

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO AMEND THE FINAL PLATS, DEPICTING PHASE 1A AND PHASE 1B OF THE ESTATES AT LAUREL RIDGE SUBDIVISION, LOCATED IN HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA FOR THE SOLE PURPOSE REVISING THE DEDICATION OF BROOK GREEN LANE, CLEAR SPRINGS COURT AND RIDGELINE COURT FROM "PUBLIC RIGHT OF WAY" TO "PRIVATE RIGHT OF WAY".

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9734 & 9744 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARINGS MAP# 3710974300K & 3710974400K, DATED NOVEMBER 17, 2017, 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.

Line Table with columns: Line #, Direction, Length. Contains 120 entries for lines L1 through L60.

Line Table with columns: Line #, Direction, Length. Contains 120 entries for lines L61 through L120.

Line Table with columns: Line #, Direction, Length. Contains 120 entries for lines L121 through L173.

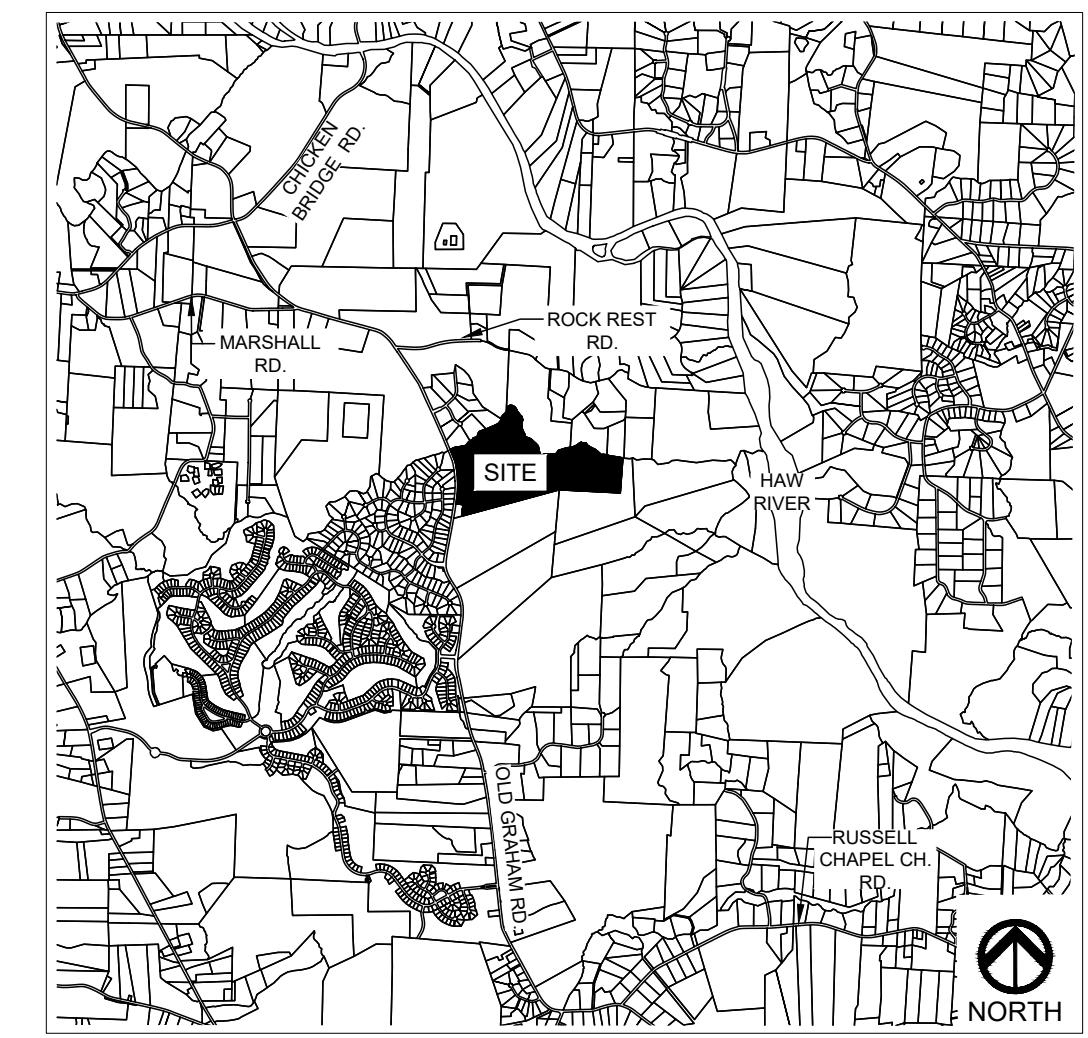
Curve Table with columns: Curve #, Radius, Length, Chord Bearing, Ch. Length, Delta, Tangent. Contains 52 entries for curves C1 through C52.

SURVEY REFERENCES

- DEED BOOK 357 PAGE 650
DEED BOOK 1291 PAGE 389
DEED BOOK 1367 PAGE 1148 (CURRENT)
DEED BOOK 1756 PAGE 677
DEED BOOK 1775 PAGE 184
DEED BOOK 1934 PAGE 643
DEED BOOK 2132 PAGE 1066
PLAT BOOK 13 PAGE 37
PLAT BOOK 2000 PAGE 355
PLAT BOOK 2007 PAGE 125
PLAT BOOK 2007 PAGE 407 (CURRENT)
PLAT BOOK 2008 PAGE 200 (CURRENT)
PLAT BOOK 2008 PAGE 326
PLAT BOOK 2017 PAGE 58
PLAT BOOK 2019 PAGE 192
PLAT BOOK 2021 PAGE 66
PLAT BOOK 2022 PAGE 29 (CURRENT)
OTHERS SHOWN HEREON

ABBREVIATIONS

- AC ACRES
AG ABOVE GROUND
BG BELOW GROUND
CAT CAP AND TACK
DB DEED BOOK
IBF IRON BAR FOUND
IPF IRON PIPE FOUND
IPFS IRON PIPE SET
IRF IRON ROD FOUND
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TYP TYPICAL
W/ WITH



VICINITY MAP NTS

Table for REVISIONS with columns: NO., DATE.

PROPERTY DATA
CURRENT OWNER: LAUREL RIDGE DEVELOPMENT, LLC
SITE ADDRESS: OLD GRAHAM ROAD, PITTSBORO, NC
PARCEL: PHASE 1A & 1B OF ESTATES AT LAUREL RIDGE

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

FINAL PLAT AMENDMENT
ESTATES AT LAUREL RIDGE PH-1A & 1B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, INC.
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

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 THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE.

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

I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

Survey Date: 10/20/2022
Scale: N/A
Drawn: WEM
Checked: JSS
Project No. 120-15
Computer Dwg. Name 120-15 BdyCombined 2022

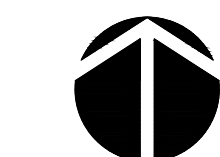
Sheet No: 2 Of 2

GENERAL NOTES

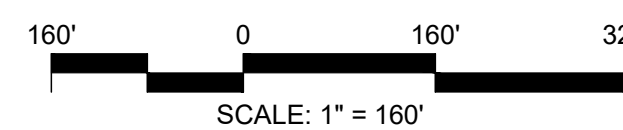
- THE PURPOSE OF THIS PLAT IS TO AMEND THE FINAL PLATS, DEPICTING PHASE 1A AND PHASE 1B OF THE ESTATES AT LAUREL RIDGE SUBDIVISION, LOCATED IN HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA. FOR THE SOLE PURPOSE OF REVISIONS TO THE DEDICATION OF BROOK GREEN LANE, CLEAR SPRINGS COURT AND RIDGELINE COURT FROM "PUBLIC RIGHT OF WAY" TO "PRIVATE RIGHT OF WAY".
- 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 NCOS MONUMENT 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 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
- ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON PIPE FOUND (IPF) FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
- THE SUBDIVISION STREET SYSTEM PREVIOUSLY RECORDED AS "PUBLIC RIGHT OF WAY" ARE HEREBY CHANGED TO "PRIVATE RIGHT OF WAY" AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION THEREOF OR SIMILAR GOVERNING BODY. THE AFFECTED STREETS ARE RIDGELINE COURT, CLEARSPRINGS COURT, BROOK GREEN DRIVE, AND THE FUTURE UN-OPEN PORTION NOT YET NAMED SHOWN ON THE FACE OF THE PLAT.
- SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE INFORMATION.

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9734 & 9744 OF COMMUNITY NUMBER 370295 (CHATHAM COUNTY), BEARING MAP# 3710974300K & 3710974400K, DATED NOVEMBER 17, 2017, 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.



NORTH
(NAD 83 / 2011)



SURVEY CONTROL / GRID TIE NOTES

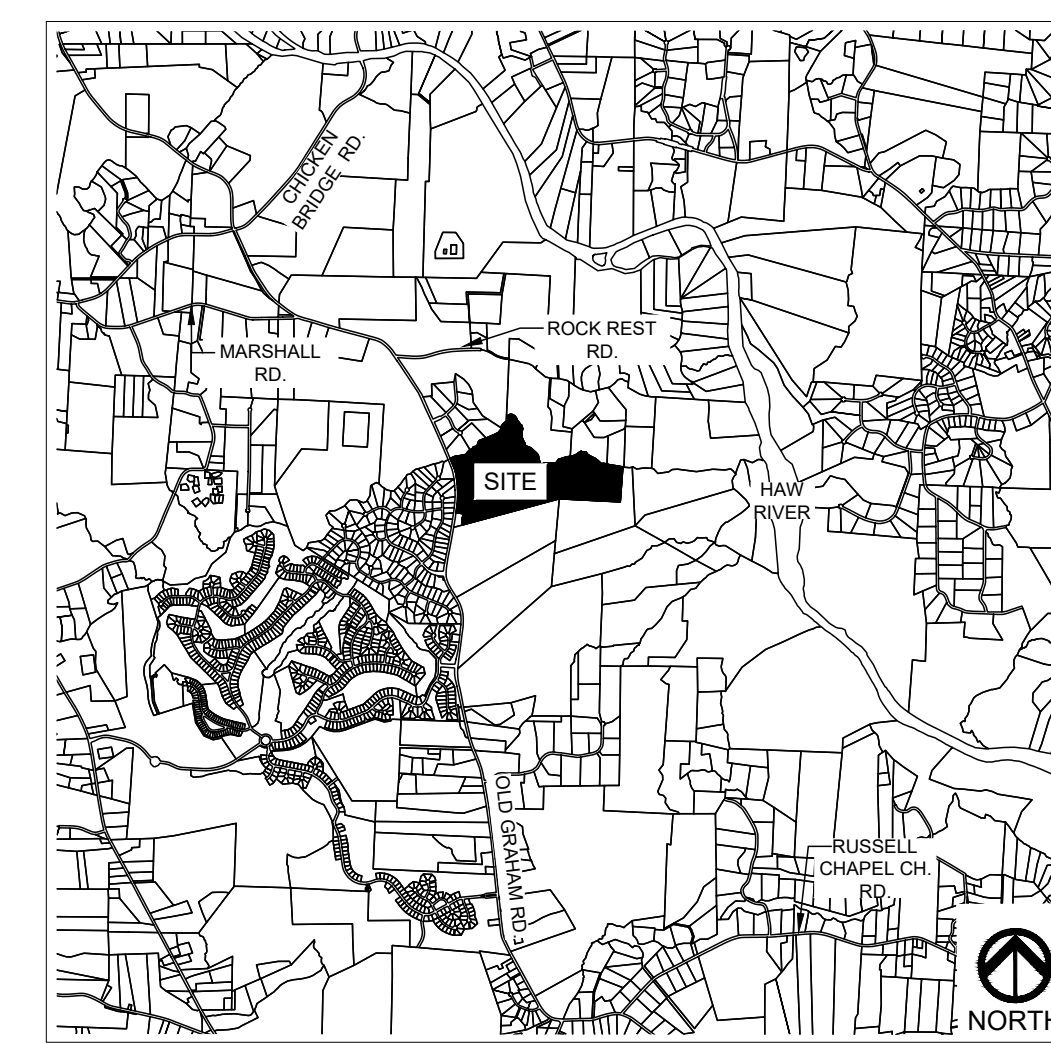
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: H: 0.07'
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (RTK)
- DATE OF GPS SURVEY: JULY 24, 2019
- HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NAVD88
- PUBLISHED/FIXED CONTROL USE:
NAME: JORDAN LAKE CORP ARP P.D.: DL3891
LATITUDE: 35°46'52.48648" (N) DYNAMIC HEIGHT: 45.996 m
LONGITUDE: 079°02'03.32760" (W) GEOID HEIGHT: -31.428 m
ELEVATION: 83.764 m / 274.00 ft EPOCH: 2010.00
- GEOID MODEL: GEOID 12B
- COMBINED FACTOR: 0.999992602
- UNITS: U.S. SURVEY FEET
- POINT OF LOCALIZATION: CE GROUP PT #2 (PKN)
- GPS ANTENNA: SPECTRA SP 80 (SERIAL #5013550088)
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER.

SURVEY REFERENCES

- DEED BOOK 357 PAGE 650
- DEED BOOK 1281 PAGE 389
- DEED BOOK 1367 PAGE 1148 (CURRENT)
- DEED BOOK 1755 PAGE 677
- DEED BOOK 1775 PAGE 184
- DEED BOOK 1934 PAGE 643
- DEED BOOK 2132 PAGE 1066
- PLAT BOOK 13 PAGE 37
- PLAT BOOK 2002 PAGE 355
- PLAT BOOK 2007 PAGE 125
- PLAT BOOK 2007 PAGE 407 (CURRENT)
- PLAT BOOK 2008 PAGE 200
- PLAT BOOK 2008 PAGE 326
- PLAT BOOK 2017 PAGE 58
- PLAT BOOK 2019 PAGE 192
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- PLAT BOOK 2022 PAGE 29 (CURRENT)
- OTHERS SHOWN HEREON

ABBREVIATIONS

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- C&T CAP AND TACK
- DB DEED BOOK
- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IRF IRON ROD FOUND
- NIF NOW OR FORMERLY
- PLAT BOOK PLAT BOOK
- PG PAGE
- PKN PARKER KALON NAIL
- RW RIGHT-OF-WAY
- SF SQUARE FEET
- TYP TYPICAL
- W WITH



VICINITY MAP
NTS

NO.	REVISIONS	DATE

CE GROUP

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RALEIGH, NC 27603
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License # C-1739

FINAL PLAT AMENDMENT
ESTATES AT LAUREL RIDGE PH-1A & 1B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, INC.
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: 10/20/2022
Scale: 1" = 160'
Drawn: WEM
Checked: JSS
Project No. 120-15
Computer Dwg. Name 120-15 BdyCombined 2022

Sheet No: 1
Of 2

PROPERTY DATA
CURRENT OWNER: LAUREL RIDGE DEVELOPMENT, LLC
SITE ADDRESS: OLD GRAHAM ROAD, PITTSBORO, NC
PARCEL: PHASE 1A & 1B OF ESTATES AT LAUREL RIDGE

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 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____
DATE: _____

SYMBOL LEGEND		LINE & HATCH LEGEND	
●	PROPERTY CORNER FOUND	---	PROPERTY LINE (PL)
○	PROPERTY CORNER SET	---	PL NOT SURVEYED
■	CONC MONUMENT FOUND	---	RIGHT-OF-WAY LINE
□	CONC MONUMENT SET	---	STORM DRAINAGE EASEMENT
△	COMPUTED POINT	---	GAS EASEMENT
⊙	DATUM CONTROL POINT	---	STREAM BUFFER
		---	LANDSCAPE EASEMENT
		---	SIGHT TRIANGLE
		---	GAS EASEMENT
		---	DRAINAGE EASEMENT
		---	LANDSCAPE EASEMENT
		---	STREAM BUFFER
		---	SIGHT TRIANGLE

"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. 2023.

JAMIE SHANE STRICKLAND, PLS N.C. LICENCE NUMBER: L-4669
I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

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