



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

February 3, 2025

Chatham County

Chatham County Board of Commissioners
c/o Ms. Karen Howard, Chair
P.O. Box 1809
Pittsboro, NC 27312
karen.howard@chathamnc.org

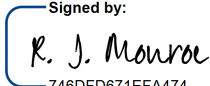
Subject: Addition - 0.42 miles Blufftonwood Drive and 0.13 miles Bluffside Court in the Laurel Ridge Subdivision, Plat Book 2021, Page 66 and Plat Book 2008, Page 326.

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned streets in the Laurel Ridge Subdivision. Please find attached a street summary, plats, and maps showing the location of these streets. This office has investigated the subject streets and found them to meet minimum requirements for addition.

If you would forward the resolution directly to this office, I will attach it with other necessary documents and forward it through proper channels for addition to the State System.

Sincerely,

Signed by:

746DFD671EFA474...
R. J. Monroe
District Supervisor

RJM/psg

Attachments

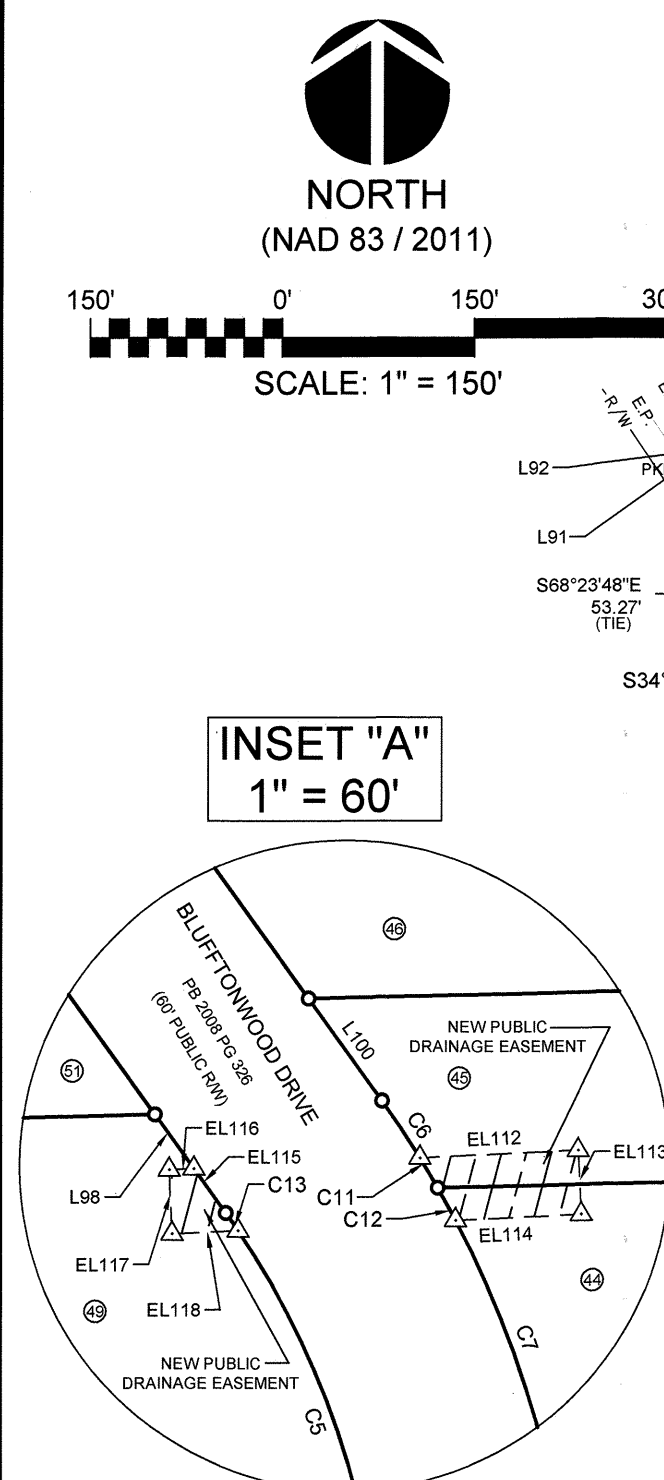
cc: Reuben Blakley, P.E., Division Engineer
Justin Bullock, P.E., Chatham County Maintenance Engineer
Jennifer K. Johnson, MMC, Clerk to the Chatham County Board of Commissioners
(jenifer.johnson@chathamcountync.gov)
Thanh Schado, Transportation Planner, (thanh.schado@chathamcountync.gov)

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
POST OFFICE BOX 1164
ASHEBORO, NC 27204

Telephone: (336) 318-4000
Fax: (336) 318-4573
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27204



FLOOD CERTIFICATION
UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9724 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP# 3710974300K, DATED NOVEMBER 17, 2017, A PORTION OF 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.

SURVEY CONTROL / GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS A
- 2) POSITIONAL ACCURACY: H: 0.055'
- 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (VRS)
- 4) DATE OF GPS SURVEY: FEBRUARY 19, 2020
- 5) HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
- 6) PUBLISHED/FIXED-CONTROL USE:
NAME: JORDAN LAKE CORP ARP
LATITUDE: 35°46'52.48646" (N)
LONGITUDE: 079°02'03.92786" (W)
ELEVATION: 83.764 m / 254.00 ft
GEOID MODEL: GEOID 12B
COMBINED FACTOR: 0.999902602
UNITS: U.S. SURVEY FEET
POINT OF LOCALIZATION: CE GROUP PT #1 (60D NAIL)
GPS ANTENNA: SPECTRA SP 90 (SERIAL #5915550088)
ADJUSTMENT: SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER (TBC) VERSION 5.X

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A MAJOR SUBDIVISION SURVEY AND RECOMBINATION SURVEY ON THE PROPERTY OF LAUREL RIDGE DEVELOPMENT, INC. LOCATED IN HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA; BEARING PIN: 9734-79-7836 & AKPAR: 86169 AS SHOWN ON PLAT BOOK 2008 PAGE 326.
2. 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.
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 NCOS 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.

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	20.00'	32.52'	21.13'	S33°40'33"W	29.05'
C2	270.00'	107.25'	54.34'	S24°16'57"E	106.54'
C3	20.00'	32.13'	20.73'	N57°13'25"W	28.79'
C4	330.00'	131.08'	66.42'	S24°16'57"E	130.22'
C5	260.00'	130.87'	66.85'	N19°44'44"W	129.49'
C6	320.00'	21.48'	10.74'	N33°44'21"W	21.47'
C7	320.00'	125.48'	63.56'	N16°33'32"W	124.68'
C8	260.00'	19.79'	9.90'	N03°08'46"W	19.79'
C9	260.00'	102.63'	51.99'	N31°34'35"E	101.96'
C10	200.00'	164.14'	87.01'	N18°11'08"E	159.57'
C11	320.00'	10.91'	5.45'	N30°50'23"W	10.91'
C12	320.00'	11.57'	5.78'	N28°49'40"W	11.57'
C13	260.00'	6.79'	3.39'	N34°54'49"W	6.79'
C14	260.00'	96.36'	48.74'	N09°39'05"E	95.61'

SURVEYORS CERTIFICATE

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 120-068 PAGE 120-068 THAT THE BOUNDARIES AND AREAS SHOWN HEREON WERE SURVEYED AND INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 120-068 PAGE 120-068 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:100,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE.

THIS 22ND DAY OF FEB, A.D. 2021.

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



I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N24°26'29"W	72.83'	L38	N84°37'49"E	31.91'	L75	N79°45'19"W	77.71'
L2	N27°49'29"W	110.18'	L39	S24°17'36"E	61.57'	L76	N81°42'06"W	131.48'
L3	N31°18'02"W	122.83'	L40	S27°49'29"E	108.34'	L77	N02°29'06"E	30.16'
L4	N33°20'27"W	85.54'	L41	S31°18'02"E	121.39'	L78	S13°49'40"W	28.72'
L5	S86°58'58"E	116.44'	L42	S33°20'27"E	82.47'	L80	S20°00'58"E	49.44'
L6	S85°26'40"E	70.17'	L43	N86°58'58"W	177.80'	L81	S32°47'10"W	24.63'
L7	S85°48'09"E	75.23'	L44	N85°26'40"W	70.48'	L82	S40°38'21"W	80.25'
L8	S87°33'29"E	116.90'	L45	N85°48'09"W	74.68'	L83	S47°39'23"W	50.34'
L9	N88°19'29"E	128.15'	L46	N87°33'29"W	115.36'	L84	S38°12'23"W	67.97'
L10	N86°38'03"E	62.42'	L47	S88°19'29"W	126.63'	L85	S07°45'22"W	46.41'
L11	N85°23'12"E	66.98'	L48	S86°38'03"W	61.65'	L86	N56°54'01"W	49.96'
L12	N82°27'23"E	65.28'	L49	S85°23'12"W	85.89'	L87	S08°11'02"E	26.71'
L13	N74°27'00"W	139.71'	L50	S82°27'23"W	66.47'	L89	S02°27'42"E	40.24'
L14	N74°55'54"E	80.21'	L51	S74°27'00"W	137.54'	L90	S02°44'10"E	30.23'
L15	N74°55'54"E	80.21'	L52	S74°10'25"W	88.98'	L91	N34°07'31"W	4.26'
L16	N75°38'27"E	65.64'	L53	S74°55'54"W	80.59'	L92	S38°20'04"E	12.45'
L17	N76°44'39"E	42.05'	L54	S76°38'27"W	66.11'	L93	S78°05'01"E	28.75'
L18	N78°47'29"E	76.93'	L55	S78°44'39"W	12.57'	L94	S82°19'36"W	12.33'
L19	N82°19'36"E	52.36'	L56	S78°47'29"W	78.39'	L95	N76°44'39"E	12.04'
L20	N85°52'25"E	83.16'	L57	S82°19'36"W	53.28'	L96	N82°27'23"E	61.90'
L21	N85°05'11"E	56.16'	L58	S85°52'25"W	84.57'	L97	S35°39'42"E	86.66'
L22	N89°19'17"E	67.15'	L59	S88°05'11"W	57.06'	L98	S35°39'42"E	20.92'
L23	N89°35'36"E	97.88'	L60	S89°19'17"W	67.54'	L99	S05°19'32"E	78.59'
L24	N89°35'36"E	73.43'	L61	S89°35'36"W	97.95'	L100	S35°39'42"E	39.28'
L25	N85°54'09"E	289.82'	L62	S89°35'36"W	72.46'	L101	N35°39'42"E	103.00'
L26	N86°30'31"E	87.12'	L63	S85°54'09"W	269.01'	L102	N05°19'32"W	149.19'
L27	S85°59'39"E	73.25'	L64	S86°30'31"W	89.24'	L104	S49°23'03"W	26.35'
L28	S85°08'46"E	117.24'	L65	N85°59'39"W	75.44'	L105	N56°49'07"E	58.45'
L29	S81°31'42"E	95.70'	L66	N85°08'46"W	118.41'	L106	N43°11'16"W	110.10'
L30	S73°19'53"E	49.93'	L67	N81°31'42"W	98.80'	L107	S71°54'16"E	92.84'
L31	S64°48'40"E	82.78'	L68	N73°19'53"W	51.36'	L108	N05°14'26"W	82.35'
L32	S57°55'31"E	82.18'	L69	N78°05'01"W	28.99'	L109	N04°46'56"W	76.55'
L33	S55°40'48"E	70.75'	L70	N64°48'40"W	87.55'	L110	S05°19'32"E	97.44'
L34	S62°12'27"E	70.14'	L71	N57°55'31"W	84.57'	L111	S46°38'12"W	280.99'
L35	S71°49'30"E	80.17'	L72	N55°40'48"W	69.63'	L143	S82°19'36"W	13.26'
L36	S79°45'19"E	80.30'	L73	N62°12'27"W	65.91'			
L37	S81°41'50"E	135.03'	L74	N71°49'30"W	75.57'			

ABBREVIATIONS

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- DB DEED BOOK
- EG EDGE OF GRAVEL
- EP EDGE PF PAVEMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- NIF NOW OR FORMERLY
 PLTB | PLAT BOOK || PG | PAGE |
| PLTB | PLAT BOOK |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| SFT | SURVEY FEET |
| TYP | TYPICAL |

LINE LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- PL TO BE REMOVED
- EASEMENT
- RIGHT-OF-WAY LINE
- RIPARIAN BUFFER
- VOLUNTARY RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FLOOD LINE
- 500 YEAR FLOOD LINE
- GASLINE EASEMENT

SYMBOL LEGEND

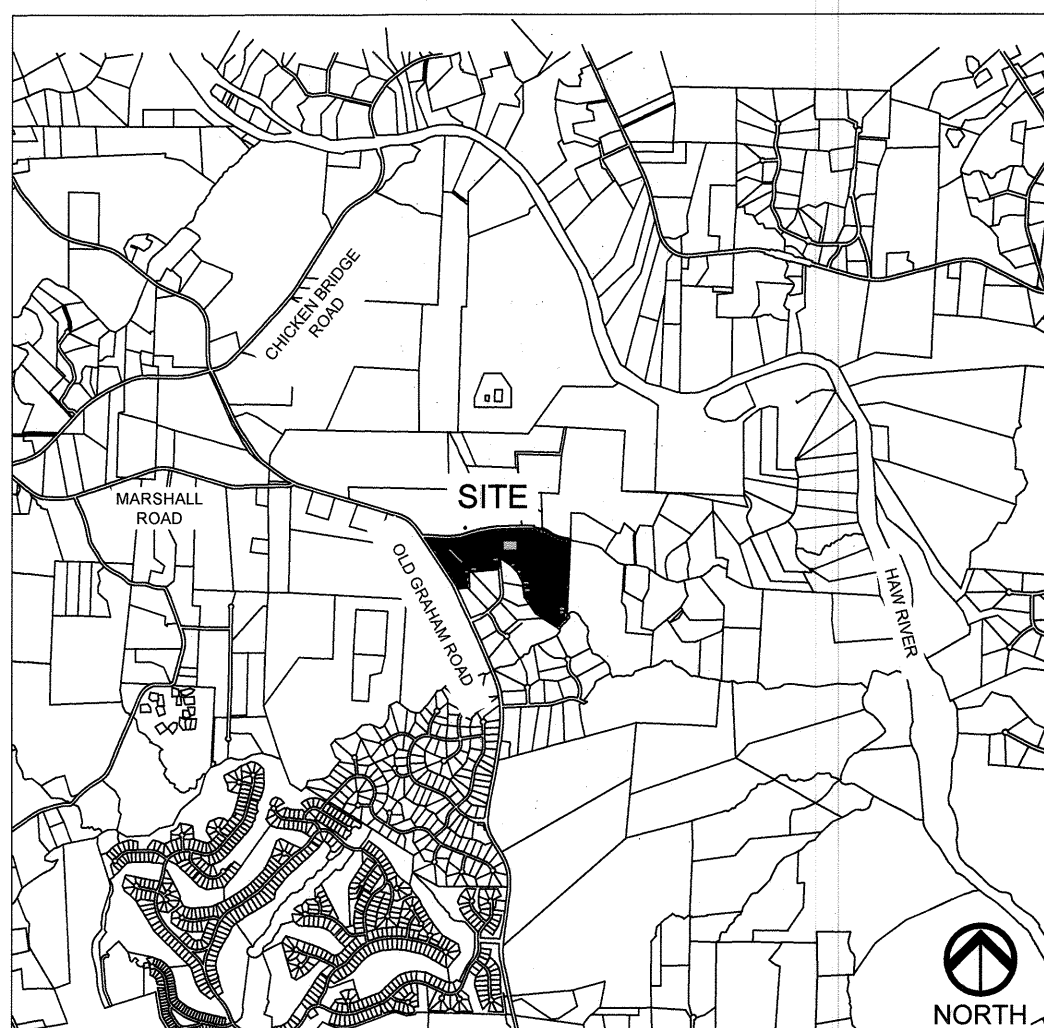
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- CONC MONUMENT FOUND
- GAS TEST STATION
- COMPUTED POINT
- DATUM CONTROL POINT

HATCH LEGEND

- FLOOD HAZARD AREA
- FLOODWAY AREA
- RIPARIAN BUFFER
- PUBLIC DRAINAGE EASEMENT

LOT AREA TABLE

TRACT / LOT	PRE-RECOMBINATION	POST-RECOMBINATION	PRE-SUBDIVISION	POST-SUBDIVISION	AREA INSIDE BUFFER	AREA INSIDE STREAM	TOTAL USABLE AREA
LOT 32R	202,480 SF	4,648 AC	189,270 SF	3,886 AC	N/A	N/A	189,270 SF
LOT 33R	187,743 SF	4,310 AC	159,357 SF	3,658 AC	N/A	N/A	159,357 SF
LOT 34R	142,318 SF	3,267 AC	345,729 SF	7,937 AC	N/A	N/A	345,729 SF
LOT 35R	168,174 SF	3,861 AC	460,172 SF	10,564 AC	N/A	N/A	460,172 SF
LOT 36R	176,706 SF	4,057 AC	339,604 SF	7,796 AC	N/A	N/A	339,604 SF
LOT 43	N/A	N/A	188,033 SF	4,317 AC	0.00 AC	0.5F	188,033 SF
LOT 44	N/A	N/A	188,618 SF	4,330 AC	0.00 AC	0.5F	188,618 SF
LOT 45	N/A	N/A	350,909 SF	8,056 AC	0.00 AC	0.5F	350,909 SF
LOT 46	N/A	N/A	148,535 SF	3,400 AC	0.00 AC	0.5F	148,535 SF
LOT 47	N/A	N/A	266,032 SF	6,107 AC	0.00 AC	0.5F	266,032 SF
LOT 48	N/A	N/A	283,294 SF	6,504 AC	0.00 AC	0.5F	283,294 SF
LOT 49	N/A	N/A	245,113 SF	5,627 AC	0.00 AC	0.5F	245,113 SF
LOT 50	N/A	N/A	176,478 SF	4,051 AC	0.00 AC	0.5F	176,478 SF
LOT 51	N/A	N/A	292,070 SF	6,705 AC	0.00 AC	0.5F	292,070 SF



VICINITY MAP NTS

Easement Line Table

Line #	Direction	Length
EL112	S87°18'34"W	49.49'
EL113	N02°41'26"W	20.00'
EL114	N87°18'34"E	39.25'
EL115	S35°39'42"E	16.99'
EL116	S87°18'34"W	7.73'
EL117	S02°41'26"E	20.00'
EL118	N87°18'34"E	20.60'
EL119	S88°05'11"W	24.63'
EL121	S43°12'47"E	26.99'
EL122	S21°16'38"E	203.01'
EL123	S30°11'34"E	170.70'
EL124	S08°11'42"E	178.98'
EL125	S13°17'21"E	160.80'
EL126	S56°16'19"E	96.71'
EL127	S42°44'06"E	46.90'
EL128	N47°12'53"E	20.00'
EL129	S42°44'06"E	49.25'
EL130	S06°16'19"E	91.21'
EL131	S13°17'21"E	151.69'
EL132	S08°11'42"E	181.99'
EL133	S30°11'34"E	173.39'
EL134	S21°16'38"E	205.33'
EL135	S49°04'14"E	14.69'
EL136	N88°43'33"E	419.18'
EL137	S88°43'33"W	20.00'
EL138	N00°26'08"W	138.01'
EL139	N00°21'48"W	138.25'
EL140	N07°41'39"W	197.32'
EL141	N07°41'39"W	204.96'
EL142	N33°02'55"W	8.09'

PROPERTY DATA

CURRENT OWNER: LAUREL RIDGE DEVELOPMENT, INC.
SITE ADDRESS: OLD GRAHAM ROAD PITTSBORO NC, 27312
PIN: 9734-79-7836
AKPAR: 86169
PARCEL AREA (PER PG 2008 PG 327): 67 ACRES
CHATHAM COUNTY WATERSHED DISTRICT: WS-IV PA
LARGEST LOT: (LOT 35R) 467,457 SF / 10,731 AC
SMALLEST LOT: (LOT 33R) 159,357 SF / 3,658 AC
AVERAGE LOT SIZE: 277,372 SF / 6.367 AC
AREA IN R/W: 176,741 SF / 4,051 AC

SURVEY REFERENCES

PLAT BOOK 2007 PAGE 403
PLAT BOOK 2007 PAGE 498
PLAT BOOK 2008 PAGE 326
PLAT BOOK 2019 PAGE 92
DEED BOOK 357 PAGE 650
DEED BOOK 1367 PAGE 1144 (CURRENT)
DEED BOOK 1367 PAGE 1148

FILED Mar 03, 2021 10:41:52 am
PLAT SLIDE 02021 0066
INSTRUMENT 03389

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE) 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.

Feb 20 2021
M. J. DUBOIS
OWNER'S AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

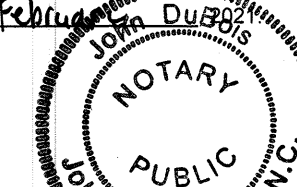
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD OF COMMISSIONERS.

2/15/21
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM
I, John Dubois, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
John Dubois
REVIEW OFFICER
3/3/2021
DATE

NORTH CAROLINA
COUNTY OF CHATHAM
I, John Dubois, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Mary Kelley Kirkland PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 22ND DAY OF FEBRUARY, 2021.
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/21/2023



NO.	REVISIONS	DATE
2	CHANGE NAME TO ESTATES AT LAUREL RIDGE	02/22/2021
1	ADDED 50' VOLUNTARY RIPARIAN BUFFER (100' TOTAL) TO DRY CREEK	12/18/2020



301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com
License # C-1739

MAJOR SUBDIVISION
ESTATES AT LAUREL RIDGE - PHASE 2B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, LLC
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:
JUNE 2, 2020
Scale:
1" = 150'
Drawn:
TM
Checked:
JSS
Project No.
120-068
Computer Dwg. Name
120-68 LAUREL RIDGE PH2B Subdivision.dwg
Sheet No:
1
Of 1

2021-66

LEGEND	
	CP = COMPUTED POINT
	IPS = IRON PIN SET
	EIP = EXISTING IRON PIPE
	PK = PK NAIL
	IPR = IRON PIN REMOVED
	RW = RIGHT-OF-WAY
	TYP = TYPICAL
	ST = 10' x 70' SIGHT TRIANGLE
	BUILDING SETBACK

- NOTES:
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY. THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE REALTY AS ASSOCIATED OR TO THE BOUNDARIES SHOWN.
 - THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
 - COPYRIGHT APRIL 28, 2008 BY CE GROUP INC. 11,000 REGENCY PARKWAY, CARY, NC 27518. COPIES OF THIS PLAT MAY ONLY BE USED FOR PRESERVATION OF SURVEY EVIDENCE AND FOR CONVEYANCES BY CURRENT AND SUBSEQUENT OWNERS TO PURCHASERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
 - SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOME SITE LOCATION AS FOLLOWS:
ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT: 50 FEET.
SETBACKS DIFFERING FROM THESE MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE APPLICABLE ARCHITECTURAL REVIEW COMMITTEE.
 - ROADWAY CLASSIFICATIONS:
BLUFFTOWNWOOD DRIVE: 60' PUBLIC RIGHT OF WAY
BLUFFSIDE COURT: 60' PUBLIC RIGHT OF WAY
 - UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 1/2" IRON PIPES SET, SUBJECT TO FINAL CONSTRUCTION.
 - THERE ARE NC DOT 10' x 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.
 - TEXT LEGEND:
ST - 10' x 70' SIGHT TRIANGLE
 - ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE, MAINTENANCE, EASEMENTS, ASSESSMENTS, AND OTHER MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS.
 - TOTAL ACREAGE OF PARENT PARCEL: 129.12 ACRES ±
ACREAGE WITHIN LOTS AND ROADWAYS OF TRACT 1: 59.06 ACRES ±
ACREAGE REMAINING WITHIN PARENT PARCEL: 70.06 ACRES ±
 - ZONING CLASSIFICATION IS ZONED RA-5.
 - TAX MAP P. 1, N. # 97344-79-0017
PARCEL ID # 86189
 - FOR A CLEARER LOOKING PLAT, THE IPS SYMBOL HAS BEEN INSERTED WITHOUT THE "IP" PORTION OF THE SYMBOL, AND THE CMP SYMBOL HAS BEEN INSERTED WITHOUT THE "CMP" PORTION OF THE SYMBOL.
 - THE WATER HAZARD SETBACK AREA IS MEASURED FIFTY FEET LAND WARD FROM THE STREAM BANK ALONG DRY CREEK. THE TOTAL WIDTH OF THE WATER HAZARD SETBACK / VEGETATIVE STREAM BUFFER ALONG OTHER STREAMS IS MEASURED FIFTY FEET FROM EACH STREAM BANK LAND WARD PLUS THE CHANNEL WIDTH, AND DOES VARY BY STREAM WIDTH.
 - THE SITE LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, ZONE "A", AND WAS DETERMINED FROM FEMA PANEL 9734, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 02, 2007, AND FEMA PANEL 9735, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 02, 2007.
 - THERE IS A 10' MULTI PURPOSE UTILITY EASEMENT ALONG LOT FRONTS AND A 15' MULTI PURPOSE EASEMENT AT THE END OF ALL CUL-DE-SACS. 20' DRAINAGE EASEMENTS WERE CREATED BY MEASURING 10' ON BOTH SIDES OF THE SWALE PATH.
 - ALL LOTS MUST AVERAGE FIVE ACRES IN SIZE FOR THE DEVELOPMENT AS A WHOLE, WITH NO LOTS SMALLER THAN THREE ACRES IN SIZE.
 - BEFORE ANY CONSTRUCTION OR ONSITE DEVELOPMENT OCCURS WITHIN THE "50' UNDERGROUND GAS EASEMENT", THE LAND OWNER AND LAND OWNER'S AGENT SHOULD CONTACT COLONIAL PIPELINE AT 1-800-925-4773.
 - THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GS 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - UPON CONVEYANCE OF THE WATER SYSTEM TO BE CONSTRUCTED ON THIS PROPERTY, OR PORTIONS THEREOF, HEATER UTILITIES, INC. ITS SUCCESSORS AND ASSIGNS, IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND REGRESS OVER THE PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR THE PURPOSES OF ACCESS TO OPERATE, MAINTAIN, REPAIR, AND REPLACE THE WATER SYSTEM ELEMENTS CONSTRUCTED AND INSTALLED ON PROPERTY.
 - ALL CERTIFICATIONS ON COVER SHEET APPLY TO ALL PAGES OF THIS PLAT.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *Ruben Blalock*
DISTRICT ENGINEER
DATE 9/15/2008

FILED Sep 30, 2008 08:57:06 am
PLAT SLIDE 02008 - 0326
INSTRUMENT 11145

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM
I, Tina Stone REVIEW OFFICER OF
CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.
Tina Stone by Lynda Hall
REVIEW OFFICER
DATE 9-30-08

OWNER / AGENT
THOMAS L. FONVILLE, VICE PRESIDENT
LAUREL RIDGE DEVELOPMENT, INC.
P.O. BOX 5689
CARY, NC 27512

REFERENCES
DB 1367 PG 1144
PLAT 2001 PG 475
PLAT 2004 PG 420
PLAT 2007 PG 408
PLAT 2008 PG 16
PLAT 2008 PG 17
PLAT 2008 PG 18



CE Group, Inc.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
11000 Regency Parkway, Suite 410, Cary, NC 27518
Voice (919) 367-8790 Fax (919) 367-8791

RECOMBINATION SURVEY
FOR
LAUREL RIDGE DEVELOPMENT, INC.
THE ESTATES AT LAUREL RIDGE PH 2A
HADLEY TOWNSHIP CHATHAM COUNTY, NC

Date: APRIL 28, 2008
Scale: 1" = 100'
Drawn: JPD
Checked: TJK
Project No. 120-17
Computer Draw Name 120-17 Bluffs Recombination 04-16-08
Sheet No: 2

RECORDED IN
PLAT BOOK 2008 PAGE 326

2008-326

LAUREL RIDGE SUBDIVISION

STREET SUMMARY

Blufftonwood Drive

From the centerline intersection of SR 1520 to the centerline intersection of SR 1547.

2,264 Ft. (0.42 mile)

60 Ft. Right-of-way

45 Ft. Ditch to Ditch

20 Ft. 2" Asphalt Surface

10 Occupied Homes

Bluffside Court

From the centerline intersection of Blufftonwood Drive to the end of the road.

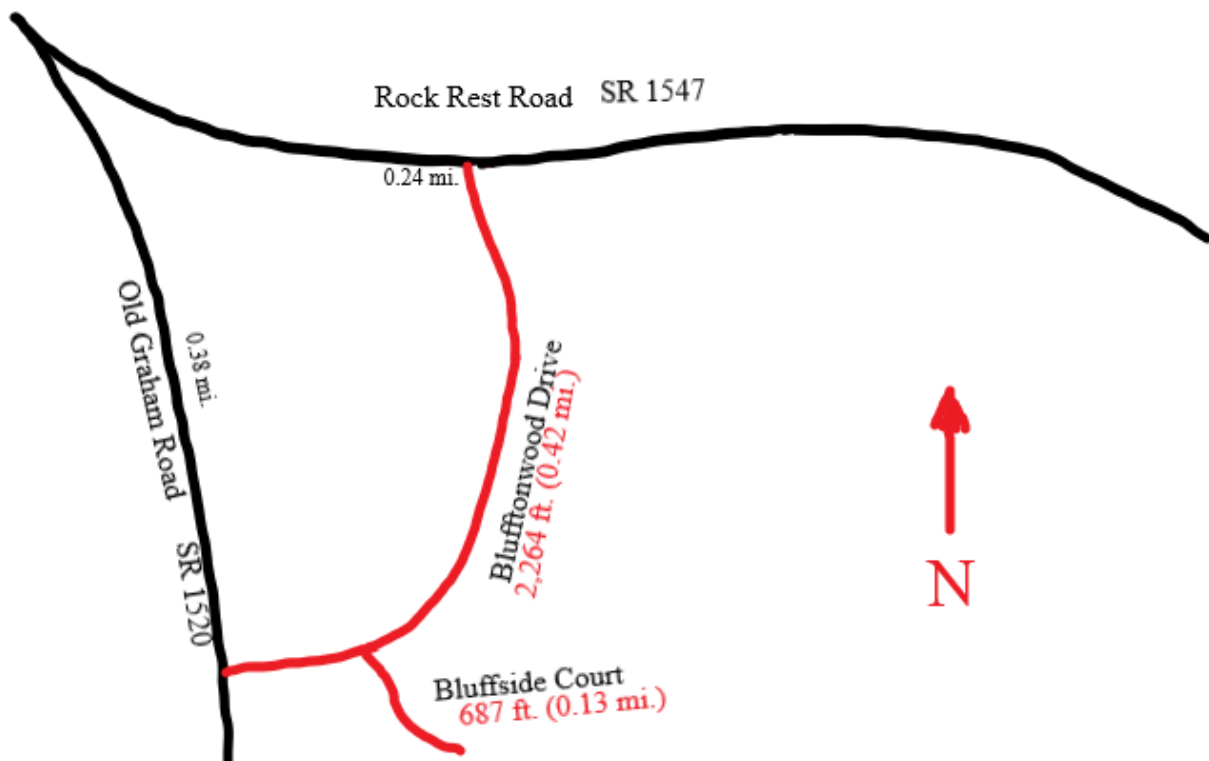
687 Ft. (0.13 mile)

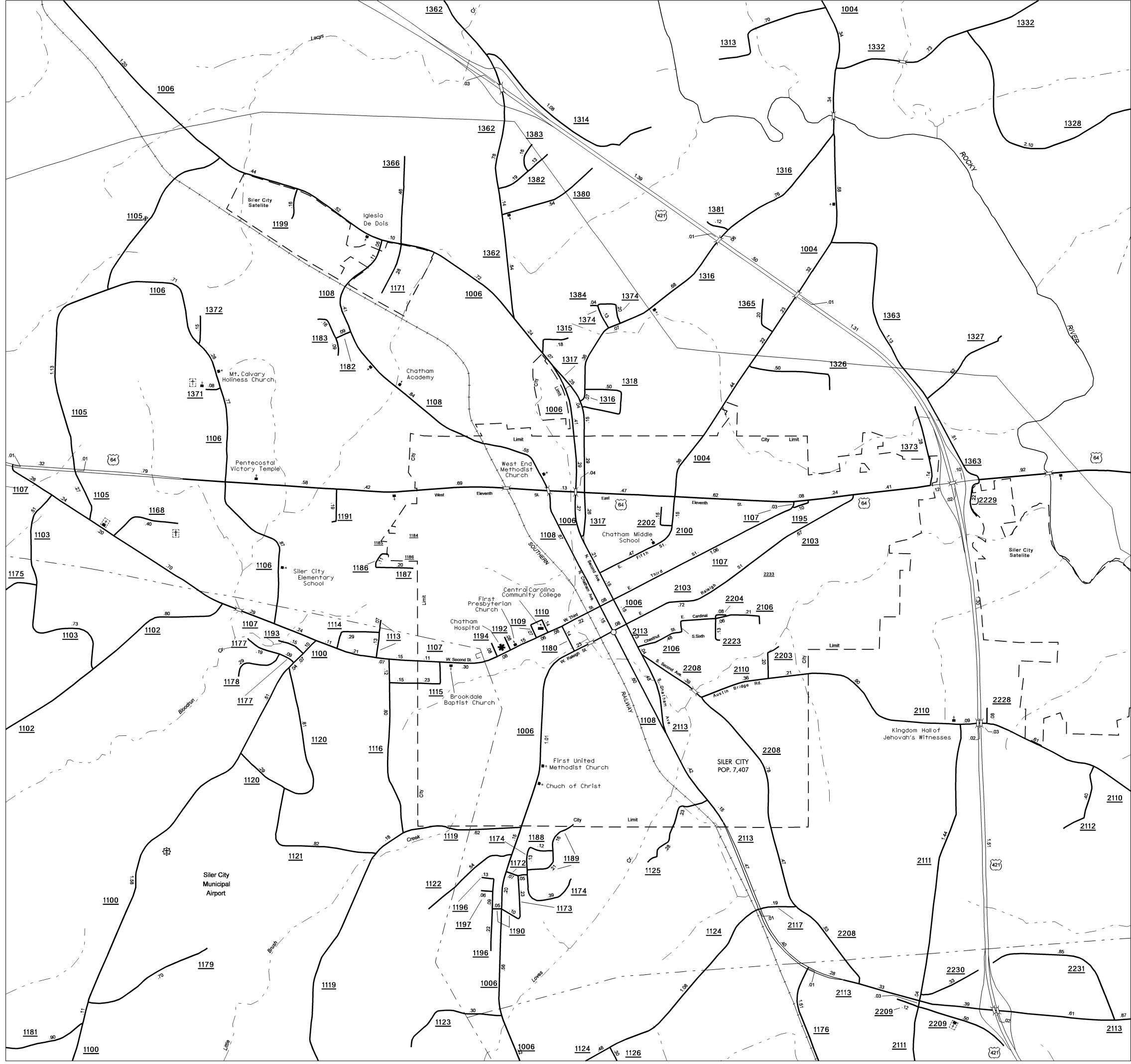
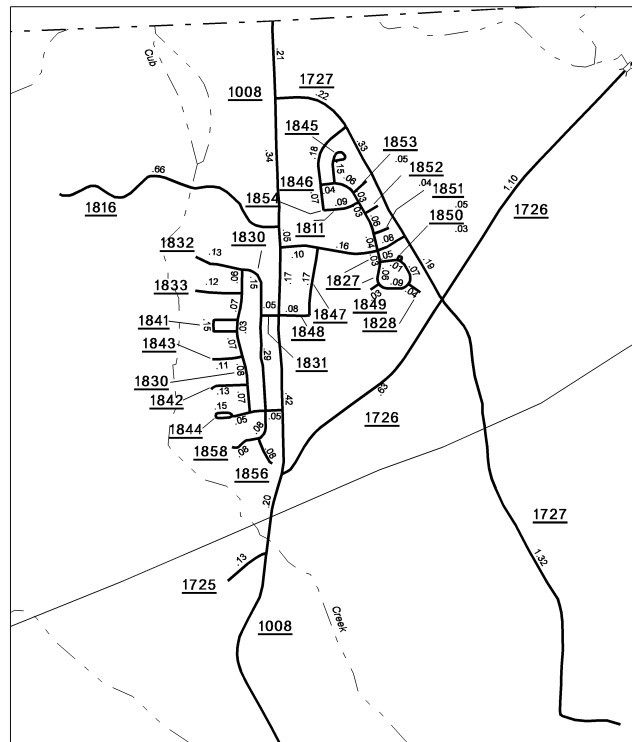
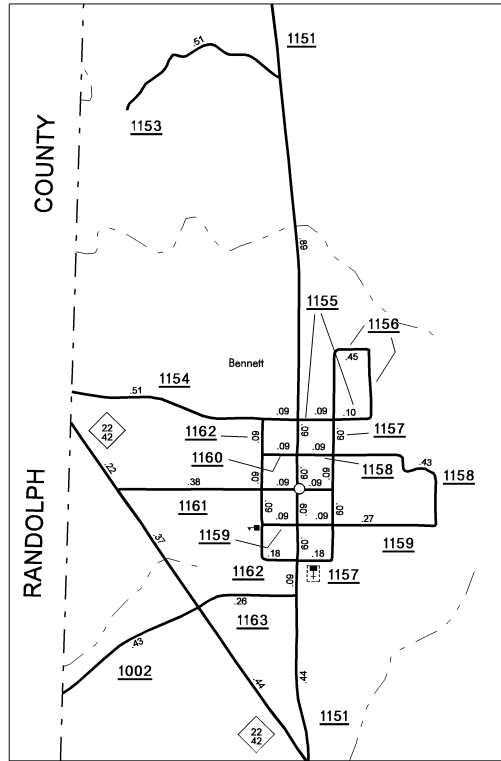
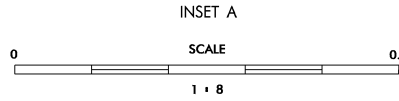
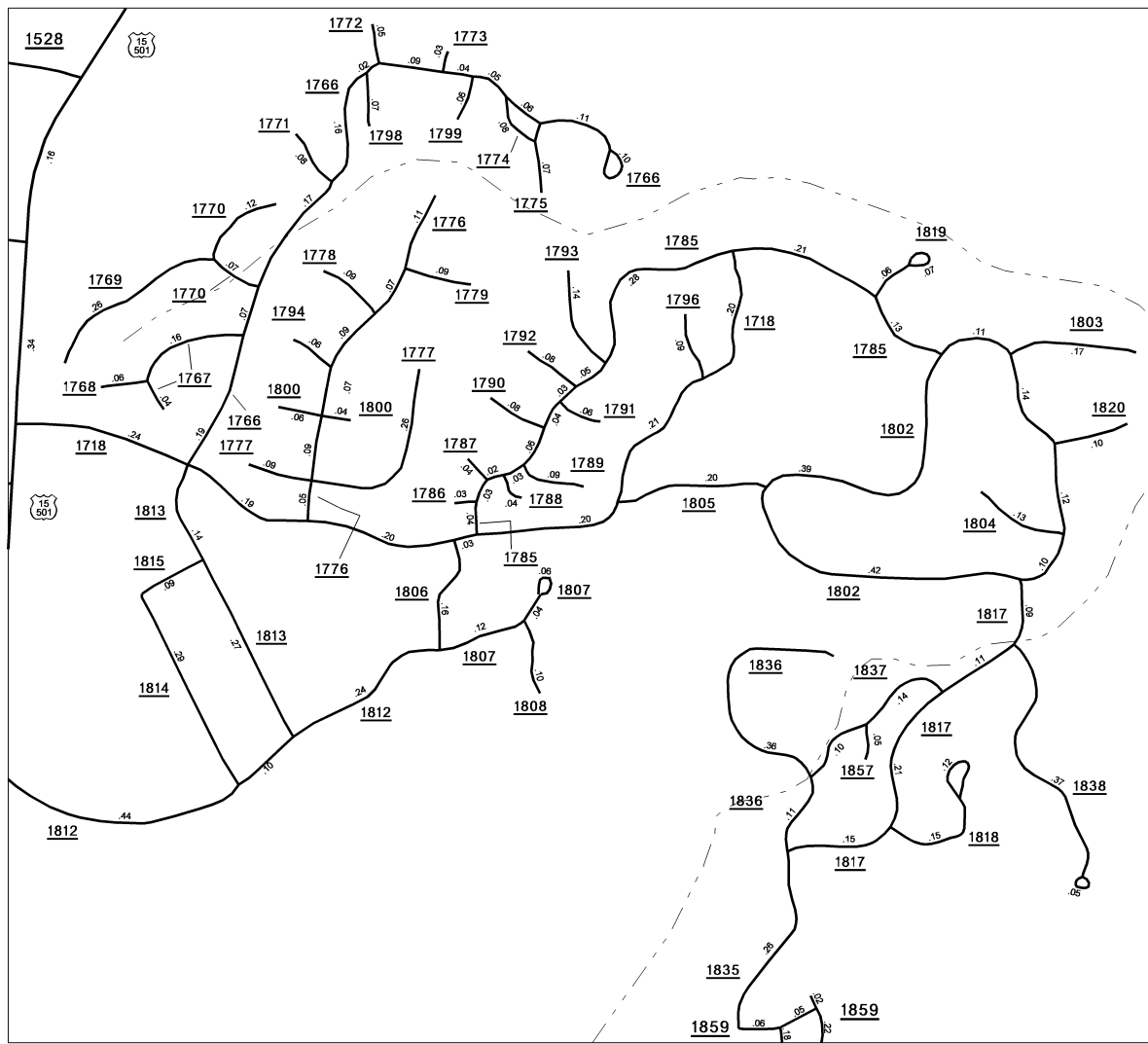
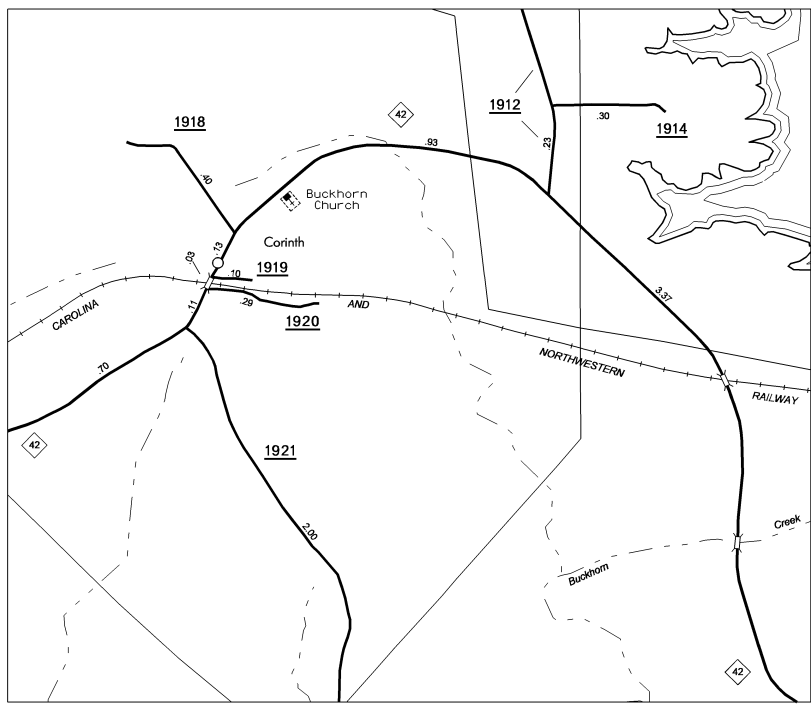
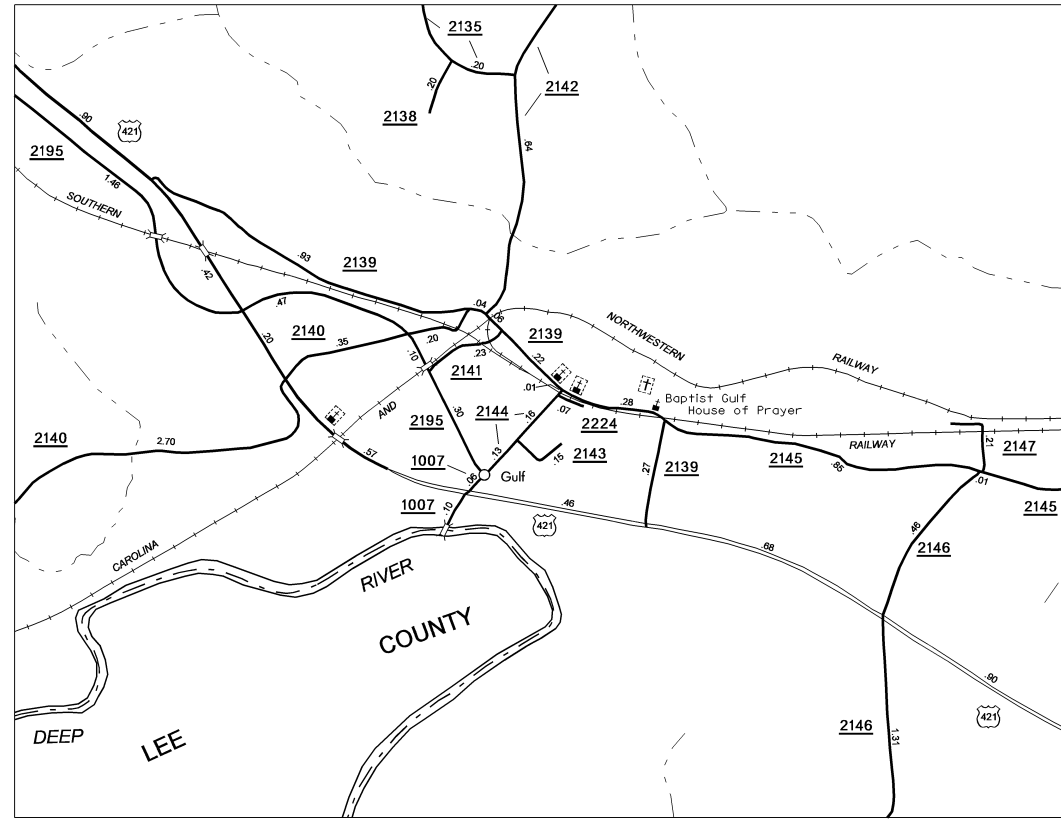
60 Ft. Right-of-way

45 Ft. Ditch to Ditch

20 Ft. 2" Asphalt Surface

5 Occupied Homes





ENLARGED MUNICIPAL AND SUBURBAN AREAS

CHATHAM COUNTY

NORTH CAROLINA

PREPARED BY THE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
STATE ROAD MAINTENANCE UNIT - MAPPING AND INFORMATION SECTION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE
1 0 1 MILE

10,000 FOOT GRID BASED ON NORTH CAROLINA PLANE COORDINATE SYSTEM
POLYCONIC PROJECTION

SHEET 2 OF 3

