

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 30 NEW RESIDENTIAL LOTS ON THE PROPERTIES OF PEA RIDGE DEVELOPERS, LLC LOCATED IN NEW HOPE TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA. BEARING PARCEL NUMBERS 17473, 17531 AND 18070, HAVING A DEED REFERENCE OF BOOK 2296 PAGE 950 AND PLAT REFERENCE OF BOOK 26 PAGE 81 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".
- AREAS CALCULATED BY THE COORDINATE METHOD.
- NO NCSS 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 3/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED. NCDOT DOES NOT ACCEPT MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE STRUCTURES AND PIPING OUTSIDE THE NCDOT RIGHT OF WAY.
- NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURE STORMWATER BMP'S.
- HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS UNTIL ACCEPTANCE OF THE ROADS BY NCDOT.
- NO COUNTY WATER AVAILABLE.

PROPERTY DATA

CURRENT OWNER: PEA RIDGE DEVELOPERS, LLC
 SITE ADDRESS: 1623 N PEA RIDGE RD PITTSBORO, NC 27312
 DEED BOOK 2381 PAGE 795
 DEED BOOK 2381 PAGE 815
 PLAT BOOK 26 PAGE 81
 PARCELS: 17473, 17531, AND 18070
 ZONING: R-1 (RESIDENTIAL DISTRICT 1)

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS # 3710977100K AND 3710978000K, DATED 11/17/2017, THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY REFERENCES

DEED BOOK 2381 PAGE 795 (CURRENT)
 DEED BOOK 2381 PAGE 815 (CURRENT)
 DEED BOOK 447 PAGE 707
 DEED BOOK 464 PAGE 129
 DEED BOOK 539 PAGE 356
 DEED BOOK 588 PAGE 705
 DEED BOOK 599 PAGE 299
 DEED BOOK 661 PAGE 614
 DEED BOOK 798 PAGE 932
 DEED BOOK 890 PAGE 315
 DEED BOOK 1133 PAGE 37
 DEED BOOK 1144 PAGE 822
 DEED BOOK 1411 PAGE 556
 DEED BOOK 1419 PAGE 256
 DEED BOOK 1634 PAGE 109
 DEED BOOK 1689 PAGE 677
 DEED BOOK 1874 PAGE 390
 DEED BOOK 2214 PAGE 583
 DEED BOOK 2296 PAGE 950
 PLAT BOOK 26 PAGE 81 (CURRENT)
 PLAT BOOK 32 PAGE 13
 PLAT BOOK 88 PAGE 168
 PLAT BOOK 88 PAGE 169
 PLAT BOOK 89 PAGE 88
 PLAT BOOK 93 PAGE 298
 PLAT BOOK 2001 PAGE 335
 PLAT BOOK 2003 PAGE 318
 PLAT BOOK 2004 PAGE 274
 OTHERS AS SHOWN HEREON

SURVEYORS CERTIFICATE

I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS +1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-20 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE.

THIS _____ DAY OF _____, A.D., 2024.

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

I, DAVID S. CLARK, HEREBY 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

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

LINE AND HATCH LEGEND

---	PROPERTY LINE (PL)
- - - - -	PL NOT SURVEYED
.....	PL HEREBY REMOVED
-----R/W-----	RIGHT-OF-WAY LINE
- - - - -	SEPTIC EASEMENT LINE
- - - - -	SIGN EASEMENT LINE
- - - - -	LANDSCAPE EASEMENT LINE
-----	CREEK CENTERLINE
-----	PERMANENT DRAINAGE EASEMENT
-----	PERMANENT SLOPE EASEMENT
-----	PRIVATE STORMWATER EASEMENT
-----	STORMWATER CONTROL MEASURE EASEMENT
-----	STREAM BUFFER
-----	WETLANDS
-----	STREAM BUFFER HATCH
-----	WETLANDS HATCH
-----	PERMANENT SLOPE EASEMENT
-----	PERMANENT DRAINAGE EASEMENT
-----	SCM MAINTENANCE AND ACCESS EASEMENT

SYMBOL LEGEND

●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
⊕	DATUM CONTROL POINT

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON ROD FOUND
NBS	NO BUILD SETBACK
NF	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PKF	PARKER-KALON NAIL FOUND
RRSPK	RAILROAD SPIKE FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W	WITH
LF	LINE #
CH	CURVE #
PDEL	PERMANENT DRAINAGE EASEMENT LINE
PDEC	PERMANENT DRAINAGE EASEMENT CURVE
PSEL	PERMANENT SLOPE EASEMENT LINE
PSEC	PERMANENT SLOPE EASEMENT CURVE
PSWEL	PRIVATE STORMWATER EASEMENT LINE
SCML	STORMWATER CONTROL MEASURE EASEMENT LINE
SEL	SEPTIC EASEMENT LINE
SIL	SIGN EASEMENT LINE



VICINITY MAP
NTS

Area Table

LOTS	64.01 AC	2,788,329 SF
PUBLIC R/W	5.28 AC	229,931 SF
OPEN SPACE:	6.18 AC	269,000 SF
TOTAL	75.47 AC	3,287,260 SF

TOTAL LOTS: 30
 TOTAL OPEN SPACES: 2
 PUBLIC ROADWAY LF: 3,849'

Stormwater Control Measure Easement Line Table

Line #	Direction	Length
SCML115	N84°25'42"E	68.01'
SCML116	S73°55'48"E	56.74'
SCML117	S89°10'22"E	94.87'
SCML118	N65°27'40"E	72.11'
SCML119	N82°11'27"E	40.34'
SCML120	S03°16'23"E	159.12'
SCML121	N03°16'23"W	112.69'

Private Stormwater Easement Line Table

Line #	Direction	Length
PSWEL101	S82°03'18"E	50.72'
PSWEL102	S68°06'54"E	201.34'
PSWEL103	S76°50'23"E	28.01'
PSWEL104	N72°13'01"E	3.24'
PSWEL105	S17°46'59"E	20.00'
PSWEL106	S72°13'01"W	8.78'
PSWEL107	N76°50'23"W	35.07'
PSWEL108	N68°06'54"W	200.42'
PSWEL109	N82°03'18"W	50.50'

Line Table

Line #	Direction	Length
L1	N03°45'34"W	65.81'
L2	N47°20'49"E	41.46'
L3	N56°34'45"E	8.48'
L4	S78°45'34"E	48.29'
L5	N70°17'44"E	10.70'
L6	S70°18'53"E	4.22'
L7	N83°57'01"E	40.30'
L8	N71°35'58"E	40.72'
L9	S57°47'40"W	52.97'
L10	S57°47'40"W	80.00'
L12	S09°41'44"W	3.01'
L13	N11°25'19"E	15.49'
L14	N11°25'19"E	59.17'
L15	S03°16'23"E	52.77'
L16	S78°34'41"E	92.04'
L17	S68°17'11"E	91.13'
L18	S55°05'34"E	23.68'
L19	S68°17'11"E	90.37'
L20	S48°45'53"E	15.25'
L21	N81°35'42"W	72.75'
L22	S83°34'48"W	79.26'
L23	S83°34'48"W	35.88'
L24	N87°50'22"W	60.28'
L25	S72°00'12"W	4.30'
L26	S72°00'12"W	43.50'
L27	S79°23'05"W	61.67'

Line Table

Line #	Direction	Length
L28	S67°45'34"W	36.02'
L29	N65°28'44"W	14.35'
L30	N65°28'44"W	47.69'
L31	N88°33'09"W	62.15'
L32	N78°38'28"W	31.01'
L33	S86°43'37"W	25.34'
L34	S54°16'59"E	26.23'
L35	S82°41'48"W	79.58'
L36	S82°41'48"W	92.88'
L37	N82°41'48"E	76.09'
L38	N07°18'12"W	50.85'
L39	N03°16'23"W	50.46'
L40	N09°41'44"E	63.01'
L41	N25°41'57"E	67.94'
L42	N25°41'57"E	51.39'
L43	N66°44'21"W	45.71'
L44	N00°30'09"E	66.55'
L45	N08°33'03"W	74.57'
L46	S89°00'12"W	77.25'
L47	N49°48'14"W	16.87'
L48	N21°44'09"W	59.99'
L49	N06°20'28"E	17.01'
L50	S74°16'58"E	43.47'
L51	S64°03'05"E	35.91'
L69	N89°01'33"W	6.33'
L128	S25°41'57"W	45.00'

Permanent Drainage Easement Line Table

Line #	Direction	Length
PDEL76	N86°43'37"E	179.98'
PDEL77	N15°00'27"W	6.76'
PDEL78	N74°59'33"E	20.00'
PDEL79	S15°00'27"E	10.91'
PDEL80	S87°22'15"E	30.96'
PDEL81	S02°36'32"W	30.00'
PDEL82	N87°22'15"W	26.61'
PDEL83	N88°29'09"W	36.37'
PDEL84	N67°07'32"W	15.41'
PDEL85	N11°09'13"W	42.06'
PDEL86	N80°09'05"E	30.54'
PDEL87	S13°06'24"E	22.93'
PDEL88	S87°22'15"E	21.19'
PDEL110	N73°56'17"W	17.32'
PDEL111	N16°03'43"E	20.00'
PDEL112	N73°56'17"W	24.56'
PDEL122	N15°00'27"W	45.17'
PDEL123	N74°59'33"E	20.00'
PDEL124	S15°00'27"E	49.33'

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	905.00'	30.00'	15.00'	N46°21'41"W	30.00'	001°53'58"
C2	905.00'	61.26'	30.64'	N49°15'00"W	61.24'	003°52'41"
C3	260.00'	99.03'	50.12'	S68°35'49"W	98.43'	021°49'24"
C4	301.64'	34.82'	17.43'	S53°50'51"W	34.80'	006°36'53"
C5	260.00'	52.03'	26.10'	S85°14'29"W	51.94'	011°27'56"
C6	350.00'	216.94'	112.08'	S73°13'02"W	213.49'	035°30'51"
C7	350.00'	365.15'	201.16'	S25°34'19"W	348.82'	059°46'35"
C10	200.00'	55.86'	28.11'	S17°41'50"W	55.68'	016°00'12"
C11	25.00'	17.50'	9.12'	N81°22'18"E	17.14'	040°06'03"
C12	630.00'	108.62'	54.44'	S83°31'02"E	108.48'	009°52'42"
C13	25.00'	37.17'	22.98'	S45°51'53"E	33.84'	085°11'00"
C14	200.00'	45.27'	22.73'	S3°12'41"W	45.17'	012°58'07"
C15	55.00'	129.79'	133.48'	S78°56'52"E	101.70'	135°12'41"
C16	25.00'	12.16'	6.20'	N47°23'02"E	12.04'	027°52'29"
C17	55.00'	31.73'	16.32'	S5°11'09"W	31.29'	033°03'21"
C18	55.00'	31.73'	16.32'	S38°14'29"W	31.29'	033°03'21"
C19	55.00'	42.84'	22.57'	S77°05'08"W	41.77'	044°37'53"
C20	570.00'	20.52'	10.26'	N79°36'33"W	20.52'	002°03'45"
C21	570.00'	125.67'	63.09'	N86°57'24"W	125.42'	012°37'57"
C22	200.00'	14.07'	7.04'	S84°42'42"W	14.07'	004°01'49"
C23	55.00'	43.86'	23.17'	S58°58'24"W	42.70'	045°41'17"
C24	25.00'	20.32'	10.76'	S59°24'46"W	19.76'	046°34'03"
C25	55.00'	54.82'	29.93'	N69°37'51"W	52.57'	057°06'13"
C26	55.00'	32.57'	16.78'	N24°06'44"W	32.10'	033°56'01"
C27	55.00'	31.12'	15.99'	N9°03'56"E	30.71'	032°25'19"
C28	25.00'	20.32'	10.76'	S74°01'11"E	19.76'	046°34'03"
C29	55.18'	99.69'	70.01'	N77°16'13"E	86.67'	103°30'42"
C30	260.00'	58.85'	29.55'	N3°12'41"E	58.72'	012°58'07"
C31	25.00'	39.27'	25.00'	N41°43'37"E	35.36'	090°00'00"
C32	260.00'	18.29'	9.15'	N84°42'42"E	18.29'	004°01'49"
C33	260.00'	72.62'	36.55'	N17°41'50"E	72.39'	016°00'12"
C35	410.00'	259.13'	134.06'	N3°37'32"W	254.84'	036°12'43"
C40	200.00'	160.68'	84.96'	N2°41'03"E	156.39'	046°01'48"
C42	410.00'	547.38'	323.18'	N52°43'38"E	507.62'	076°29'38"
C43	657.92'	174.02'	87.52'	S65°22'20"W	173.52'	015°09'18"
C44	905.00'	55.74'	27.88'	N37°56'17"W	55.73'	003°31'44"
C45	905.00'	30.02'	15.01'	N40°39'10"W	30.02'	001°54'01"
C46	200.00'	36.60'	18.35'	N56°18'33"E	36.55'	010°29'05"
C47	200.00'	102.70'	52.51'	N76°15'46"E	101.58'	029°25'22"
C49	905.00'	60.16'	30.09'	N43°30'26"W	60.15'	003°48'31"
C71	260.00'	215.23'	114.21'	S1°59'02"W	209.14'	047°25'50"

Permanent Slope Easement Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
PSEC54	10.00'	12.51'	7.22'	S46°14'42"E	11.71'	071°39'47"
PSEC55	10.00'	14.25'	8.64'	S27°27'04"W	13.07'	081°38'07"
PSEC56	10.00'	11.51'	6.49'	S66°06'19"W	10.88'	065°56'38"
PSEC57	10.00'	14.15'	8.55'	S68°44'01"E	13.00'	081°04'46"

Permanent Drainage Easement Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
PDEC52	365.61'	84.24'	N14°44'25"W	84.05'
PDEC53	410.00'	118.90'	S6°10'22"W	118.48'
PDEC67	200.00'	46.89'	N13°36'54"W	46.78'

Private Stormwater Easement Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
PSWEC66	410.00'	8.72'	4.36'	N15°05'22"E	8.72'	001°13'06"

Permanent Slope Easement Line Table

Line #	Direction	Length
PSEL93	S14°29'16"E	74.85'
PSEL94	S09°27'10"W	33.96'
PSEL95	S10°35'27"E	84.32'
PSEL96	S33°04'37"W	38.61'
PSEL97	S21°08'54"W	20.18'
PSEL98	S04°32'30"E	51.43'
PSEL99	S18°54'03"E	56.53'
PSEL100	S26°46'25"E	49.96'

Sign Easement Line Table

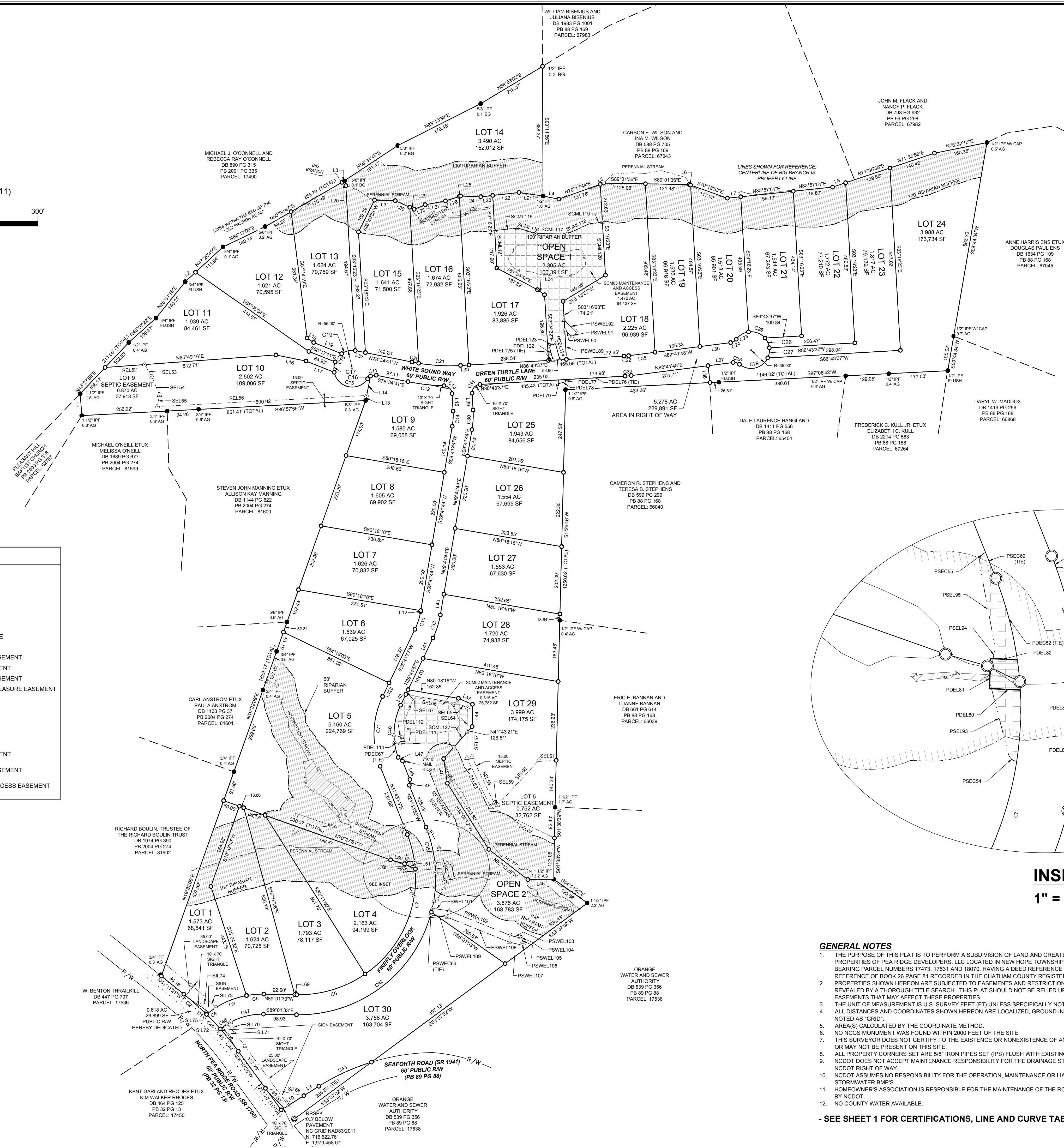
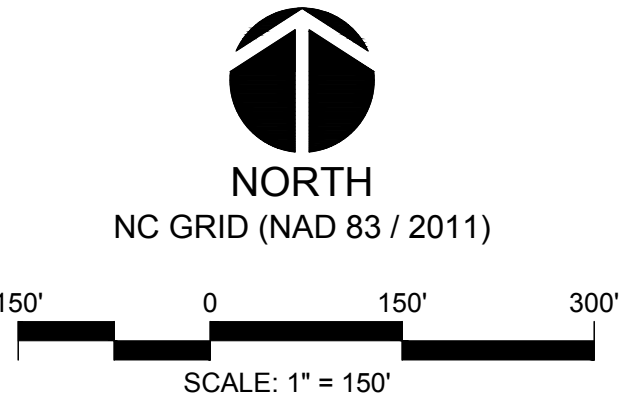
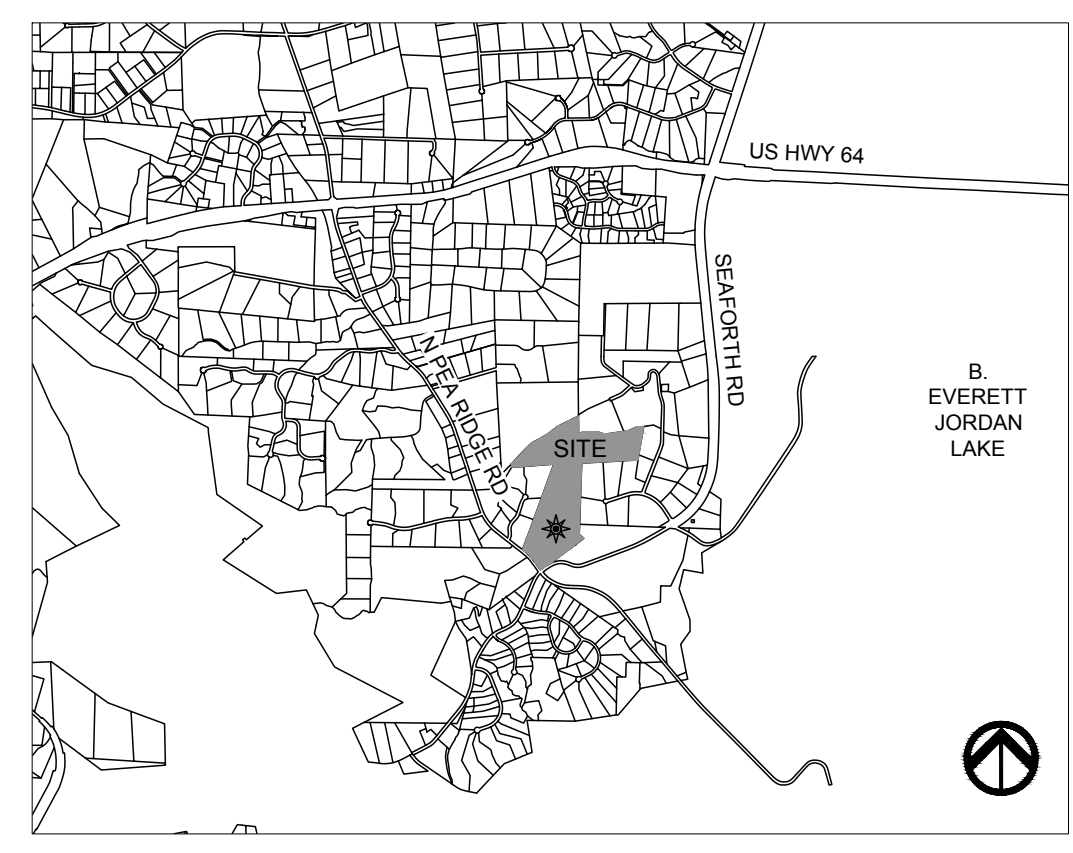
Line #	Direction	Length
SIL68	N79°11'22"W	116.99'
SIL70	S28°26'54"E	30.00'
SIL71	S56°27'39"W	25.14'
SIL72	N31°13'37"W	30.50'
SIL73	N45°26'27"W	31.04'
SIL74	S52°02'35"W	30.10'
SIL75	S55°28'40"E	30.95'



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RALEIGH, NC 27603
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FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

**SUBDIVISION PLAT
FIREFLY OVERLOOK**
PROPERTY OF
PEA RIDGE DEVELOPERS, LLC
NEW HOPE TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: APRIL 11, 2024
Scale: 1" = 150'
Drawn: CKT
Checked: DSC
Project No. 148-001
Computer Dwg. Name V51_148-001_Firefly_Sub.dwg

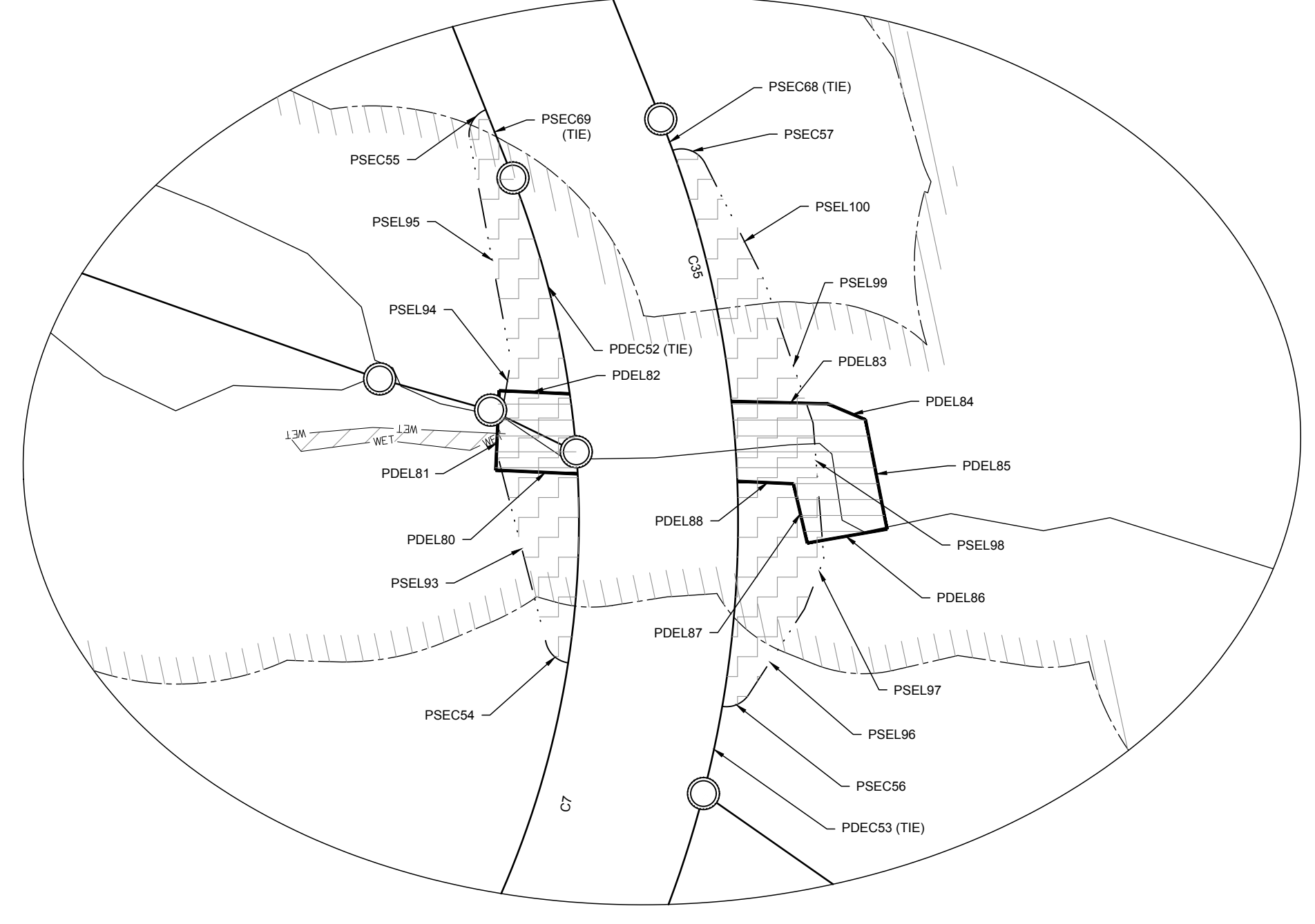


LINE AND HATCH LEGEND

---	PROPERTY LINE (PL)
- - - -	PL NOT SURVEYED
.....	PL HEREBY REMOVED
---	RIGHT-OF-WAY LINE
---	SEPTIC EASEMENT LINE
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---	SCM MAINTENANCE AND ACCESS EASEMENT

SYMBOL LEGEND

●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
⊕	DATUM CONTROL POINT



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 - 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.
 - 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.
 - NCDOT DOES NOT ACCEPT MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE STRUCTURES AND PIPING OUTSIDE THE NCDOT RIGHT OF WAY.
 - NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURE STORMWATER BMP'S.
 - HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS UNTIL ACCEPTANCE OF THE ROADS BY NCDOT.
 - NO COUNTY WATER AVAILABLE.

- SEE SHEET 1 FOR CERTIFICATIONS, LINE AND CURVE TABLES