GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A RECOMBINATION SURVEY ON THE PROPERTY OF LAUREL RIDGE DEVELOPMENT INC LOCATED AT BROOK GREEN LN HADLEY TOWNSHIP CHATHAM COUNTY NC PARCELS 86012 & 86013 ORIGINALLY RECORDED AT PLAT BOOK 2022 PAGE 29 AND TO ABANDON THE 66' PRIVATE RIGHT-OF-WAY ORIGINALLY RECORDED AT PLAT BOOK 2021 PAGE 136 IN THE CHATHAM COUNTY REGISTRY
2. PROPERTIES SHOWN HEREON IS 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 AFFECT 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

SURVEY CONTROL / GRID TIE NOTES

1) CLASS OF SURVEY CLASS A
2) POSITIONAL ACCURACY H 0.02'
3) TYPE OF GPS FIELD PROCEDURE REAL TIME KINEMATICS NETWORKS (VRS)
4) DATE OF GPS SURVEY JULY 24 2019
5) HORIZONTAL DATUM NAD83 (2011) / NC STATE PLANE COORDINATE SYSTEM VERTICAL DATUM NAVD88
6) PUBLISHED/FIXED-CONTROL USE
   NAME JORDAN LAKE CORS ARP PID DL3681
   LATITUDE 35 4852.48846" (N) DYNAMIC HEIGHT 45.998 m
   LONGITUDE 079°02'03.82799" (W) GEOID HEIGHT -31.428 m
   ELEVATION 83.794 m (254.89 ft) EPOCH 2010.00
7) GEOID MODEL GEOID 12B
8) COMBINED FACTOR 0.99988.2862
9) UNITS U.S. SURVEY FEET
10) POINT OF LOCALIZATION CE GROUP PT #2 (PKN)
11) GPS ANTENNA SPECTRA SP 60 (SERIAL #5913360009)
12) ADJUSTMENT SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS PANEL NUMBER 873d & 874d OF COMMUNITY NUMBER 378289 (CHATHAM COUNTY), BEARING MAP# 3710873438K & 3710874488K, DATED NOVEMBER 17, 2017 THE SUBJECT PROPERTY LIES IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN

ABBREVIATIONS

AC	AC RES
CSF	COMBINED SCALE FACTOR
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PLTBR	PROPERTY LINE TO BE REMOVED
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

SURVEY REFERENCES

DEED BOOK 386 PAGE 162
DEED BOOK 1367 PAGE 1148
PLAT BOOK 2021 PAGE 136
PLAT BOOK 2022 PAGE 29

PROPERTY DATA

CURRENT OWNER LAUREL RIDGE DEVELOPMENT INC
SITE ADDRESS (LOT 27) 428 BROOK GREEN LN PITTSBORO NC
(LOT 28) 588 BROOK GREEN LN PITTSBORO, NC
PARCELS (LOT 27) 86013, (LOT 28) 86012
DEED BOOK 1367 PAGE 1148
PLAT BOOK 2022 PAGE 29
ZONING R-5 RESIDENTIAL

NORTH
NC GRID NAD 83 (2011)

80' 0 80' 160'
SCALE 1" = 80'

LINE LEGEND

———	PROPERTY LINE (PL)
———	PL NOT SURVEYED
. . . . .	PL TO BE REMOVED
——— R/W ———	RIGHT-OF-WAY LINE
— — — —	EASEMENT

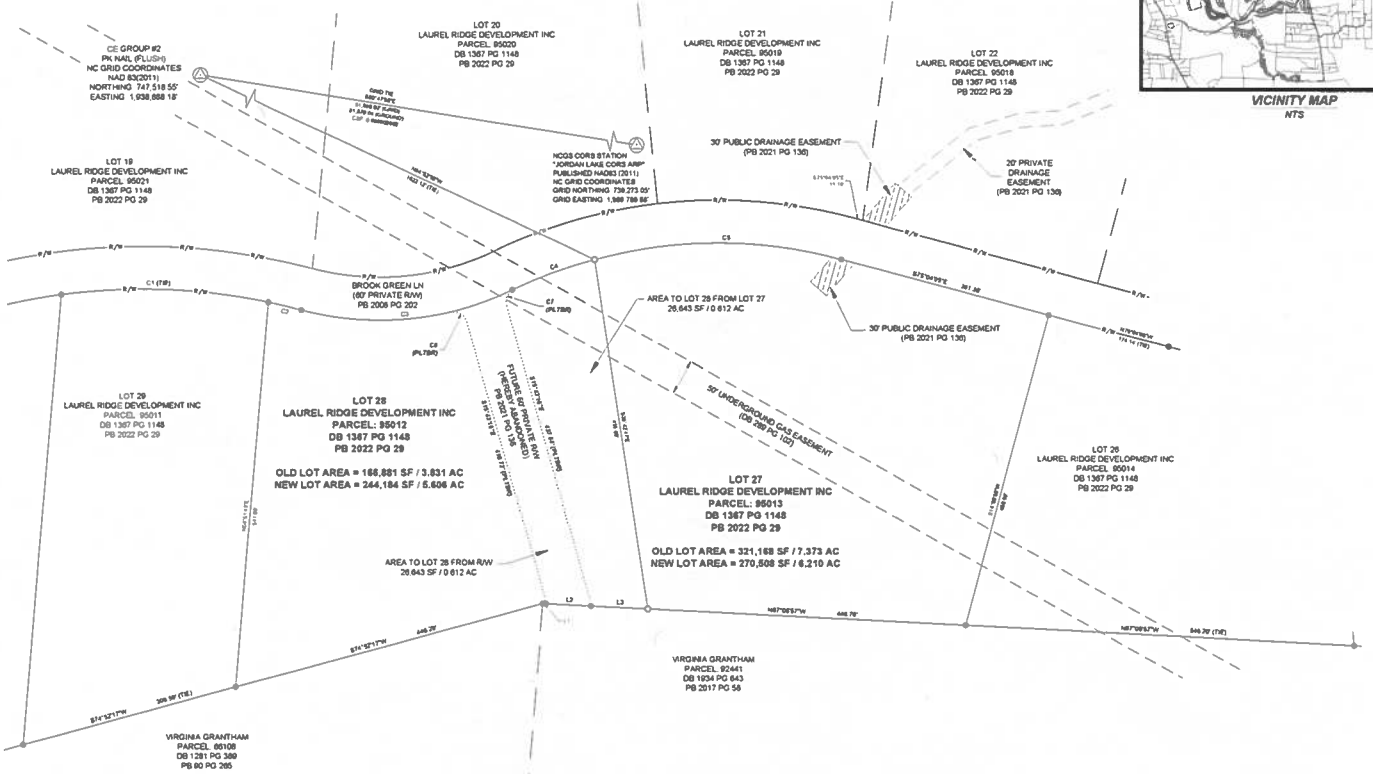
HATCH LEGEND

PUBLIC DRAINAGE EASEMENT

SYMBOL LEGEND

⊕	PROPERTY CORNER FOUND
⊙	PROPERTY CORNER SET
△	COMPUTED POINT
ⓒ	DATUM CONTROL POINT

VICINITY MAP
NTS



Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
C1	870.00'	291.49'	N67°52'02"W	290.15'
C2	870.00'	47.51'	S78°41'52"E	47.50'
C3	438.11'	363.49'	N84°38'23"E	297.15'
C4	867.96'	123.49'	N88°41'57"E	123.23'
C5	670.00'	360.21'	N68°57'39"E	348.23'
C6	30.00'	30.53'	S56°29'51"E	27.89'
C7	20.00'	20.00'	S34°29'39"W	25.63'

Line Table

Line #	Direction	Length
L1	S87°08'57"E	4.74'
L2	S87°08'57"E	83.31'
L3	N87°08'57"W	99.99'

I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM BOOKS AS SHOWN HEREON THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AS SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 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., 2024

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

DAVID S. CLARK, PLS N.C. LICENSE NUMBER L-4729

I, DAVID S. CLARK, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION

_____
DAVID S. CLARK, PLS N.C. LICENSE NUMBER L-4729

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

DATE

OWNER(S) / AUTHORIZED AGENT

CERTIFICATION 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

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 BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS

_____ 2024

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CE GROUP
301 GLENWOOD AVE 220
RALEIGH NC 27603
PHONE: 919-367-8190
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

RECOMBINATION PLAT
LOT 27 & 28 - ESTATES AT LAUREL RIDGE PHASE 1B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, INC.
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date	JANUARY 22, 2024
Scale	1" = 80'
Drawn	CRT
Checked	DSC
Project No.	
Computer Check Number	

Sheet No.
1
OF 1