

General Notes

- 1) Area by Coordinate Method.
- 2) Distances are horizontal ground U.S. Survey Feet.
- 3) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
- 4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding utilities and any associated easements.
- 5) By graphical plotting only, a portion of this property is located in Flood Hazard Zone AE per FIRM map no. 3710974600K dated 11/17/2017.
- 6) Stream and Wetland delineation performed by S&EC Project Number: 14504.W1
- 7) Stream buffers are subject to Jordan Lake Riparian Buffer rules established by NCDEQ.
- 8) Ownership and maintenance of Storm water Control Measures, Private Open Space Areas, Buffers, and Private Easements open to the public shall be provided by the (HOA-TBD).
- 9) The (HOA-TBD) declaration of covenants, conditions, and restrictions are recorded in DB _____ PG _____, Chatham County Registry.
- 10) All open space to be maintained by the (HOA-TBD)
- 11) Driveways for lots 64-85, 75,88, 5 & 13 shall be located outside of sight distance triangles.
- 12) All roadways 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, sidewalks, and/or driveways. All proposed and future sidewalks shall require and approved NCDOT 3-party encroachment agreement and shall be maintained by the Homeowners Associations.

Site Data
 - Deed Book: 226/509
 - Plat Slide: 2014/226
 - PIN 9756-58-5810
 - Parcel #: 90267
 - Watershed: WS-IV PA
 - Zone: R-1

Area Data
 -Total site area=5,592,354 SF (128.3828 AC.)
 -Area within new streets=201,079 SF (4.6162 AC.)
 -Area within lots=882,362 SF (20.2562 AC.)
 -Area within offsite septic lots=77,059 SF (1.7691 AC.)
 -Area within open space= 301,485 (6.9211 AC.)
 -Area within natural space= 285,228 (6.5480 AC.)

Owner
 Griffith Capital, LLC
 104 Amber Run
 Chapel Hill, NC 27516
 Contact: Warren Mitchell
 Phone: 919-593-1916

Dimensional Standards
 -Min. Lot Area: N/A
 -Minimum Lot Width At front Setback: N/A
 -Front Setback: 20'
 -Side Corner Setback: 20'
 -Side Setback: 10'
 -Rear Setback: 20'
 -Max. Building Height: 60'

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 for which the Review Officer has responsibility as provided by law.

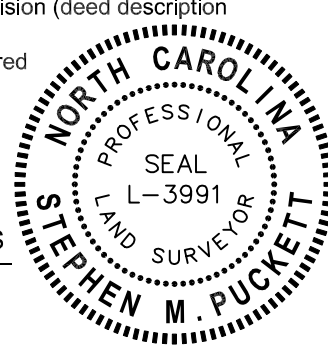
Review Officer _____ Date _____

Surveyor's Certificate

I, Stephen M. Puckett, 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.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in (references)); that the ratio of precision is 1:10,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 22nd day of May, A.D., 2024. PRELIMINARY PLAT

NOT FOR RECORDATION,
 CONVEYANCES OR SALES
 Professional Land Surveyor
 License Number L-3991



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 55°31'02" E	2.33'
L2	S 49°29'36" E	22.79'
L3	N 03°56'01" W	35.00'
L4	N 37°50'02" E	20.11'
L5	N 86°03'59" E	13.40'
L6	N 03°56'01" W	40.00'
L7	S 86°03'59" W	13.40'
L8	N 45°42'05" W	20.11'
L9	N 03°56'01" W	25.00'
L10	S 37°31'13" W	56.34'
L11	S 37°31'13" W	13.74'
L12	N 49°29'36" W	22.79'
L13	N 13°40'03" W	38.91'
L14	S 68°36'49" W	51.33'
L15	N 21°23'11" W	20.00'
L16	N 68°36'49" E	66.27'
L17	S 61°59'45" E	41.26'
L18	S 70°55'37" E	40.12'
L19	S 54°12'24" E	43.51'
L20	S 75°02'05" E	22.57'
L21	N 80°07'10" E	28.20'
L22	N 62°38'23" E	29.95'
L23	S 29°21'30" E	27.30'
L24	S 07°16'23" W	30.45'
L25	S 47°06'46" E	39.11'
L26	S 32°44'08" E	29.69'
L27	S 45°49'00" E	64.29'
L28	S 23°08'38" E	29.04'
L29	S 08°26'41" E	24.43'
L30	N 56°49'12" E	19.37'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2030.00'	41.38'	S 14°15'05" E	41.38'
C2	2030.00'	195.91'	S 17°36'01" E	195.83'
C3	20.00'	30.19'	S 22°52'42" W	27.40'
C4	780.00'	36.27'	S 64°47'22" W	36.27'
C5	180.00'	71.01'	S 52°09'21" W	70.55'
C6	180.00'	163.56'	S 14°49'20" W	157.99'
C7	180.00'	6.07'	S 12°10'33" E	6.07'
C8	230.00'	82.74'	S 23°26'50" E	82.29'
C9	230.00'	104.17'	S 46°43'37" E	103.28'
C10	230.00'	93.93'	S 71°24'03" E	93.28'
C11	230.00'	96.54'	N 84°52'30" E	95.83'
C12	230.00'	66.86'	N 64°31'23" E	66.62'
C13	780.00'	9.23'	N 55°51'23" E	9.23'
C14	20.00'	29.05'	S 82°52'43" E	26.56'
C15	330.00'	47.34'	S 45°23'02" E	47.30'
C16	270.00'	59.98'	S 43°07'46" E	59.85'
C17	270.00'	154.72'	S 20°20'59" E	152.61'
C18	330.00'	92.54'	N 11°58'03" W	92.24'
C19	20.00'	28.56'	N 20°54'48" E	26.20'
C20	380.00'	95.42'	N 54°38'02" E	95.17'
C21	380.00'	65.79'	N 42°28'49" E	65.71'
C22	25.00'	20.32'	N 60°48'14" E	19.76'
C23	55.00'	61.93'	N 51°49'57" E	58.71'
C24	55.00'	47.41'	N 05°06'57" W	45.95'
C25	55.00'	53.83'	N 57°50'44" W	51.70'
C26	55.00'	50.73'	S 67°41'47" W	48.95'
C27	55.00'	48.31'	S 16°06'50" W	46.77'
C28	25.00'	20.32'	S 14°14'11" W	19.76'
C29	320.00'	135.76'	S 49°40'26" W	134.74'
C30	20.00'	28.53'	N 77°18'00" W	26.18'
C31	330.00'	75.25'	N 42°57'37" W	75.09'
C32	270.00'	70.74'	N 41°59'17" W	70.53'
C33	1970.00'	81.44'	N 33°17'55" W	81.43'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	1970.00'	151.45'	N 29°54'43" W	151.41'
C35	1970.00'	147.13'	N 25°34'12" W	147.10'
C36	1970.00'	152.71'	N 21°12'35" W	152.67'
C39	2030.00'	114.01'	S 24°46'16" E	113.99'
C40	2030.00'	133.09'	S 28°15'30" E	133.07'
C41	2030.00'	105.52'	S 31°37'33" E	105.51'
C42	2030.00'	48.47'	S 33°47'56" E	48.46'
C43	20.00'	31.29'	S 10°20'34" W	28.20'
C44	720.00'	8.52'	S 55°51'23" W	8.52'
C45	170.00'	68.82'	S 67°47'32" W	68.35'
C46	170.00'	234.33'	N 61°07'23" W	216.21'
C47	170.00'	25.20'	N 17°23'18" W	25.18'
C48	120.00'	160.43'	N 25°09'28" E	148.75'
C49	720.00'	29.68'	N 64°38'18" E	29.68'
C50	20.00'	31.77'	S 68°40'17" E	28.53'
C51	180.00'	67.60'	S 30°05'43" W	67.20'
C52	180.00'	24.98'	S 15°21'38" W	24.96'
C53	100.00'	42.52'	S 62°51'09" E	42.20'
C54	167.84'	64.47'	S 82°25'49" E	64.07'
C55	100.00'	50.86'	N 78°13'05" E	50.32'
C56	100.00'	116.97'	N 29°39'52" E	110.42'
C57	100.16'	105.93'	S 23°32'44" E	101.06'
C58	50.00'	47.46'	S 19°55'11" E	45.70'
C59	50.00'	81.20'	N 86°21'47" E	72.57'
C60	50.00'	24.01'	S 60°59'42" E	23.78'
C61	50.00'	38.50'	S 13°36'42" W	37.55'
C62	50.00'	87.88'	S 01°08'36" E	77.00'
C63	50.15'	74.46'	N 89°14'30" E	67.80'
C64	80.98'	107.17'	N 18°02'23" E	99.52'
C65	130.51'	72.45'	N 03°34'05" E	71.52'

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

Owner _____ Date _____

State of North Carolina, County of _____

I, _____ a notary for said County and State, do hereby certify that

_____ appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this _____ day of

_____, 2024.

Notary Public
 My Commission Expires _____, 20

Chatham County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights-of-way, public easements, public streets, public recreation areas, public open space, public utilities and other public improvements shown on this plat.

County Manager: _____ Date: _____

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 _____ Date _____

Road Maintenance Statement of Understanding

I hereby certify that Griffith Capital, LLC is responsible for the construction, maintenance and required road improvements of the subdivision streets until:

- Approved/taken over by the North Carolina Department of Transportation for public roads; or

- Approved/taken over by the home owners association for private road maintenance; or

- Private road maintenance agreement is signed and recorded for the owners of each lot.

Developer/Owner _____ Date _____

Note:
 All drainage systems and easements outside of the right-of-way will not be the responsibility of the NCDOT for maintenance purposes. Drainage easements located outside of the right-of-way shall be the responsibility of the Home Owners Association to maintain.

Department of Transportation Division of Highways
 Proposed Subdivision Road Minimum Design Standards Certification

Approved: _____ District Supervisor

Date: _____

Certification of Review by Licensed Soil Scientist

I hereby certify that lots shown on this plat for Wolf Creek Subdivision, Phase 1, have been reviewed in accordance with 15A NCAC 18A.1900 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 will presumably meet these regulations.

Preliminary certification does not represent approval or a permit for any site work, nor does it guarantee issuance of an improvement permit for any lot. 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

Final Plat
Conservation Subdivision
Wolf Creek
Phase One
 May 22, 2024
 Baldwin Township, Chatham Co., N.C.
 Map Set, Sheet 1 of 3

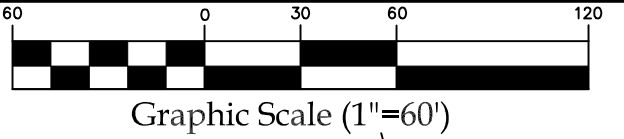
Puckett Surveyors, PLLC
Professional Land Surveyors
 FIRM LICENSE NO. (P-1168)

PO Box 2351
 Oxford, NC 27565
 P. 919.528.8900

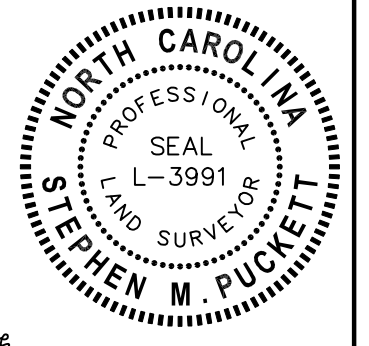
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- Legend (unless otherwise noted)
- 1/2" Pipe Found
 - #4 Rebar Set
 - Nail Set
 - Calculated Point
 - Concrete Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Total Distance
 - Property Line Surveyed
 - Property Line Tie
 - Deed or Plat Line
 - Right of Way Line
 - Overhead Utility Line
 - Utility Pole
 - Pole mounted area light
 - Rebar Found
 - State Plane Coordinates SPC
 - Drainage
 - Sight Distance Triangle
 - Wetland Buffer
 - Riparian Buffer

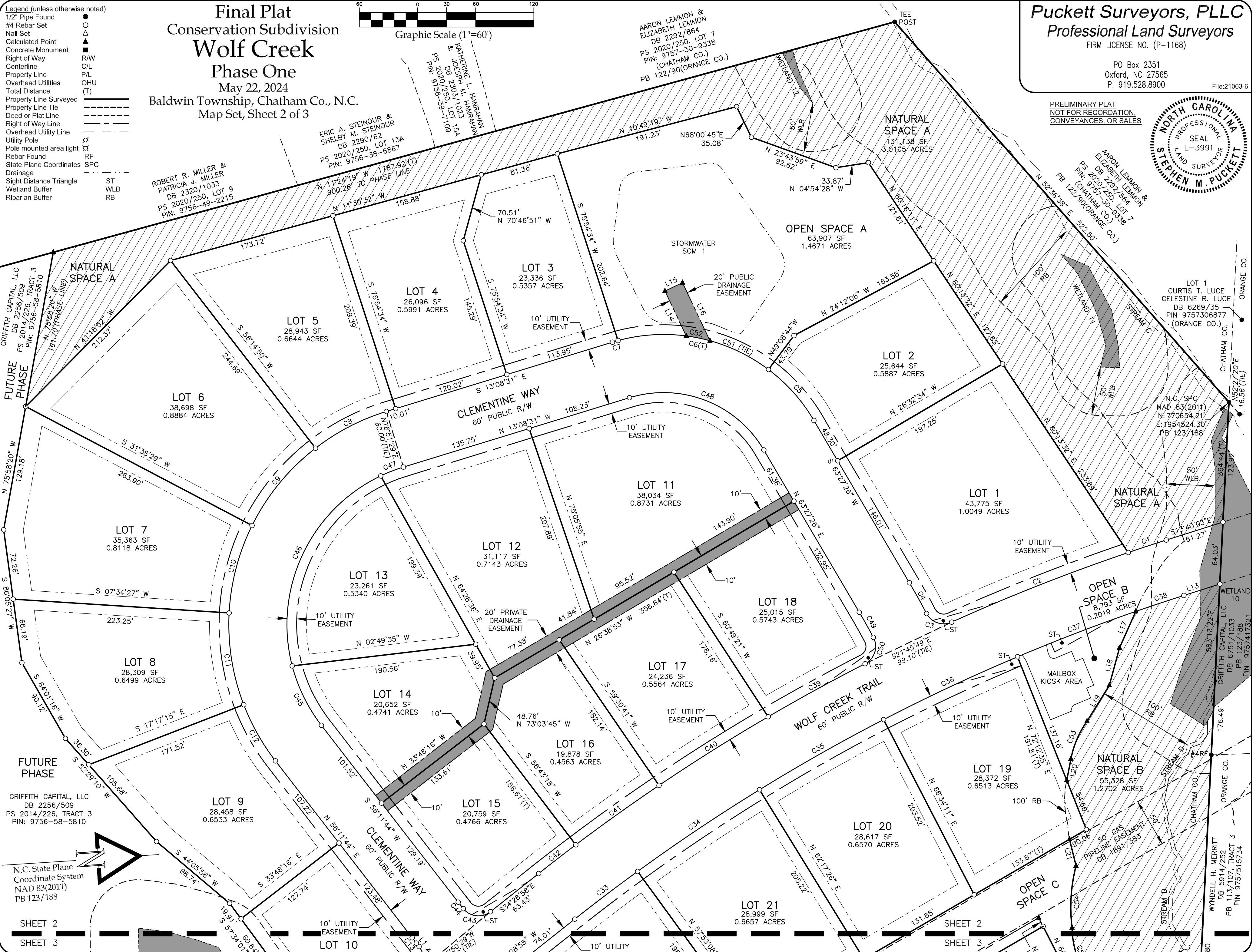
Final Plat
Conservation Subdivision
Wolf Creek
Phase One
 May 22, 2024
 Baldwin Township, Chatham Co., N.C.
 Map Set, Sheet 2 of 3



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 Professional Land Surveyors
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 File: 21003-6



PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES



SHEET 2
 SHEET 3

SHEET 2
 SHEET 3

GRIFFITH CAPITAL, LLC
 DB 2256/509
 PS 2014/226, TRACT 3
 PIN: 9756-58-5810

GRIFFITH CAPITAL, LLC
 DB 6751/1033
 PB 123/188
 PIN 9757417321

ROBERT R. MILLER &
 PATRICIA J. MILLER
 DB 2320/1033
 PS 2020/250, LOT 9
 PIN: 9756-49-2215

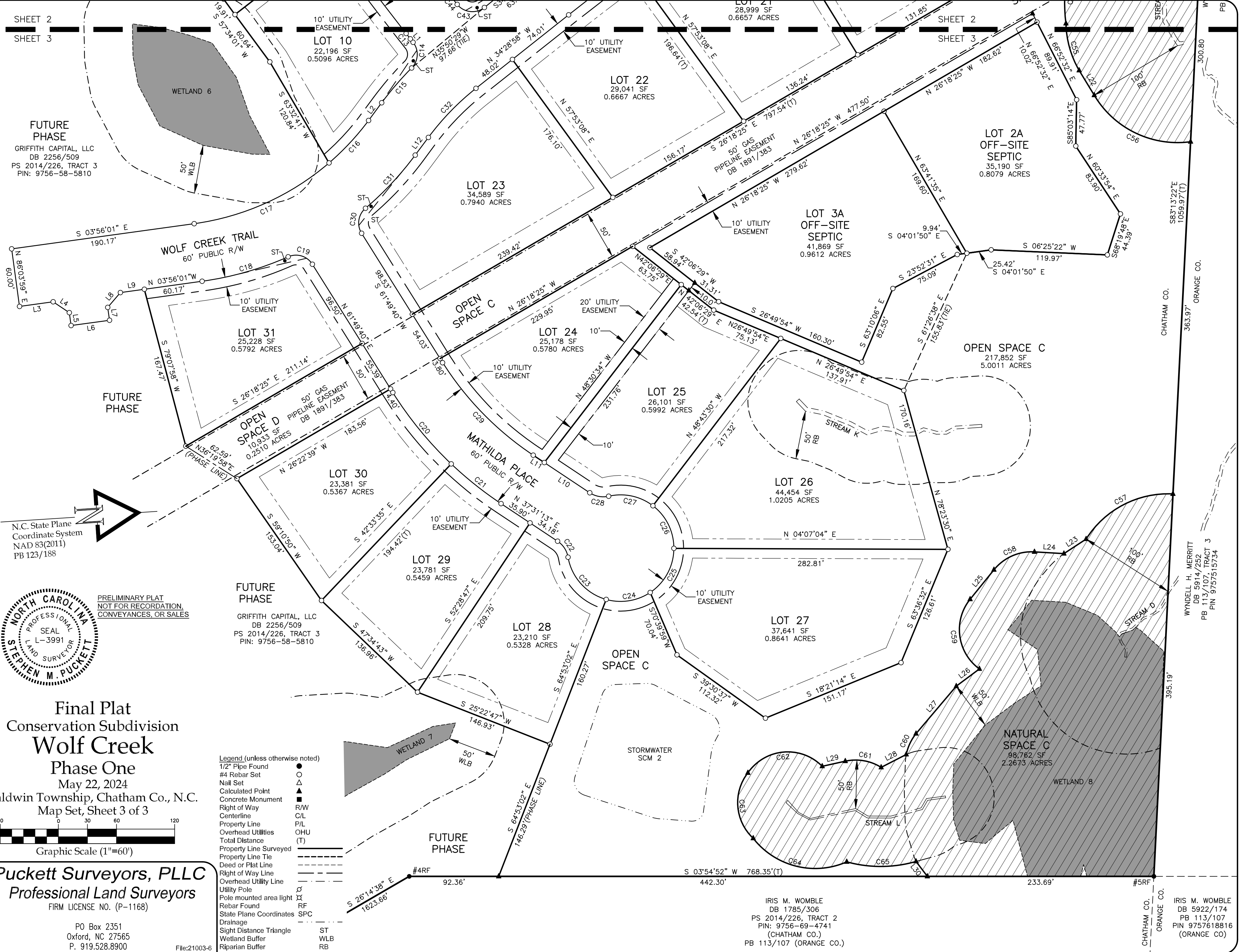
ERIC A. STEINOUR &
 SHELBY M. STEINOUR
 DB 2290/62
 PS 2020/250, LOT 13A
 PIN: 9756-38-6867

AARON LEMMON &
 ELIZABETH LEMMON
 DB 2292/864
 PS 2020/250, LOT 7
 PIN: 9757-30-9338
 (CHATHAM CO.)
 PB 122/90(ORANGE CO.)

LOT 1
 CURTIS T. LUCE
 CELESTINE R. LUCE
 DB 6269/35
 PIN 9757306877
 (ORANGE CO.)

GRIFFITH CAPITAL, LLC
 DB 2256/509
 PS 2014/226, TRACT 3
 PIN: 9756-58-5810

WYNDELL H. MERRITT
 DB 5914/252
 PB 113/107, TRACT 3
 PIN 9757515734



SHEET 2
SHEET 3

SHEET 2
SHEET 3

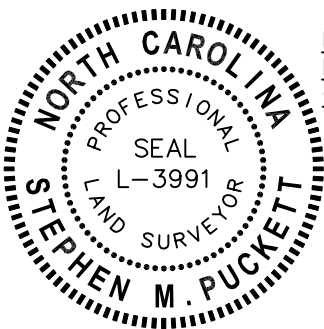
FUTURE PHASE
GRIFFITH CAPITAL, LLC
DB 2256/509
PS 2014/226, TRACT 3
PIN: 9756-58-5810

FUTURE PHASE
GRIFFITH CAPITAL, LLC
DB 2256/509
PS 2014/226, TRACT 3
PIN: 9756-58-5810

IRIS M. WOMBLE
DB 1785/306
PS 2014/226, TRACT 2
PIN: 9756-69-4741
(CHATHAM CO.)
PB 113/107 (ORANGE CO.)

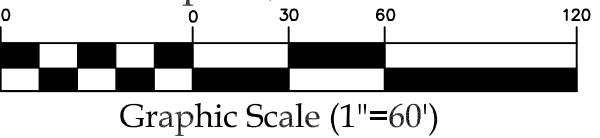
IRIS M. WOMBLE
DB 5922/174
PB 113/107
PIN 9757618816
(ORANGE CO.)

N.C. State Plane
Coordinate System
NAD 83(2011)
PB 123/188



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

Final Plat
Conservation Subdivision
Wolf Creek
Phase One
May 22, 2024
Baldwin Township, Chatham Co., N.C.
Map Set, Sheet 3 of 3



- Legend (unless otherwise noted)**
- 1/2" Pipe Found
 - #4 Rebar Set
 - ▲ Nail Set
 - ▲ Calculated Point
 - Concrete Monument
 - R/W
 - C/L
 - P/L
 - Property Line
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 - Sight Distance Triangle
 - Wetland Buffer
 - Riparian Buffer
 - ST
 - WLB
 - RB

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