
AVERAGE LOT SIZE	154,765 SF / 3.552 AC
AVERAGE LOT SIZE (R-1)	90,804 SF / 2.085 AC
AVERAGE LOT SIZE (R-5)	298,963 SF / 6.845 AC
NEW PUBLIC R/W	114,218 SF / 2.622 AC

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOTS 1-17 SHOWN ON THIS PLAT FOR SEAFORTH PRESERVE HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1990 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT MEETS THESE REGULATIONS.

CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. 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 _____ NC LICENSED SOIL SCIENTIST (SEAL)

NO.	REVISIONS	DATE
1	ADDED INSET B	03/22/21
2	UPDATED SITE DATA TABLE	04/06/21

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

FINAL SUBDIVISION PLAT
SEAFORTH PRESERVE
PROPERTY OF
ROBUCK HOMES TRIANGLE, LLC
NEW HOPE TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:
MARCH 15, 2021

Scale:
1" = 120'

Drawn:
JSS

Checked:
JSS

Project No.
124-02

Computer Dwg. Name
Survey\MAJOR SUBDIVISION.dwg

Sheet No:
1
Of 2

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 17 NEW RESIDENTIAL LOTS, ON THE PROPERTY OF ROBUCK HOMES TRIANGLE, LLC LOCATED IN NEW HOPE TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA; BEARING PIN: 9771-82-4559 & AKPAR: 91403; HAVING A DEED REFERENCE OF BOOK 2146 PAGE 322 & PLAT REFERENCE BOOK 2016 PAGE 50 RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS.
- 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.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- 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 OF SUITABLE ORDER WAS FOUND WITHIN 2000 FEET OF THE SITE.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET (IPS) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
- THE TWO 1/2" R/F (9.5' ADJ) WERE SET BY THE ADJOINING PROPERTY OWNER (KELLY T. LANE - PIN: 9771-72-5249 - AKPAR 17476) ACCORDING TO SAID OWNER DURING A VISIT ON SITE. THEY WERE NOT THE RESULT OF A BOUNDARY SURVEY BY A LICENSED SURVEYOR. THE SUBJECT PARCELS PROPERTY LINES WERE NOT CLEARLY DEFINED IN THIS AREA AND DURING THE COURSE OF THIS SURVEY, A REFERENCE WAS FOUND THAT INDICATED THE CENTER LINE OF THE OLD ROAD BED RUNNING BETWEEN THE PARCELS WAS THE ORIGINAL PROPERTY LINE. THE PLANIMETRICS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY OF SAID OLD ROAD BED AND FOUND THAT THE CENTER OF THE ROAD RAN THROUGH THE EASTERN 1/2" R/F BUT NOT THE WESTERN 1/2" R/F.
- ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (IPF) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO A POWER EASEMENT FOR DUKE PROGRESS ENERGY RECORDED IN DEED BOOK 1890 PAGE 554.
- ROBUCK HOMES TRIANGLE, LLC WILL BE RESPONSIBLE FOR ROAD MAINTENANCE UNTIL TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OF OPERATIONS AND MAINTENANCE AGREEMENT.
- SEE SHEET 1 OF 2 FOR SUBDIVISION INFORMATION, CERTIFICATIONS AND SIGNATURES

SURVEY REFERENCES

- PLAT BOOK 2016 PAGE 115
- PLAT BOOK 2017 PAGE 160
- PLAT BOOK 2017 PAGE 137
- PLAT BOOK 2016 PAGE 50
- PLAT BOOK 4 PAGE 28
- PLAT BOOK 37 PAGE 8
- DEED BOOK 1861 PAGE 554
- DEED BOOK 1861 PAGE 550
- DEED BOOK 1896 PAGE 554 (EASEMENT)
- DEED BOOK 1782 PAGE 559 (EASEMENT)
- DEED BOOK 1293 PAGE 483
- DEED BOOK 1817 PAGE 164
- DEED BOOK 1912 PAGE 1106
- DEED BOOK 2146 PAGE 322 (Current)
- OTHERS AS SHOWN HEREON

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	25.00'	39.27'	25.00'	N52°49'19"E	35.35'	089°59'21"
C2	269.96'	204.22'	107.27'	S60°30'49"E	199.38'	043°20'32"
C4	270.00'	82.34'	41.49'	S30°06'38"E	82.02'	017°28'21"
C5	370.00'	105.30'	53.01'	S13°13'16"E	104.95'	016°18'23"
C6	370.00'	190.64'	97.49'	S9°41'34"W	188.54'	029°31'17"
C7	370.00'	301.75'	159.83'	S47°49'02"W	293.46'	046°43'39"
C9	35.00'	28.60'	15.16'	N85°24'21"W	27.82'	046°49'35"
C10	60.00'	115.65'	86.39'	S62°47'14"W	98.56'	110°26'24"
C11	60.00'	44.97'	23.60'	S13°54'13"E	43.92'	042°56'31"
C12	60.00'	37.84'	19.57'	S53°26'23"E	37.21'	036°07'48"
C13	60.00'	48.01'	25.37'	N85°34'21"E	46.74'	045°50'44"
C14	60.00'	40.10'	20.83'	N43°30'07"E	39.36'	038°17'43"
C15	35.00'	28.60'	15.16'	N47°46'03"E	27.82'	046°49'35"
C17	430.00'	53.97'	27.02'	N67°35'06"E	53.94'	007°11'30"
C19	430.00'	99.99'	50.22'	N57°19'40"E	99.76'	013°19'22"
C20	430.00'	88.50'	44.41'	N44°46'13"E	88.34'	011°47'32"
C21	430.00'	177.08'	89.81'	N27°04'36"E	175.83'	023°35'43"
C22	430.00'	195.58'	99.51'	N2°14'55"E	193.90'	026°03'37"
C23	430.00'	47.68'	23.86'	N13°57'28"W	47.65'	006°21'09"
C24	430.00'	31.82'	15.92'	N19°15'15"W	31.82'	004°14'25"

Storm Easement Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
SDC36	50.00'	66.60'	39.29'	N78°32'12"E	61.78'	076°18'53"
SDC37	50.00'	89.44'	62.24'	S14°20'11"E	78.01'	102°23'05"
SDC38	90.00'	139.87'	88.51'	S81°24'23"W	126.21'	089°02'41"
SDC39	30.00'	18.36'	9.48'	N71°36'26"W	18.08'	035°04'18"
SDC41	40.00'	48.98'	28.09'	S24°43'35"E	45.98'	070°09'25"
SDC42	30.00'	31.08'	17.10'	S89°29'12"E	29.71'	059°21'50"
SDC43	70.00'	89.56'	52.09'	N24°10'38"E	83.58'	073°18'28"

NCDOT Easement Line Table		
Line #	Direction	Length
NL108	S79°51'20"W	105.92'
NL109	N10°08'40"W	20.00'
NL110	N79°51'20"E	101.95'
NL111	S21°22'28"E	20.39'
NL112	S21°22'28"E	5.16'
NL113	S79°51'20"W	26.00'
NL114	N10°08'40"W	20.00'
NL115	N79°51'20"E	22.03'
NL116	S21°22'28"E	6.01'
NL117	S21°22'28"E	14.38'
NL118	N55°42'19"E	42.24'
NL119	N24°24'19"W	14.73'
NL120	N65°35'41"E	20.00'
NL121	S24°24'19"E	14.56'
NL122	N66°18'25"E	29.29'
NL123	N72°22'17"E	32.07'
NL125	N71°10'51"E	16.83'
NL126	S79°13'23"W	75.22'
NL127	N23°25'03"W	11.99'
NL128	S66°34'57"W	23.26'

NCDOT Easement Line Table		
Line #	Direction	Length
NL129	S23°20'42"E	13.02'
NL130	S52°29'05"W	101.78'
NL131	S29°18'02"E	2.31'
NL132	S71°10'51"W	42.89'
NL144	N07°16'22"E	43.74'
NL145	S83°56'00"E	6.17'

Sign Easement Line Table		
Line #	Direction	Length
SE157	N07°49'00"E	15.28'
SE158	N58°54'30"E	28.33'
SE159	S82°10'22"E	34.36'
SE160	N82°11'00"W	31.41'
SE163	N07°49'38"E	8.07'

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C26	330.00'	89.53'	45.04'	N29°08'47"W	89.25'	015°32'39"
C29	330.00'	260.71'	137.58'	N59°33'04"W	253.98'	045°15'53"
C31	25.00'	40.90'	26.69'	N35°18'39"W	36.49'	093°44'43"
C32	529.45'	214.67'	108.83'	S67°05'09"E	213.20'	023°13'51"

NCDOT Easement Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
NC40	370.00'	106.48'	53.61'	N62°56'12"E	106.11'	016°29'18"
NC44	25.00'	17.28'	9.00'	S27°38'00"W	16.94'	039°36'42"

Septic Easement Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
EC3	270.00'	15.01'	7.51'	S40°26'21"E	15.01'	003°11'05"
EC27	330.00'	11.10'	5.55'	N37°52'56"W	11.10'	001°55'38"
EC28	330.00'	15.01'	7.50'	N40°08'54"W	15.00'	002°36'19"
EC33	255.00'	21.46'	10.74'	S39°48'30"E	21.46'	004°49'20"
EC34	255.00'	71.31'	35.89'	S29°23'09"E	71.08'	016°01'22"

Sight Easement Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
TC45	25.00'	22.16'	11.87'	S33°13'24"W	21.44'	050°47'31"
TC46	25.00'	16.14'	8.36'	S6°56'18"E	15.87'	037°00'00"

Septic Easement Line Table		
Line #	Direction	Length
E74	S51°09'33"W	60.08'
E75	S51°09'33"W	15.02'
E77	S21°22'28"E	171.48'
E78	S61°41'44"W	15.11'
E79	S21°22'28"E	162.88'
E80	S21°22'28"E	130.78'
E81	S76°18'09"W	260.50'
E82	S85°01'59"W	192.65'
E83	S27°59'11"W	16.40'
E84	S51°09'33"W	60.00'
E85	N76°18'09"E	15.14'
E86	S01°36'09"E	15.03'
E87	S01°36'09"E	7.55'
E88	S11°25'12"W	7.96'
E89	S81°54'19"W	306.01'
E90	N81°54'19"E	311.69'
E91	S65°28'52"W	137.86'
E92	N65°28'52"E	144.20'
E93	N34°25'53"E	14.54'
E94	N34°25'53"E	48.36'

Septic Easement Line Table		
Line #	Direction	Length
E95	S21°22'28"E	18.13'
E96	S34°25'53"W	68.93'
E97	S21°22'28"E	18.97'
E154	N68°37'32"E	60.00'
E155	S21°22'28"E	18.13'
E156	N68°37'32"E	60.00'

Storm Easement Line Table		
Line #	Direction	Length
SD98	N79°51'20"E	36.20'
SD99	N40°22'46"E	82.77'
SD101	S63°18'22"E	180.62'
SD103	S36°53'03"W	56.87'
SD105	N54°04'17"W	55.24'
SD107	N89°08'35"W	78.39'
SD133	S23°25'04"E	80.55'
SD134	S06°30'06"E	62.57'
SD135	S60°33'16"W	65.35'
SD136	S10°21'08"W	187.03'
SD138	S59°48'17"E	61.71'
SD140	N60°49'52"E	49.39'
SD142	N12°28'36"W	181.95'
SD143	N23°20'42"W	170.49'

Line Table		
Line #	Direction	Length
L1	S26°04'44"E	54.76'
L2	S18°16'54"E	49.99'
L3	S15°24'02"E	50.07'
L4	S06°36'56"E	48.59'
L5	S03°56'47"E	54.99'
L6	S09°02'55"E	48.80'
L7	S06°39'47"E	48.18'
L8	S12°12'03"E	50.55'
L9	S02°37'54"E	55.17'
L10	S00°05'31"W	50.51'
L11	S17°21'42"W	43.18'
L12	S12°57'06"W	43.48'
L13	S19°50'52"W	46.67'
L14	S28°43'02"W	45.31'
L15	S29°06'50"W	46.75'
L16	S29°02'17"W	51.61'
L17	S35°33'14"W	49.95'
L18	S21°50'54"W	38.71'
L19	S20°31'02"W	33.50'
L20	S41°49'46"W	46.40'
L21	S31°07'44"W	42.18'
L22	S16°08'25"W	53.72'
L23	S31°55'14"W	30.44'
L24	N04°26'24"E	27.41'

Line Table		
Line #	Direction	Length
L25	N14°34'01"E	47.65'
L26	N28°18'27"E	39.72'
L27	N23°55'06"E	27.94'
L28	N23°55'06"E	79.80'
L29	N20°29'58"E	65.47'
L30	N20°29'58"E	22.88'
L31	N10°46'14"E	43.43'
L32	N10°46'14"E	53.43'
L33	N06°04'00"E	95.18'
L34	N07°49'38"E	27.98'
L35	S82°11'00"E	53.22'
L36	N82°11'00"W	48.99'
L37	N11°33'45"E	18.64'
L38	N17°17'47"E	84.92'
L39	N53°55'18"W	43.19'
L40	N35°16'06"W	33.42'
L41	N48°34'21"W	54.69'
L42	N03°47'10"W	51.06'
L43	N16°58'37"W	52.96'
L44	N14°27'00"E	22.99'
L45	N30°33'00"W	57.34'
L46	N36°58'23"W	39.32'
L47	N89°45'27"W	49.40'
L48	N57°06'50"W	31.48'

Line Table		
Line #	Direction	Length
L49	S52°20'07"W	34.37'
L50	N25°36'28"W	60.23'
L51	N34°12'51"W	21.74'
L52	N16°05'25"E	54.65'
L53	N38°10'46"W	57.41'
L54	N60°12'16"W	57.71'
L55	N08°48'11"W	31.78'
L56	N14°37'57"W	43.70'
L57	N32°25'07"W	57.79'
L58	S61°08'36"W	14.88'
L59	N60°32'27"W	24.83'
L60	N15°47'15"E	38.11'
L61	N18°57'50"E	90.70'
L62	N05°23'47"W	36.81'
L63	N73°21'21"W	18.04'
L64	N26°37'18"W	21.64'
L65	S18°16'23"E	55.79'
L66	N03°47'10"W	13.13'
L67	S58°01'48"E	78.70'
L68	S26°08'45"E	86.12'
L69	N42°56'56"E	23.34'
L70	S21°22'28"E	31.45'
L146	N10°00'48"E	111.71'
L147	N65°10'02"W	30.00'

Line Table		
Line #	Direction	Length
L148	N24°49'58"E	87.12'
L149	N17°17'47"E	88.40'
L150	N11°33'45"E	86.53'
L151	N07°49'00"E	76.24'
L152	N06°04'00"E	94.85'
L153	N07°58'28"E	100.03'

NO.	REVISIONS	DATE
2	UPDATED SITE DATA TABLE	04/06/21
1	ADDED INSET B	03/22/21



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

FINAL SUBDIVISION PLAT
SEAFORTH PRESERVE
PROPERTY OF
ROBUCK HOMES TRIANGLE, LLC
NEW HOPE TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:
March 15, 2021

Scale:
1" = 120'

Drawn:
JSS