

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I hereby certify that lots 1-36 as shown on this final plat for Conservation Subdivision have been reviewed in accordance with 15A NCAC 18A .1900 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.

(SEAL)

N.C. Licensed Soil Scientist _____ Date _____

REVIEW OFFICER'S CERTIFICATE

I, _____ Review Officer for Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ 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.

Planning Director or Authorized Representative _____ Date _____

CERTIFICATE 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, N.C. Division of Highways _____ Date _____

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.

Signature(s) and Title/Position of Property Owner(s):

FULLER- MORGAN RIDGE, LLC
a North Carolina limited liability company

By: Fuller Land & Development, LLC
a North Carolina limited liability company,
its sole Member

By: _____
Name: _____
Title: _____
Date: _____

NOTARY PUBLIC

State of _____
County of _____

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James F. Anderson** personally appeared before me this day and acknowledged that he is a **Manager** of **Fuller Land & Development, LLC**, a North Carolina limited liability company, which is the sole member of **Fuller- Morgan Ridge, LLC**, a North Carolina limited liability company and that he acknowledged the due execution of the foregoing instrument for the purpose stated therein in the capacity indicated thereon.

Witness my hand and official seal, this _____ day of _____, A.D., 2024.

(Official Seal)

Printed Name: _____, Notary Public
My commission expires _____

SITE DATA:

Parcel Identification Numbers (PIN): 9756-37-7676 & 9756-47-8960
Parcel Numbers: 69883 & 1435

Single Family Lot Area: 1,480,418 Sq. Ft. (33.986 Ac.)
Remote Septic Lot Area: 154,036 Sq. Ft. (3.536 Ac.)

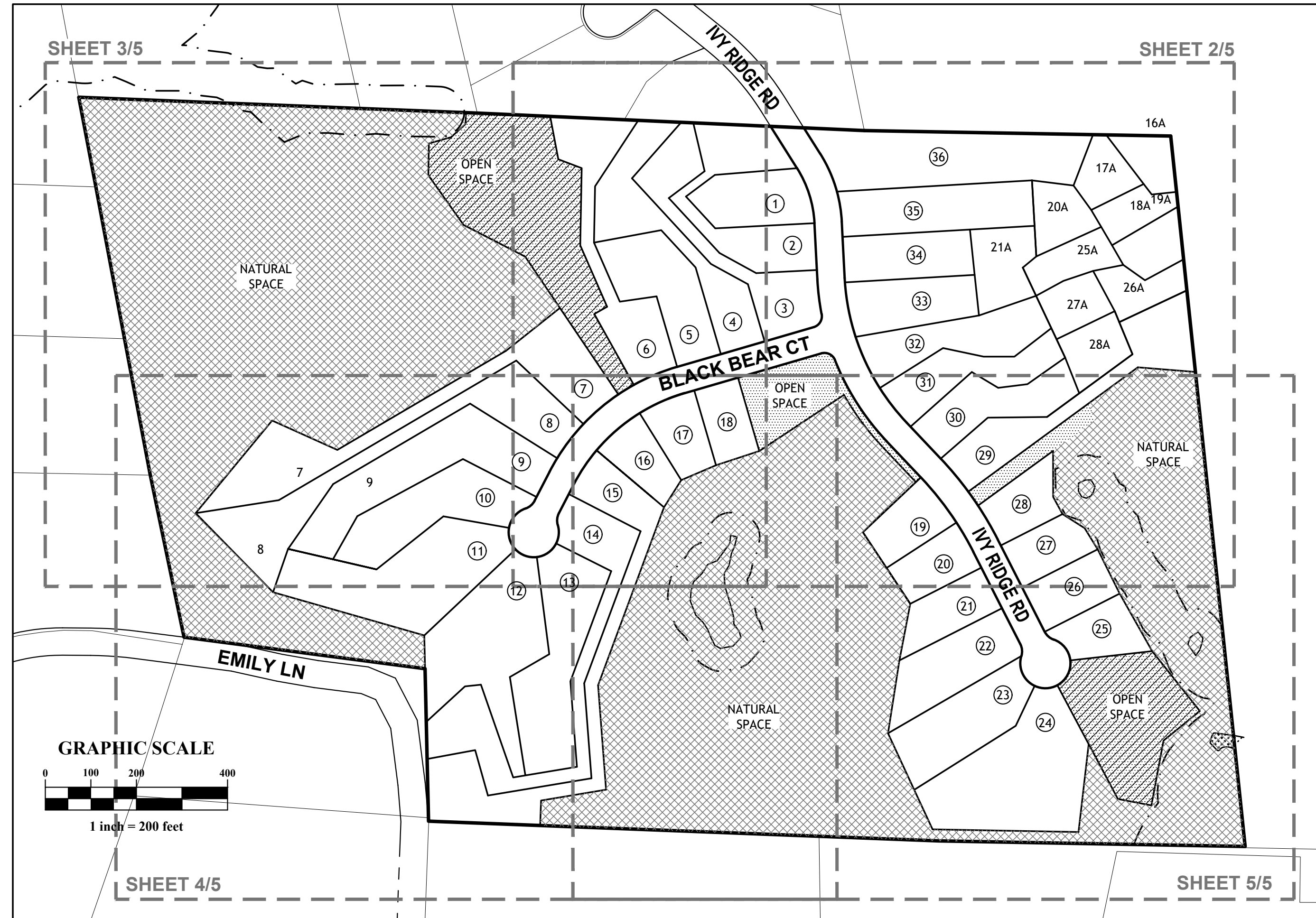
Open Space Area: Area A: 103,959 Sq. Ft. (2.386 Ac.)
Area B1: 32,875 Sq. Ft. (0.755 Ac.)
Area B2: 60,694 Sq. Ft. (1.393 Ac.)
Area B3: 12,190 Sq. Ft. (0.280 Ac.)
Total: 209,718 Sq. Ft. (4.814 Ac.)

Natural Space Area: Area A: 687,285 Sq. Ft. (15.778 Ac.)
Area B: 772,545 Sq. Ft. (17.735 Ac.)
Total: 1,459,830 Sq. Ft. (33.513 Ac.)

R/W Dedication Area: Black Bear Ct: 55,667 Sq. Ft. (1.278 Ac.)
Ivy Ridge Rd: 86,627 Sq. Ft. (1.989 Ac.)
Total: 142,294 Sq. Ft. (3.267 Ac.)

Total Site Area: 3,446,296 Sq. Ft. (79.116 Ac.)

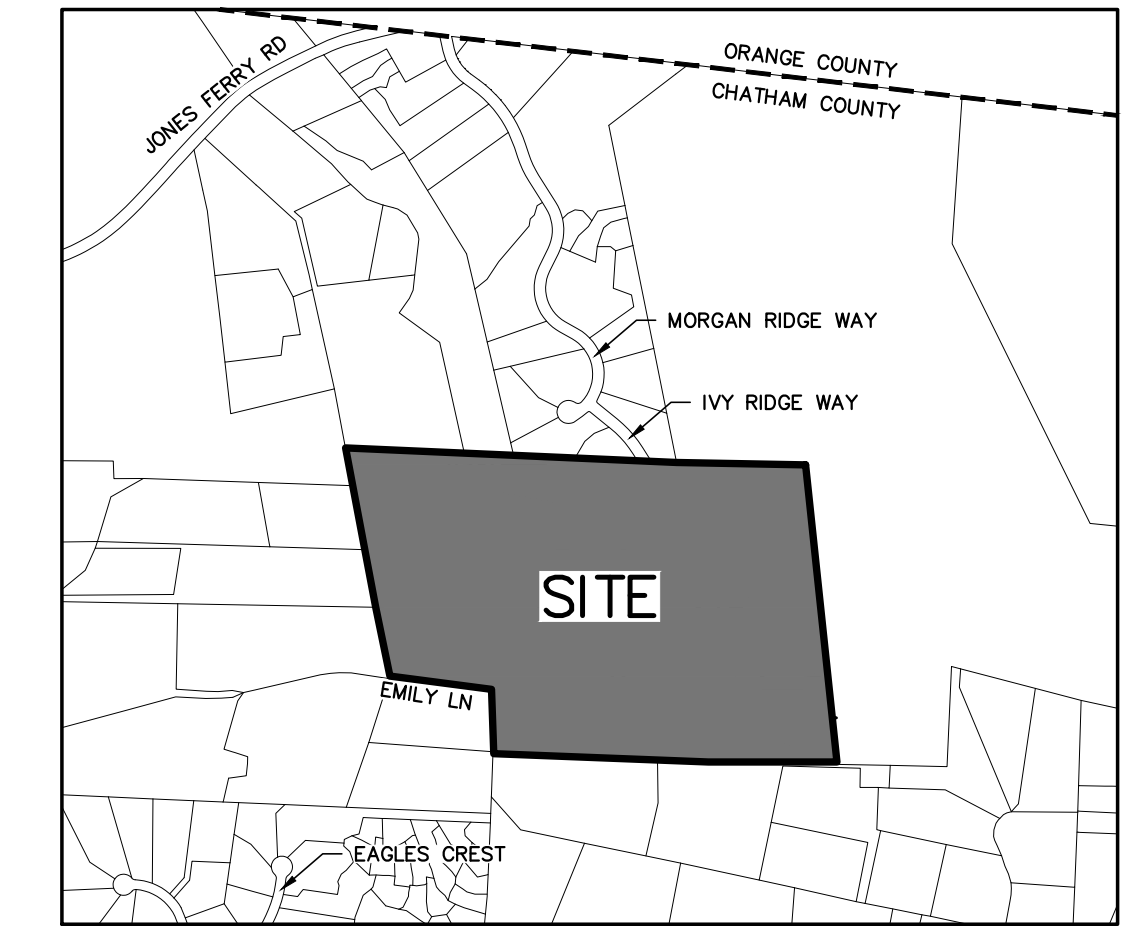
MORGAN RIDGE - PHASE 2 A CONSERVATION SUBDIVISION FOR FULLER LAND & DEVELOPMENT



INDEX MAP

Scale: 1" = 200'

LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE						
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
L1	66.95'	S32°17'31"E	L24	102.97'	S02°57'26"E	C1	029°20'05"	280.00'	143.36'	N17°37'29"W	141.80'	C25	084°36'19"	25.00'	36.92'	N63°55'31"W	33.65'
L2	33.19'	S02°57'26"E	L25	108.77'	S32°17'31"E	C2	013°16'14"	530.00'	122.76'	S09°35'33"E	122.48'	C26	015°34'12"	400.00'	108.70'	S65°59'14"W	108.37'
L3	90.26'	S02°57'26"E	L26	54.97'	N69°10'27"W	C3	027°09'46"	530.00'	251.26'	S29°48'33"E	248.92'	C27	017°56'36"	400.00'	125.27'	S49°13'49"W	124.76'
L4	12.38'	S43°23'26"E	L27	32.31'	S60°52'34"W	C4	016°24'49"	730.00'	209.13'	N35°11'02"W	208.41'	C28	012°58'24"	400.00'	90.34'	S33°47'19"W	90.15'
L5	96.50'	S43°23'26"E	L28	50.77'	S74°04'31"W	C5	046°27'13"	430.00'	348.63'	S50°32'43"W	339.16'	C29	043°45'42"	35.00'	26.73'	S05°26'16"W	26.09'
L6	14.91'	S26°58'37"E	L29	42.89'	N47°46'22"E	C6	016°53'46"	310.00'	91.42'	N23°50'38"W	91.09'	C30	043°05'31"	55.00'	41.37'	N05°06'10"E	40.40'
L7	104.00'	S26°58'37"E	L30	24.93'	S02°15'48"W	C7	012°26'19"	310.00'	67.30'	N09°10'36"W	67.17'	C31	056°03'39"	55.00'	53.81'	N54°40'46"E	51.69'
L8	108.64'	S26°58'37"E	L31	94.84'	N42°40'30"W	C8	001°06'58"	500.00'	9.74'	S03°30'55"E	9.74'	C32	053°56'38"	55.00'	51.78'	S70°19'06"E	49.89'
L9	88.60'	S26°58'37"E	L32	28.95'	S37°21'39"E	C9	014°00'42"	500.00'	122.27'	S11°04'45"E	121.97'	C33	053°19'44"	55.00'	51.19'	S16°40'55"E	49.36'
L10	100.00'	S26°58'37"E	L33	54.84'	N84°01'12"E	C10	014°16'14"	500.00'	124.54'	S25°13'13"E	124.21'	C34	061°05'52"	55.00'	58.65'	S40°31'53"W	55.91'
L11	38.95'	S26°58'37"E	L34	43.26'	S30°30'35"E	C11	011°02'07"	500.00'	96.30'	S37°52'23"E	96.15'	C35	043°45'42"	35.00'	26.73'	N49°11'58"E	26.09'
L12	108.88'	S43°23'26"E	L35	46.63'	S30°30'35"E	C12	007°07'28"	760.00'	94.50'	N39°49'42"W	94.44'	C36	004°17'51"	460.00'	34.50'	S29°28'02"W	34.49'
L13	190.30'	S73°46'20"W	L36	49.83'	S29°57'07"E	C13	002°49'00"	760.00'	37.36'	N34°51'28"W	37.36'	C37	0114°47'51"	460.00'	94.73'	S37°30'57"W	94.57'
L14	100.00'	S73°46'20"W	L37	58.24'	S54°38'49"E	C14	006°28'20"	760.00'	85.85'	N30°12'47"W	85.81'	C38	012°32'13"	460.00'	100.65'	S49°41'03"W	100.45'
L15	21.61'	S73°46'20"W	L38	38.56'	S50°16'04"W	C15	043°45'42"	35.00'	26.73'	S48°51'28"E	26.09'	C39	004°59'02"	460.00'	40.01'	S58°26'40"W	40.00'
L16	23.84'	S27°19'07"W	L39	26.98'	S25°11'27"E	C16	064°16'40"	55.00'	61.70'	N38°35'59"W	58.52'	C40	012°50'09"	460.00'	103.05'	S67°21'15"W	102.84'
L17	47.48'	S27°19'07"W	L40	44.48'	S25°13'28"E	C17	067°55'53"	55.00'	65.21'	N27°30'18"E	61.46'	C41	084°36'19"	25.00'	36.92'	N31°28'10"E	33.65'
L18	9.38'	S27°19'07"W	L41	42.88'	S28°36'55"E	C18	053°51'59"	55.00'	51.71'	N88°24'14"E	49.82'	C42	007°52'33"	560.00'	76.98'	S06°53'43"E	76.92'
L19	61.95'	S27°19'07"W	L42	57.75'	N57°31'06"W	C19	081°26'52"	55.00'	78.18'	S23°56'21"E	71.77'	C43	029°20'05"	250.00'	128.00'	N17°37'29"W	126.60'
L20	100.00'	S73°46'20"W	L43	54.43'	N31°28'29"W	C20	043°45'42"	35.00'	26.73'	N05°05'46"W	26.09'	C44	013°57'26"	575.00'	140.07'	S36°24'43"E	139.72'
L21	100.00'	S73°46'20"W	L44	35.24'	N84°05'44"E	C21	006°04'16"	700.00'	74.17'	N30°00'45"W	74.14'	C45	002°05'48"	400.00'	14.64'	S57°09'13"W	14.64'
L22	111.91'	S73°46'20"W	L45	27.03'	N80°32'05"E	C22	010°20'33"	700.00'	126.36'	N38°13'10"W	126.19'	C46	009°59'51"	400.00'	69.80'	S63°12'03"W	69.71'
L23	20.48'	S02°57'26"E	L46	39.63'	N21°34'07"W	C23	014°04'05"	560.00'	137.50'	S36°21'24"E	137.15'	C47	005°34'21"	400.00'	38.90'	S70°59'09"W	38.89'
						C24	007°42'00"	560.00'	75.26'	S25°28'21"E	75.20'						



LOCATION MAP

Scale: 1" = 1,000'

OWNER:
Morgan Ridge Partners LLC
104 Amber Wood Run
Chapel Hill, NC 27516
Contact: Warren D Mitchell
Phone: (919) 593-19169
Email: warrendmitchell@gmail.com

APPLICANT/SURVEYOR:
Advanced Civil Design, Inc.
51 Kilmayne Drive, Suite 102
Cary, NC 27511
Contact: Cameron M Rice
Phone: (919) 481-6290
Email: crice@advancedcivildesign.com

DEVELOPER:
Fuller Land & Development
8801 Fast Park Drive, Suite 301
Raleigh, NC 27617
Contact: Jeff MacBeane
Phone: (415) 497-9404
Email: jmacbean@fullerlanddev.com

REFERENCES:

- D.B. 0658, Pg. 0339
- D.B. 1404, Pg. 1153
- D.B. 1538, Pg. 0114
- D.B. 1638, Pg. 0346
- D.B. 1933, Pg. 0400
- D.B. 2252, Pg. 0362
- D.B. 1540, Pg. 0695
- D.B. 2256, Pg. 0509
- D.B. 2179, Pg. 0033
- D.B. 2333, Pg. 0925
- D.B. 2203, Pg. 0952
- D.B. 2077, Pg. 0985
- D.B. 2089, Pg. 0948
- P.B. 0018, Pg. 0088
- P.B. 0096, Pg. 0122
- P.B. 0099, Pg. 0403
- P.B. 2001, Pg. 0352
- P.B. 2001, Pg. 0346
- P.B. 2002, Pg. 0361
- P.B. 2014, Pg. 0226
- P.B. 2020, Pg. 0020
- P.B. 2021, Pg. 0206
- P.B. 2020, Pg. 0020
- P.B. 2020, Pg. 0020
- P.B. 2020, Pg. 0250

GENERAL NOTES:

- The purpose of this plat is to subdivide lots and open space and dedicate Right-of-Way and Easement areas.
- Bearings for this survey are based on NAD83 (2011).
- All distances are horizontal ground distances. Area by coordinate geometry.
- Flood Note: This property is not located within a flood hazard area according to flood insurance rate map 3710974600K dated November 17, 2017.
- Stream Buffers are subject to Jordan Lake Riparian Buffer rules established by NCDEQ.
- Ownership and Maintenance of Stormwater Control Measures, Private Open Space Areas, Buffers, and private easements open to the public shall be provided by The Morgan Ridge Homeowner's Association, Inc.
- The Morgan Ridge Homeowner's Association, Inc., declaration of covenants, conditions, and restrictions is recorded in DB _____ PG _____, Chatham County Registry.
- Stream and wetland delineation performed by S&EC. USACE Action Id #SAW-2018-02189.
- This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.
- See Plat Book 2020, Page 250 for existing Phase 1.
- All roads in the subdivision are declared public and shall be maintained by the developer. It shall be the developer's responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system. North Carolina Department of Transportation is not responsible for maintaining BMP's, sidewalk and/or driveways. Sidewalks shall be maintained by the Homeowners Association.
- Remote septic lots include Lots: 16A, 17A, 18A, 19A, 20A, 25A, 26A, 27A, 28A

CERTIFICATE OF SURVEY AND ACCURACY:

I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 2093, Page 0018 and Book 2099, Page 0119); that the boundaries not surveyed are shown as broken lines plotted from deeds cited hereon; that the ratio of precision or positional accuracy as calculated is 1/10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. I further certify that this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

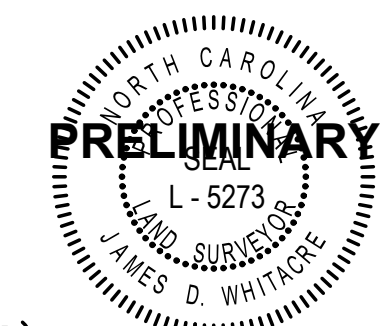
Witness my original signature, license number and seal this _____ day of _____, A.D., 2024.

Professional Surveyor L-5273

CERTIFICATE OF SURVEY AND ACCURACY (GNSS):

I, James D. Whitacre, certify that this map was drawn under my supervision from an actual GNSS survey made under my supervision and the following information was used to perform the survey.

Class of survey: A
Positional accuracy: 0.033' H
Type of GNSS field procedure: Real Time Kinematic - NC Network
Date(s) of survey: October 14, 2021 & February 21, 2022
Datum/Epoch: NAD 83 (NSRS 2011)
Published/fixed control: NC Real Time Network
Geoid model: Geoid 12a
Combined grid factor: 0.99990581
Units: US Survey Feet



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
PH 919-481-6590
FAX 919-336-5127

PLAN PREPARED FOR:
Fuller Land & Development

**MORGAN RIDGE - PHASE 2
A CONSERVATION SUBDIVISION**
FOR
FULLER LAND & DEVELOPMENT, LLC
Baldwin Township Chatham County, NC

Issue Dates:
2023-11-21 Final Plat Submittal #1
2024-02-20 Final Plat Submittal #2

Date: 02/20/2024
Scale: AS NOTED

Drawn By: CMR
Checked By: JDW

Project Number:
21-0005-770

Drawing Number:
1 / 5

0:\1-0005-770NC\DWG\Production Drawings\SURVEY\0005-770fp.dwg Sheet 2 Feb 20, 2024 - 3:29:36pm crice

N/F
NICOLE JUNE ROBERTSON
PIN 9756-38-8750
DB 2203 PG 0952
PB 2020 PG 0250
LOT 12

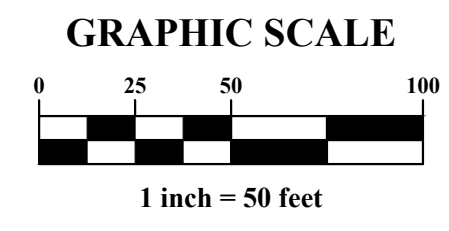
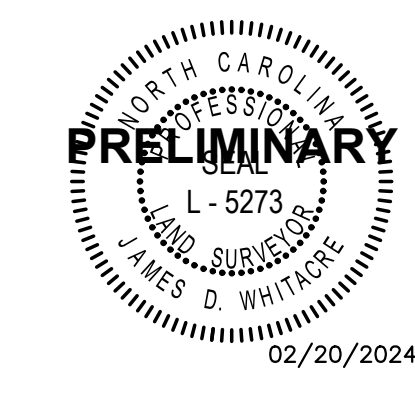
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HORIZON CUSTOM BUILDERS LLC
PIN 9756-48-3706
DB 2179 PG 0033
PB 2021 PG 0206
LOT 11A

N/F
J FULLER HOMES LLC
PIN 9756-49-2032
DB 2333 PG 0925
PB 2021 PG 0206
LOT 10A

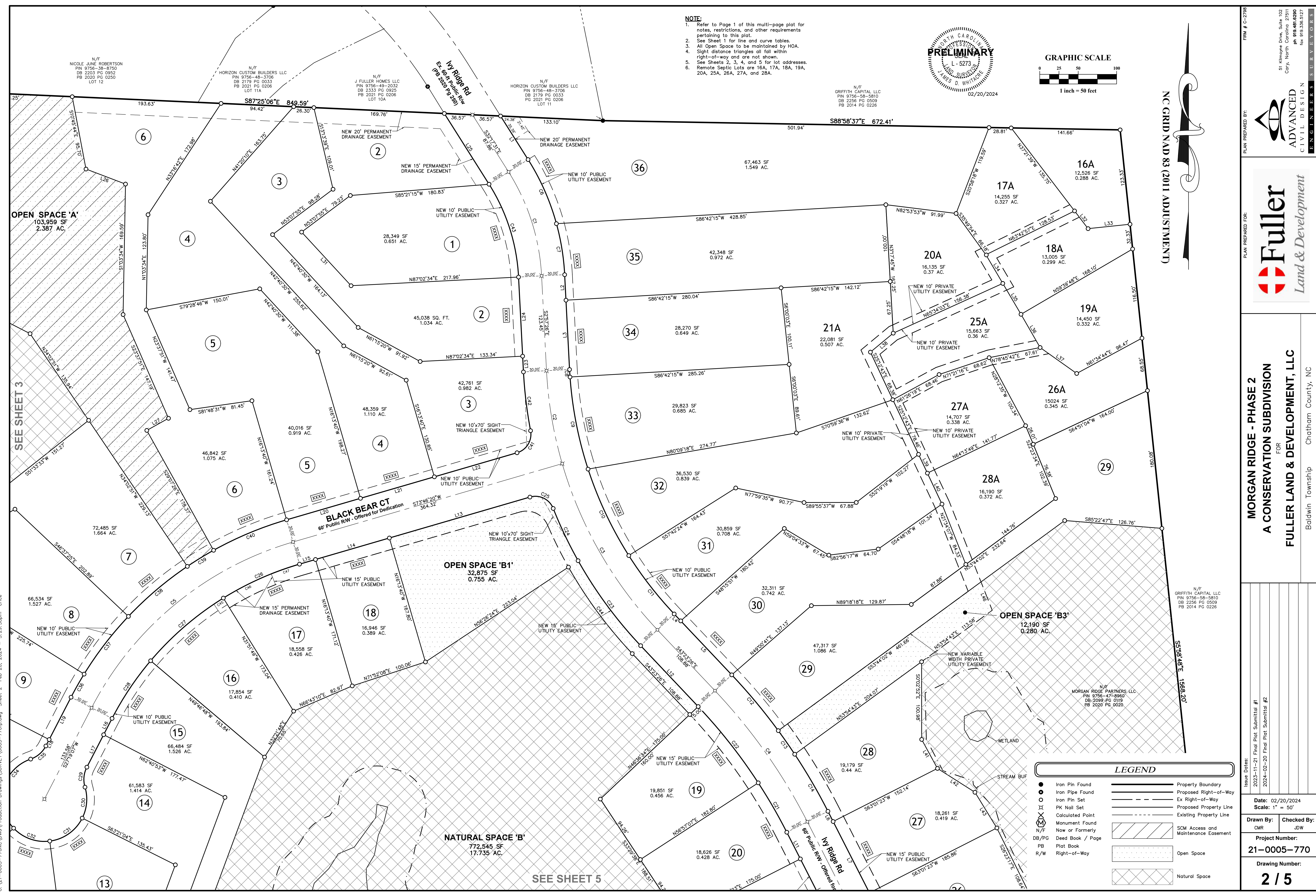
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HORIZON CUSTOM BUILDERS LLC
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DB 2179 PG 0033
PB 2021 PG 0206
LOT 11

N/F
GRIFFITH CAPITAL LLC
PIN 9756-58-5810
DB 2256 PG 0509
PB 2014 PG 0226

NOTE:
1. Refer to Page 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
2. See Sheet 1 for line and curve tables.
3. All Open Space to be maintained by HOA.
4. Sight distance triangles all fall within right-of-way and are not shown.
5. See Sheets 2, 3, 4, and 5 for lot addresses.
6. Remote Septic Lots are 16A, 17A, 18A, 19A, 20A, 25A, 26A, 27A, and 28A.



NC GRID NAD 83 (2011 ADJUSTMENT)



LEGEND

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Set
- ⊗ PK Nail Set
- ⊗ Calculated Point
- ⊗ Monument Found
- N/F Now or Formerly
- DB/PG Deed Book / Page
- PB Plat Book
- R/W Right-of-Way
- Property Boundary
- Proposed Right-of-Way
- - - Ex Right-of-Way
- - - Proposed Property Line
- - - Existing Property Line
- ▨ SCM Access and Maintenance Easement
- ▨ Open Space
- ▨ Natural Space

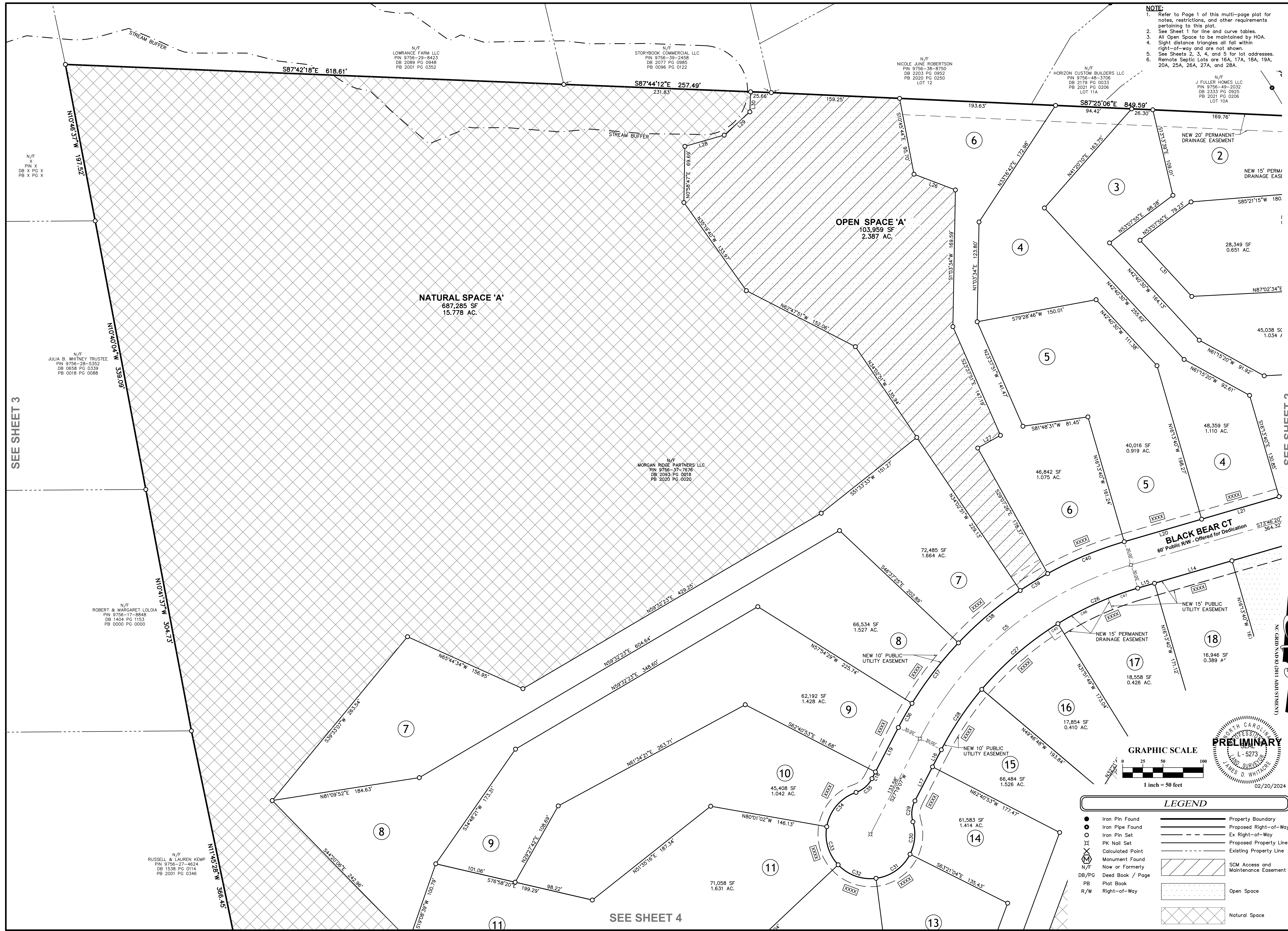
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kimmage Drive, Suite 102
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ph 919.484.6590
fax 919.336.5127

PLAN PREPARED FOR:
Fuller Land & Development

MORGAN RIDGE - PHASE 2
A CONSERVATION SUBDIVISION
FOR
FULLER LAND & DEVELOPMENT, LLC
Baldwin Township Chatham County, NC

Issue Dates:	2023-11-21 Final Plat Submittal #1	Date:	02/20/2024
	2024-02-20 Final Plat Submittal #2	Scale:	1" = 50'
Drawn By:	CMR	Checked By:	JDW
Project Number:	21-0005-770		
Drawing Number:	2 / 5		



NOTE:

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PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kimmage Drive, Suite 102
 Cary, North Carolina 27511
 ph 919.484.6990
 fax 919.336.5127

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FOR
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 Checked By: JDW

Project Number:
21-0005-770

Drawing Number:
3 / 5

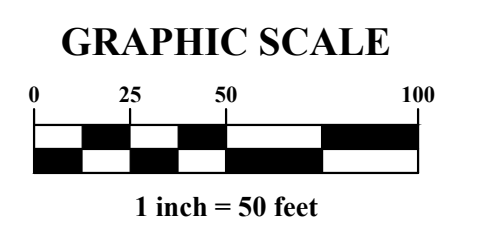
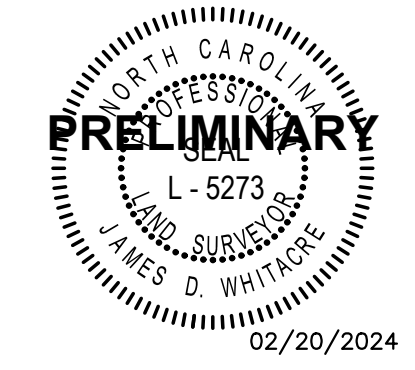


SEE SHEET 3

SEE SHEET 5

OPEN SPACE 'B1'
32,875 SF
0.755 AC.

NATURAL SPACE 'B'
772,545 SF
17.735 AC.



LEGEND

●	Iron Pin Found	—	Property Boundary
○	Iron Pipe Found	—	Proposed Right-of-Way
⊗	Iron Pin Set	- - -	Ex Right-of-Way
⊙	PK Nail Set	- - -	Proposed Property Line
⊕	Calculated Point	- - -	Existing Property Line
⊗	Monument Found	▨	SCM Access and Maintenance Easement
N/F	Now or Formerly	▨	Open Space
DB/PG	Deed Book / Page	▨	Natural Space
PB	Plat Book		
R/W	Right-of-Way		

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N/F
MATTHEW T. MCGINLEY ET UX
& KRISTEN N. MCGINLEY
PIN 9756-34-0988
DB 2252 PG 0382
PB 0099 PG 0403

N/F
JOHN A. & MEGAN C. COOK
PIN 9756-37-1196
DB N33 PG 0400
PB 2002 PG 0361

N/F
ROBERT J. WIRTH ET UX
& NIKITA R. WIRTH
PIN 9756-27-5124
DB 1638 PG 0346
PB 2001 PG 0346

N/F
RUSSELL & LAUREN KEMP
PIN 9756-27-4624
DB 1538 PG 0114
PB 2001 PG 0346

RET LOLOIA
8848
1153
0000

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmorye Drive, Suite 02
 Cary, North Carolina 27511
 ph 919.481.6990
 fax 919.336.5127

PLAN PREPARED FOR:

Fuller Land & Development
 BALDWIN TOWNSHIP, CHATHAM COUNTY, NC

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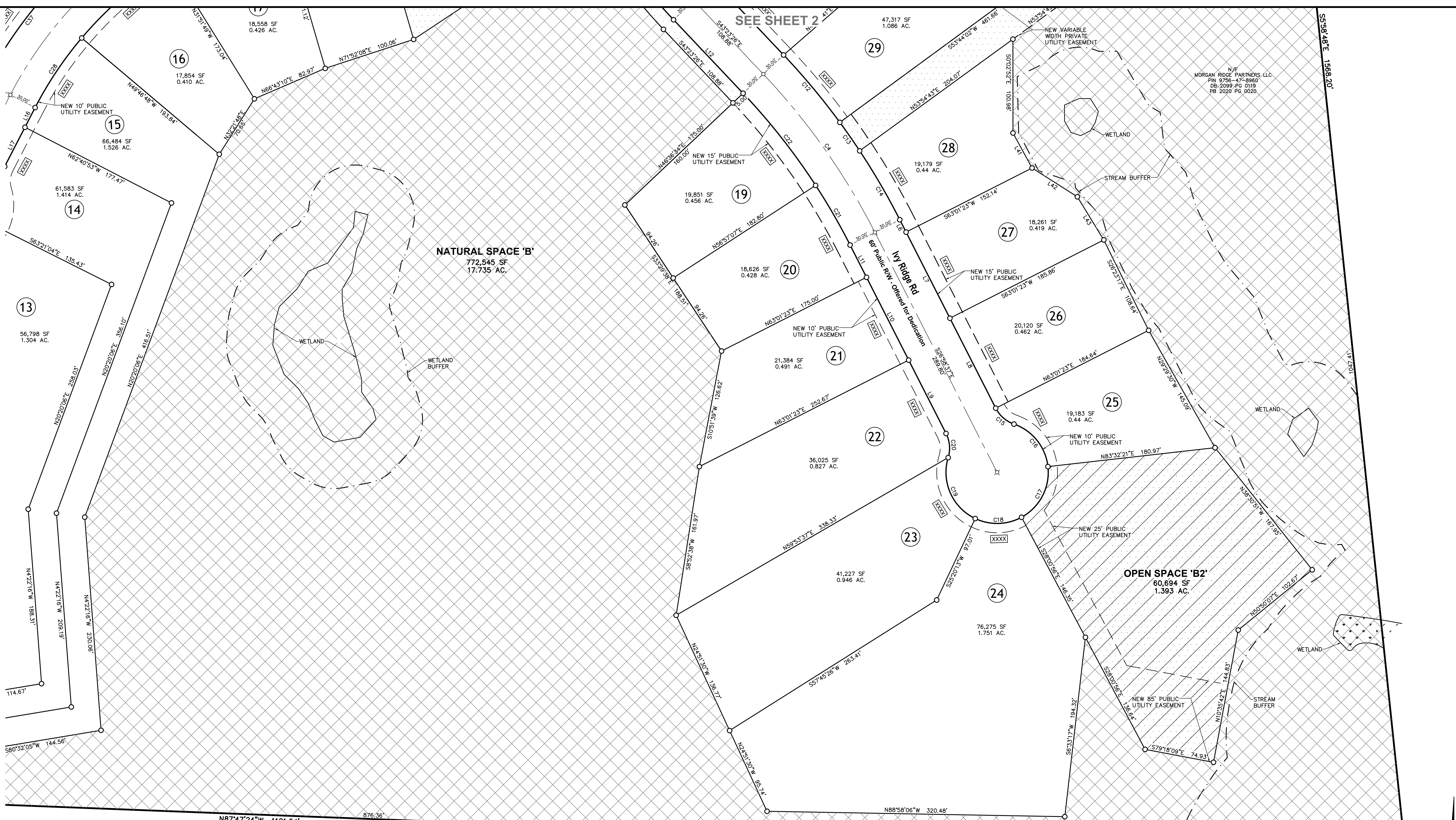
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 Checked By: JDW

Project Number:
21-0005-770

Drawing Number:
4 / 5

SEE SHEET 4

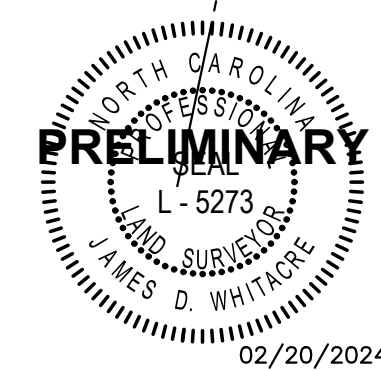
SEE SHEET 2



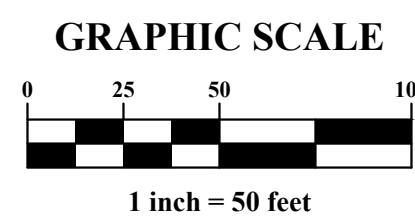
N/F
MATTHEW T. MCGINLEY ET UX
& KRISTEN N. MCGINLEY
PIN 9756-36-3898
DB 2252 PG 0362
PB 0099 PG 0403

N/F
RICHARD W. PAAR ET UX
& SUZANNE K. PAAR
PIN 9756-46-6872
DB 1540 PG 0695
PB 0099 PG 0403

N/F
STEPHANIE HOUSEL
PIN 9756-56-2850
DB 2254 PG 0676
PB 0099 PG 0403



- NOTE:**
1. Refer to Page 1 of this multi-page plot for notes, restrictions, and other requirements pertaining to this plot.
 2. See Sheet 1 for line and curve tables.
 3. All Open Space to be maintained by HOA.
 4. Sight distance triangles all fall within right-of-way and are not shown.
 5. See Sheets 2, 3, 4, and 5 for lot addresses.
 6. Remote Septic Lots are 16A, 17A, 18A, 19A, 20A, 25A, 26A, 27A, and 28A.



LEGEND			
●	Iron Pin Found	—	Property Boundary
○	Iron Pipe Found	—	Proposed Right-of-Way
⊗	Iron Pin Set	- - -	Ex Right-of-Way
⊙	PK Nail Set	—	Proposed Property Line
⊕	Calculated Point	- - -	Existing Property Line
⊗	Monument Found	—	SCM Access and Maintenance Easement
N/F	Now or Formerly	—	Open Space
DB/PG	Deed Book / Page	—	Natural Space
PB	Plat Book	—	
R/W	Right-of-Way	—	

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
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Cary, North Carolina 27511
PH 919-481-6590
FAX 919-336-5127

PLAN PREPARED FOR: **Fuller Land & Development**

MORGAN RIDGE - PHASE 2
A CONSERVATION SUBDIVISION
FOR
FULLER LAND & DEVELOPMENT, LLC
Baldwin Township Chatham County, NC

Issue Dates:
2023-11-21 Final Plat Submittal #1
2024-02-20 Final Plat Submittal #2

Date: 02/20/2024
Scale: 1" = 50'

Drawn By: CMR
Checked By: JDW

Project Number:
21-0005-770

Drawing Number:
5 / 5