



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

ERIC J. BOYETTE
SECRETARY

March 16, 2021

Chatham County

Chatham County Board of Commissioners
c/o Mr. Mike Dasher, Chair
P.O. Box 1809
Pittsboro, NC 27312
mike.dasher@chathamnc.org


Subject: Addition - 0.68 miles Legend Oaks Drive, 0.21 miles Victory Park Drive, 0.07 miles Carter Walk Way, 0.03 miles Laurel Grove Court, 0.10 miles Triton Walk Way, 0.06 miles North Flanders Street, 0.10 South Flanders Street in the Legend Oaks Subdivision, Plat Slide 2014- Pages 5,6,7, Slide 2017- Page 53, Slide 2015-Page 3, and Slide 2017-Pages 35, 36.

Dear Sirs and Madams:

This is to request appropriate resolution for the addition of the above-mentioned streets in the Legend Oaks 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,

DocuSigned by:

F1A9CCB031DF4C3...
R. J. Monroe
District Supervisor

RJM/mpp

Attachments

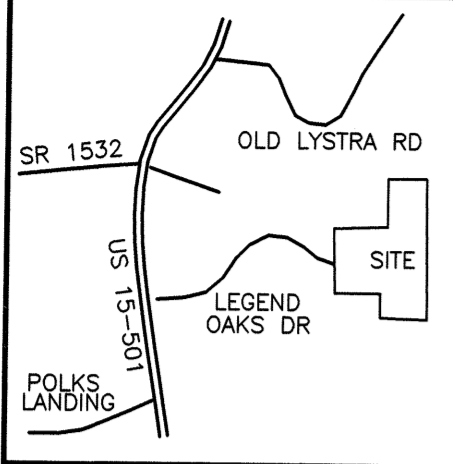
cc: Brandon Jones, P.E., Division Engineer
Justin Bullock, P.E., Chatham County Maintenance Engineer
Lindsay Ray, Clerk to the Chatham County Board of Commissioners lindsay.ray@chathamnc.org
File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27204

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

Location:
300 DOT DRIVE
ASHEBORO, NC 27204

Website: www.ncdot.gov



REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF Chatham
 I, Amy Moore REVIEW OFFICER OF Chatham COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Amy Moore by Amy Gilbert
 REVIEW OFFICER
 DATE 2/22/2017

HBP PROPERTIES IS TO BE RESPONSIBLE FOR MAINTENANCE
 OF THE ROADWAY UNTIL TAKEN OVER BY THE NCDOT.

SUBDIVISION OF PROPERTY IS BASED ON THE AMENDED AND RESTATED
 CONSENT JUDGEMENT AND SETTLEMENT AGREEMENT DATED JANUARY 2014
 AND RECORDED IN SUPERIOR COURT FILE NO. 07-DVS-560.

- PRIVATE DRAINAGE EASEMENT
- R/W TO BE DEDICATED BY D.R. HORTON INC.
- AREA TO BE DEDICATED BY HBP PROPERTIES TO THE HOMEOWNERS ASSOCIATION, TO BE MAINTAINED AS COMMON AREA ALL COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

VICINITY MAP NTS

PROPERTY ZONED R-1

SETBACKS

FRONT - 40'
 SIDE - 25'
 REAR - 25'
 CORNER SIDE - 40'

REFERENCES

P.B. 2013 PG. 52
 P.B. 2015 PG. 3
 P.B. 2014 PG. 5-7
 D.B. 1343 PG. 488
 OTHERS AS SHOWN

D R HORTON INC.
 D.B. 1682 PG. 1039
 P.B. 2015 PG. 3

D R HORTON INC.
 D.B. 1682 PG. 1039
 P.B. 2015 PG. 3

D R HORTON INC.
 D.B. 1682 PG. 1039
 P.B. 2015 PG. 3

D.R. HORTON INC.
 PIN #9776-91-2180
 AKPAR #90428
 D.B. 1682 PG. 1039
 P.B. 2013 PG. 52

GEORGE M. CHESCHEIR III
 NANCY C. CHESCHEIR
 PIN #9776-90-2473.000
 AKPAR #18926
 D.B. 1409 PG. 402
 P.B. 2005 PG. 107

JOHN & WANDA SVIRK
 PIN #9776-90-6325.000
 AKPAR #82344
 D.B. 645 PG. 26
 P.B. 2005 PG. 107

PAUL RIGGSBEE HEIRS
 PIN #9786-00-2541
 AKPAR #18776
 D.B. 433 PG. 624

A.F. RIGGSBEE HEIRS
 PIN #9786-01-8016.000
 AKPAR #18622
 D.B. GB PG. 309

OWNER
 HBP PROPERTIES LLC
 5210 DRIFTWOOD LANE
 MOREHEAD CITY, NC 28557

D.R. HORTON INC.
 2000 AERIAL CENTER PARKWAY
 MORRISVILLE, NC 27560

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
 NO. 3040, CERTIFY:
 THAT THIS PLAT IS OF A SURVEY THAT CREATES A
 SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY
 OR MUNICIPALITY ORDINANCE THAT REGULATES
 PARCELS OF LAND.

BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10000;
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK _____
 PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
 LICENCE NUMBER AND SEAL THIS 25th DAY OF JANUARY 2017.

BENTON W. DEWAR, NCPLS - 3040



FILED Feb 22, 2017 10:30:16 am
 PLAT SLIDE 02017 - 0035
 INSTRUMENT 01924

FILED
 CHATHAM
 COUNTY NC
 LUNDY A RIGGSBEE
 REGISTER
 OF DEEDS

BENTON DEWAR & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 (919)-562-9813

SHEET 1 OF 2



FINAL SUBDIVISION PLAT
ESTATES AT LEGEND OAKS SUBDIVISION
 PHASE IC
 PLAT BOOK 2013 PAGE 52 - DEED BOOK 1343 PAGE 488
 WILLIAMS TOWNSHIP - CHATHAM COUNTY
 NORTH CAROLINA

SCALE: 1" = 100'
 ZONING: R-1
 PIN #9786-01-0014
 AKPAR #18773
 DATE: MAY 6, 2016
 REVISED 1/10/2017
 16-23L
 LEGENDOK/15/650

2017-35

SE-2102

P.B. 2013 PG. 52

RECORDED IN PLAT BOOK _____ PAGE _____ CHATHAM COUNTY REG.

I, DAVID K. BRUBAKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS MAP; THAT THE PRECISION OF PRECISION AS CALCULATED IS 1: 10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I, DAVID K. BRUBAKER, REGISTERED PROFESSIONAL LAND SURVEYOR, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND EXPIRES THIS 17 DAY OF DECEMBER, A.D. 2013.

DAVID K. BRUBAKER, P.L.S. # 2968



I, DAVID K. BRUBAKER, PROFESSIONAL LAND SURVEYOR # 2968, CERTIFY THAT:

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

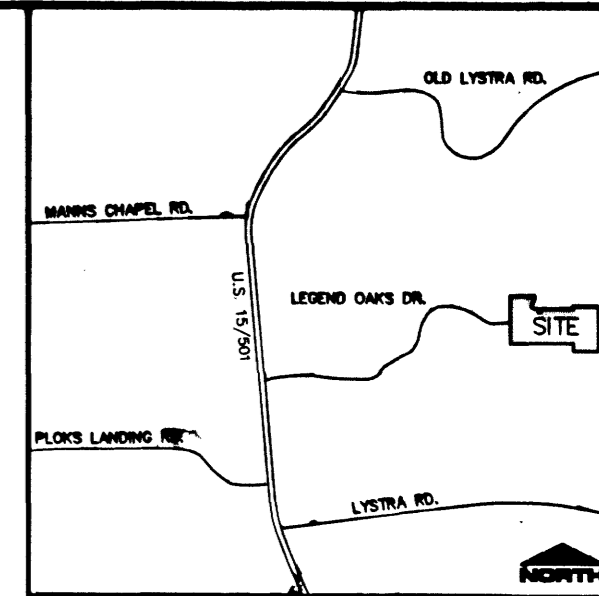
DAVID K. BRUBAKER, P.L.S. # 2968

FINAL PLAT

THE ESTATES AT LEGEND OAKS SUBDIVISION

PHASE 1A

WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA



REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, SARAH GITT, 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: Sarah Gitt DATE: 1/13/14

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CHATHAM AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DEED BOOK 1682, PAGE 1039

D.R. HORTON, INC.
A DELAWARE CORPORATION
2000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560

BY (SIGNATURE): [Signature]

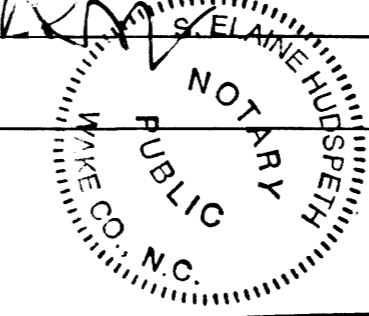
NAME & TITLE (PRINT): John H. Nance Vice President

NORTH CAROLINA, WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE ABOVE NAMED PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 13 DAY OF DECEMBER, 2013.

NOTARY PUBLIC

11-4-17
MY COMMISSION EXPIRES



FILED
CHATHAM COUNTY NC
TREVIA B. SEAGROVES
REGISTER OF DEEDS

CERTIFICATE OF APPROVAL FOR RECORDING

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

[Signature] 12/16/13
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: [Signature]
DATE: 11/6/2014

SOURCE OF TITLE

PARCEL #18665
DB 1682, 1039

MAP REFERENCES

PB 2013, SLIDE 52
PB 2007, SLIDE 382
PB 2007, SLIDE 226
PB 2007, SLIDE 189

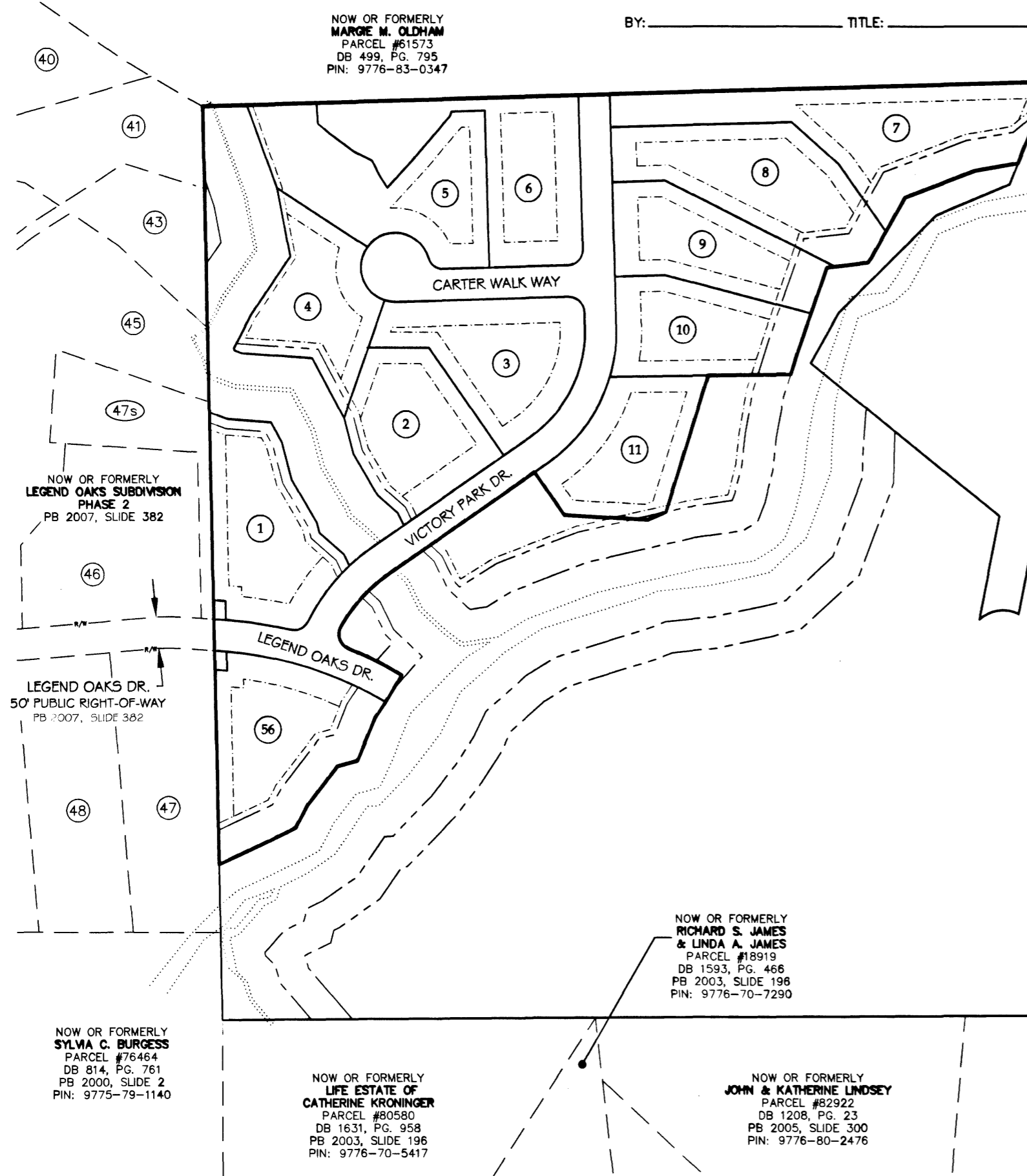
OTHER REFERENCES

SUPPLEMENTARY DECLARATION
DB 1638, PG. 227

ZONING

R - 1

NOW OR FORMERLY
P. WOODBEE HEIRS
PARCEL #18622
DB GB, PG. 309
PIN: 9786-01-8016



NOW OR FORMERLY
MARGIE M. OLDHAM
PARCEL #61573
DB 489, PG. 795
PIN: 9776-83-0347

NOW OR FORMERLY
FLOY T. OLDHAM
PARCEL #85441
DB 704, PG. 43
PB 2007, SLIDE 189
PIN: 9776-91-1855

NOW OR FORMERLY
D.R. HORTON, INC.
TRACT 1
PARCEL #18665
DB 1682, PG. 1039
PB 2013, SLIDE 52
PIN: 9776-81-2263

NOW OR FORMERLY
HBP PROPERTIES LLC
TRACT 2
PARCEL #18779
DB 1343, PG. 488
PB 2013, SLIDE 52
PIN: 9786-01-0014

NOW OR FORMERLY
RICHARD S. JAMES
& LINDA A. JAMES
PARCEL #18919
DB 1593, PG. 466
PB 2003, SLIDE 196
PIN: 9776-70-7290

NOW OR FORMERLY
LIFE ESTATE OF
CATHERINE KRONINGER
PARCEL #80580
DB 1631, PG. 958
PB 2003, SLIDE 196
PIN: 9776-70-5417

NOW OR FORMERLY
JOHN & KATHERINE LINDSEY
PARCEL #82922
DB 1208, PG. 23
PB 2005, SLIDE 300
PIN: 9776-80-2476

NOW OR FORMERLY
STEVEN W. & NORA ESTHIMER
PARCEL #18925
DB 1168, PG. 173
PB 14, SLIDE 24
PIN: 9776-80-7378

NOW OR FORMERLY
GEORGE M. CHESCHER III
& NANCY C. CHESCHER
PARCEL #18926
DB 1409, PG. 402
PB 2005, SLIDE 107
PIN: 9776-90-2473

NOW OR FORMERLY
JOHN M. & WANDA SVIRK
PARCEL #82344
DB 645, PG. 26
PB 2005, SLIDE 107
PIN: 9776-90-6325

NOW OR FORMERLY
HEIRS OF PAUL RIGGSBEE
PARCEL #18776
DB 433, PG. 624
PIN: 9786-00-2541

GENERAL NOTES

- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID, NAD83(2011) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
POSITIONAL ACCURACY: 0.06'
TYPE OF GPS FIELD PROCEDURE: OPUS
DATE OF SURVEY: FEBRUARY 6, 2013
DATUM/EPOCH: NAD83(2011), EPOCH: 2013.0621
PUBLISHED/FIXED-CONTROL USED: NCRD
GEOID MODEL: N/A
COMBINED GRID FACTOR: 0.99990722
UNITS: US SURVEY FEET
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- LINE NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3710977600J DATED FEBRUARY 2, 2007.
- LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD AND / OR PHOTOGRAMMETRIC LOCATION OF VISIBLE APPURTENANCES AND IS APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WSP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES. DUE TO OSHA REQUIREMENTS PERTAINING TO CONFINED SPACE ENTRY, PIPE SIZES, INVERT ELEVATIONS, ETC., WILL ONLY BE PROVIDED IF FIELD PERSONNEL ARE ABLE TO OBTAIN WITHOUT BREAKING THE PLANE OF THE TOP OF THE STRUCTURE.

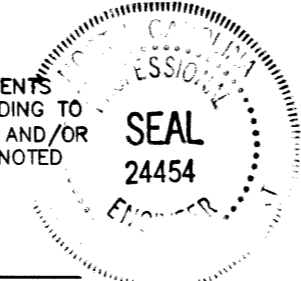
GENERAL NOTES CONT

- ALL NEW CORNERS ARE 1/2" REBAR WITH A YELLOW PLASTIC WSP SELLS CORNER CAP.
- BUFFERS SHOWN HEREON PER CONSENT JUDGEMENT AND SETTLEMENT AGREEMENT (#07 CVS 561) AS FILED IN THE OFFICE OF THE CHATHAM COUNTY CLERK OF COURT, DECEMBER 20, 2007.
- COUNTY WATER IS AVAILABLE TO THE SITE.
- D.R. HORTON, INC. WILL BE RESPONSIBLE FOR THE ROAD MAINTENANCE UNTIL THE ROADS ARE ACCEPTED FOR MAINTENANCE BY NCDOT.

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

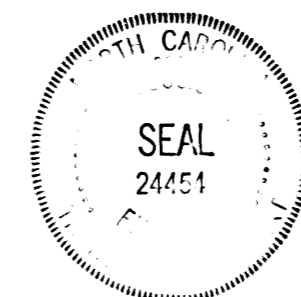
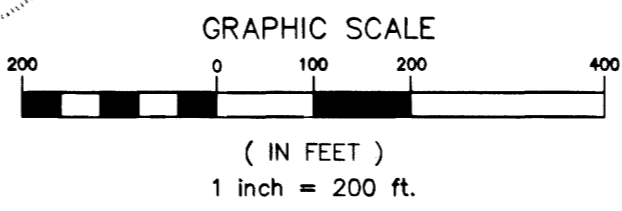
DATE: 12-13-13
[Signature] ENGINEER
ARCADIA CONSULTING ENGINEERS TITLE



CERTIFICATION 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.

DATE: 12-13-13
[Signature] ENGINEER
ARCADIA CONSULTING ENGINEERS TITLE



FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1A
CHATHAM COUNTY PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.
PREPARED FOR
D.R. HORTON, INC.



15001 W. WOODROW BL. Suite 100 • Cary, NC 27513 • 919.678.0035
www.wspgroup.com
N.C.B.E.E.S. Firm License Number F-0681

Drawn By	JMS	Date	SEPTEMBER 20, 2013	Job No.	#127027.002
Surveyed by	JEC / DB				
Checked By	DKB				
File Name	ESTATES PH 1A SUBDIVISION	Scale	1" = 200'	Sheet No.	1 of 3
Map Check By	N/A	Date	N/A		
Revisions	1)			3)	
	2)			4)	

RECORDED IN BOOK OF MAPS 2014 PAGE 5

2014-5

NOW OR FORMERLY
MARGIE M. OLDHAM
PARCEL #61573
DB 499, PG. 795
PIN: 9776-83-0347

CONTROL CORNER (GROUND)
3/4" IRON PIPE &
ALUMINUM CONTROL CAP
Y(N): 762,150.90
X(E): 1,977,278.53
(SEE GENERAL NOTE #1)

CONTROL CORNER (GROUND)
1/2" IRON PIPE FOUND
Y(N): 762,150.90
X(E): 1,977,278.53
(SEE GENERAL NOTE #1)

NOW OR FORMERLY
FLOY T. OLDHAM
PARCEL #85441
DB 704, PG. 43
PB 2007, SLIDE 189
PIN: 9776-91-1855

NOW OR FORMERLY
LEGEND OAKS
SUBDIVISION
PHASE 2
PB 2007, SLIDE 382

FUTURE PHASE 1 B
NOW OR FORMERLY
D.R. HORTON, INC.
TRACT 1
PARCEL #18665
DB 1682, PG. 1039
PB 2013, SLIDE 52
PIN: 9776-81-2263

NOTE: SEE SHEET 3 OF 3
FOR EASEMENT DETAILS

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, SARAH GITT, 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: Sarah Gitt DATE: 1/13/14

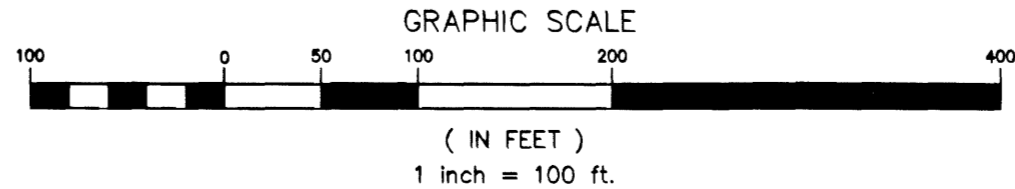
BY: _____ TITLE: _____

BASIS OF BEARINGS:
NC GRID, NAD83(2011)



FILED Jan 13, 2014 10:58:21 am
PLAT SLIDE 02014 - 0006
INSTRUMENT 00348

FILED
CHATHAM
COUNTY NC
TREVIA B. SEAGROVES
REGISTER
OF DEEDS



AREA TABLE		
LOT/AREA	S.F.	ACRES
1	50,506.14	1.1595
2	44,356.11	1.0183
3	50,331.57	1.1555
4	40,285.49	0.9248
5	57,818.73	1.3273
6	58,483.46	1.3426
7	71,364.29	1.6383
8	56,659.21	1.3007
9	42,161.81	0.9679
10	41,126.25	0.9441
11	40,942.09	0.9399
56	57,422.91	1.3182
C.O.S.	83,990.28	1.9282
R/W	91,409.74	2.0985
PHASE 1A	786,858.16	18.0638

NOTE: USEABLE LOT AREA FOR ALL
LOTS IN THIS PHASE IS EQUAL TO THE
TOTAL LOT AREA LISTED IN THIS TABLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	250.00	111.41	25°32'02"	S42°27'12"W	110.49
C2	25.00	42.51	97°25'11"	S19°01'24"E	37.57
C3	631.50	94.48	8°34'21"	N63°26'49"W	94.39
C4	631.50	99.51	9°01'43"	N81°06'51"W	99.41
C5	25.00	33.77	77°23'29"	N64°42'16"E	31.26
C6	300.00	111.19	21°14'11"	S36°37'37"W	110.56
C7	300.00	41.76	7°58'31"	S51°13'58"W	41.72
C8	205.00	203.41	56°51'07"	N26°47'40"E	195.17
C9	25.00	39.27	90°00'00"	N46°37'54"W	35.36
C10	55.00	18.83	19°36'50"	S81°49'29"E	18.74
C11	55.00	103.71	108°02'06"	S18°00'01"E	89.01
C12	55.00	122.75	127°52'09"	N80°02'53"W	98.81
C13	25.00	32.96	75°31'53"	S53°51'57"E	30.62
C14	25.00	39.27	90°00'00"	N43°22'06"E	35.36
C15	255.00	81.20	18°14'45"	N07°29'29"E	80.86
C16	255.00	171.82	38°36'22"	N35°55'02"E	168.59
C17	581.50	268.62	26°28'04"	N72°23'41"W	266.24

- LEGEND**
- 1/2" REBAR & CAP SET
 - C.O.S. COMMON OPEN SPACE
 - COMPUTED POINT
 - IPF IRON PIPE FOUND
 - PHASE LINE
 - LOT LINE / RIGHT-OF-WAY
 - ① LOT NUMBER
 - PROPERTY LINE (NOT SURVEYED)
 - - - R/W RIGHT-OF-WAY (NOT SURVEYED)
 - - - SETBACK
 - - - STREAM BANK
 - - - STREAM BUFFER

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.91	S80°08'09"W
L2	118.96	S69°09'09"W
L3	111.65	S29°31'26"W
L4	8.03	S35°36'15"W
L5	65.83	S83°15'53"W
L6	136.92	S19°14'18"W
L7	43.02	S17°34'35"W
L8	31.40	S66°34'49"W
L9	133.54	N86°38'32"W
L10	83.18	N34°46'47"W
L11	50.00	S30°50'21"W
L12	30.56	S33°50'28"W
L13	73.49	S22°27'38"W
L14	32.92	S74°48'14"W
L15	78.29	S37°32'43"W
L16	39.87	S28°09'59"W
L17	17.40	S61°11'01"W
L18	118.59	S64°56'30"W
L19	19.48	S85°37'43"E
L20	4.88	S85°37'43"E
L21	30.14	N01°12'14"W
L22	19.48	N85°37'43"W
L23	19.92	N26°08'44"W
L24	51.69	N48°47'14"W
L25	16.86	N15°15'10"W
L26	79.43	N30°17'48"W
L27	61.27	N14°49'22"W
L28	36.58	N28°04'30"W
L29	69.31	N85°54'41"W
L30	31.43	N69°37'05"W
L31	66.03	N55°13'13"E
L32	51.08	N55°13'13"E
L33	24.56	N01°37'54"W
L34	110.46	N10°57'36"W
L35	111.13	N34°02'18"E
L36	61.13	N27°24'39"E
L37	3.52	N23°04'39"W
L38	12.37	N69°37'05"W
L39	112.69	N85°54'41"W
L40	107.45	N28°04'30"W
L41	59.25	S14°49'22"E
L42	76.44	S30°09'00"E
L43	42.53	S48°47'14"E
L44	22.11	S26°08'44"E
L45	72.54	N88°22'06"E
L46	122.33	N19°54'10"W
L47	18.36	N20°52'36"W
L48	32.61	S04°01'09"E
L49	24.74	S49°33'00"E
L50	49.07	S53°49'22"E
L51	31.34	S62°36'51"E
L52	25.27	S26°57'51"E
L53	24.15	S32°08'35"E
L54	68.23	N42°31'59"E
L55	82.90	N40°25'26"E
L56	8.20	N20°32'39"E
L57	52.98	N88°22'06"E
L58	124.96	N88°22'06"E
L59	52.50	N01°37'54"W
L60	131.50	N35°18'58"W
L61	87.72	N01°37'54"W
L62	84.47	S88°03'02"W
L63	150.00	N01°37'54"W
L64	80.04	S88°22'06"W
L65	79.33	N01°37'54"W
L66	26.08	N55°13'13"E
L67	19.48	N85°37'43"W
L68	30.14	N01°12'14"W
L69	19.48	S85°37'43"E

FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1A
CHATHAM COUNTY PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.
PREPARED FOR
D.R. HORTON, INC.

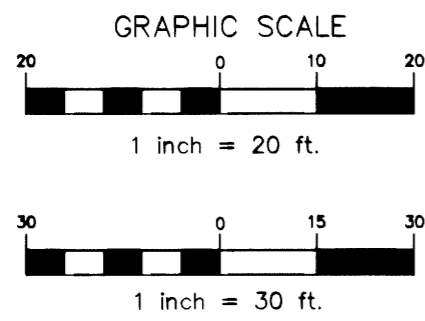
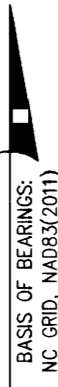
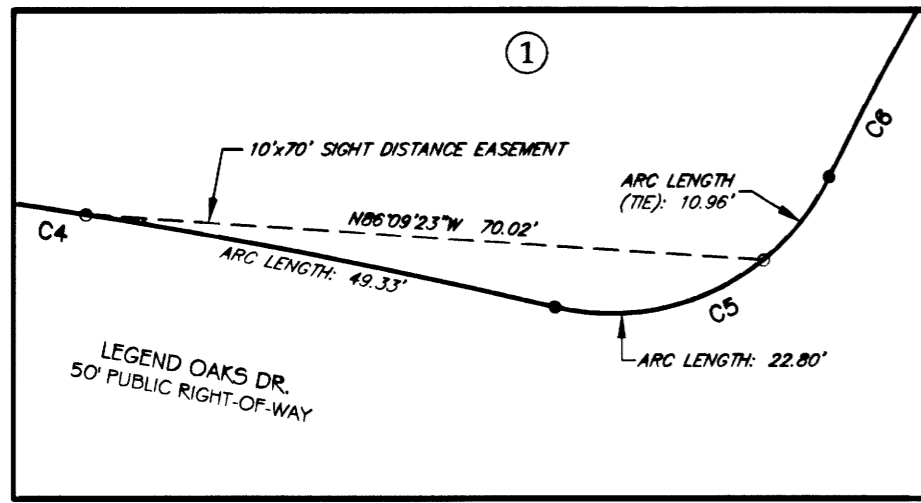


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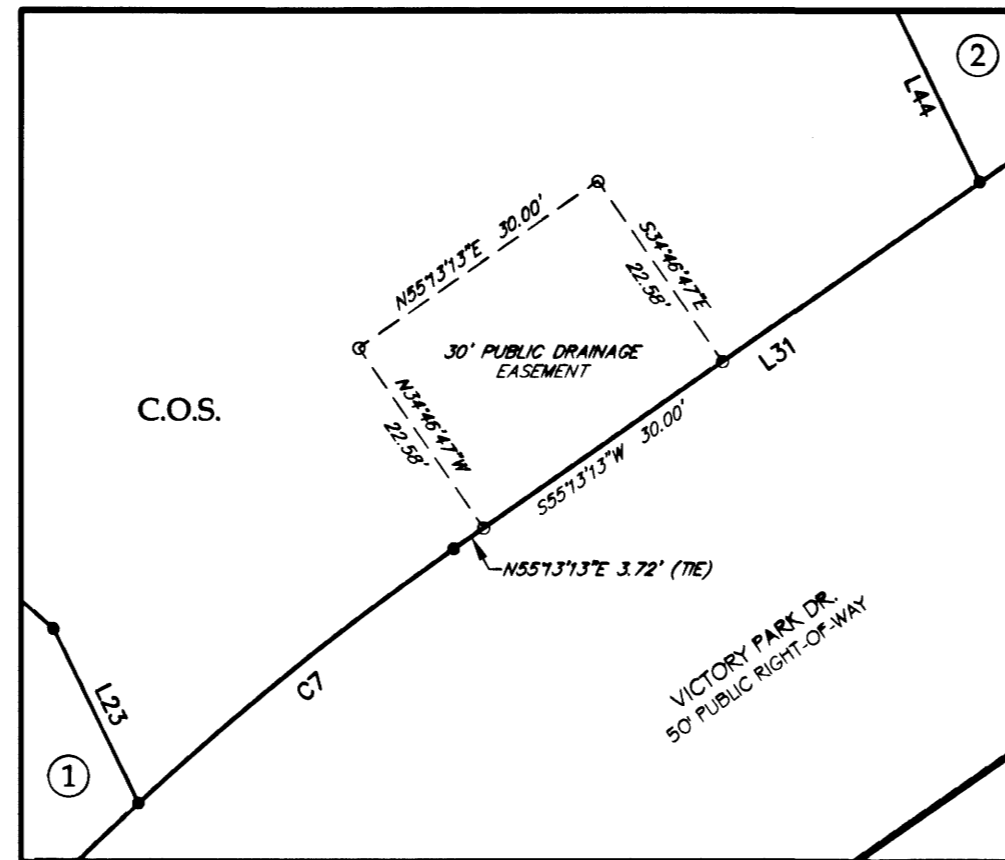
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Surveyed By	JEC / DB	Scale	1" = 100'	Sheet No.	2 of 3
Checked By	DKB	Map Check By	JMS	Date	11-21-13
File Name	ESTATES PH 1A SUBDIVISION	Revisions	1)	3)	
Map Check By	JMS	Revisions	2)	4)	

2014-6

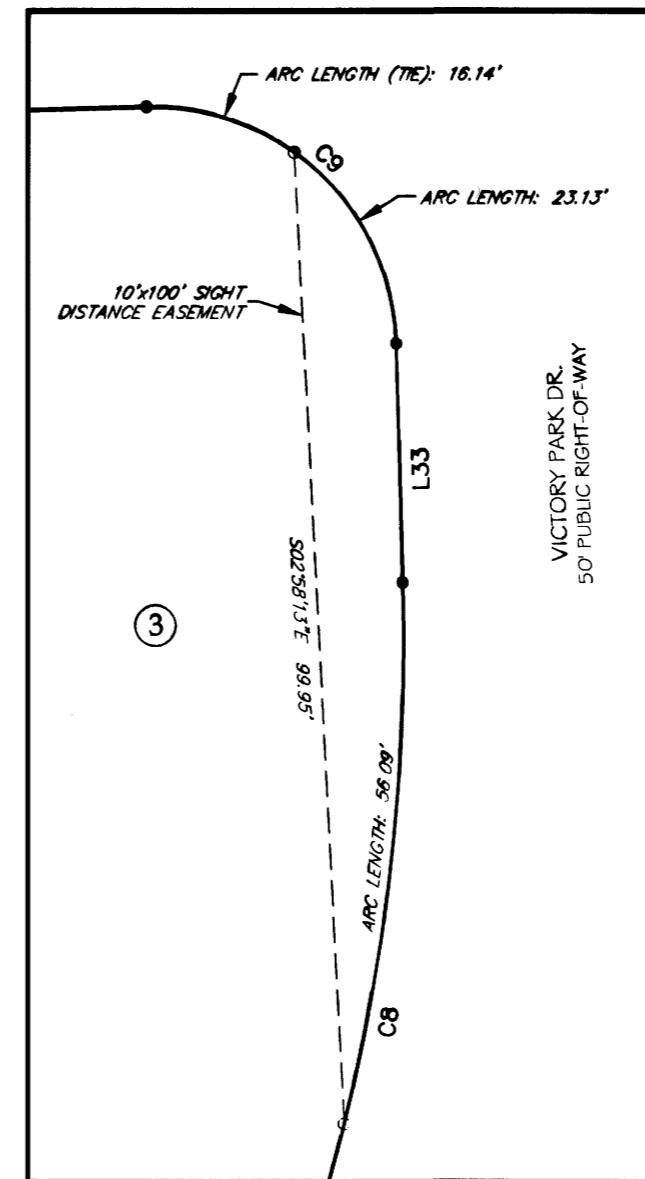
DETAIL 1 1"=20'



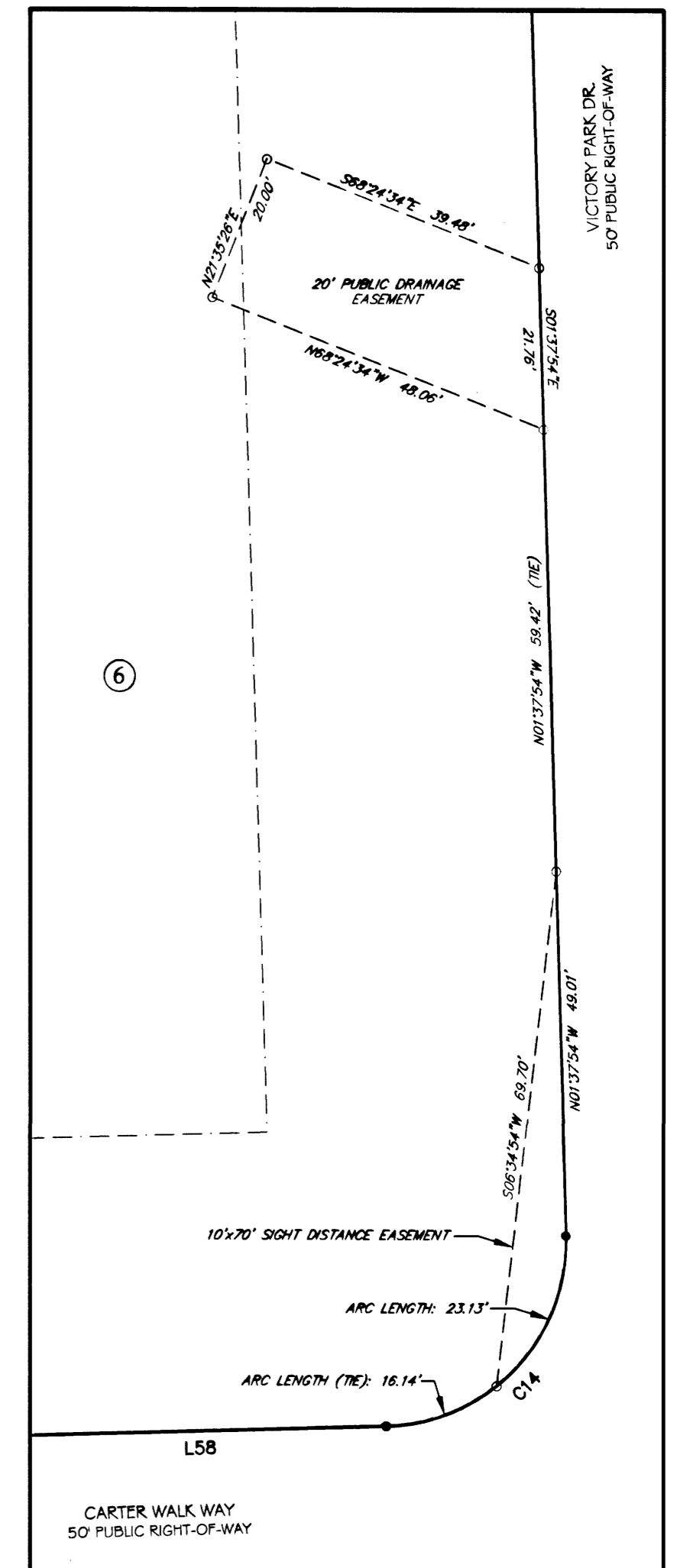
DETAIL 2 1"=20'



DETAIL 3 1"=20'



DETAIL 4 1"=20'

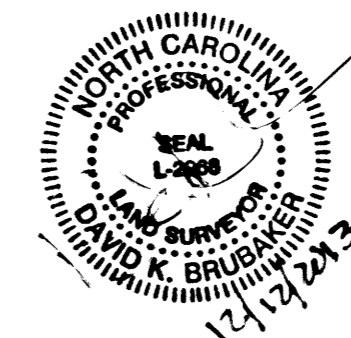
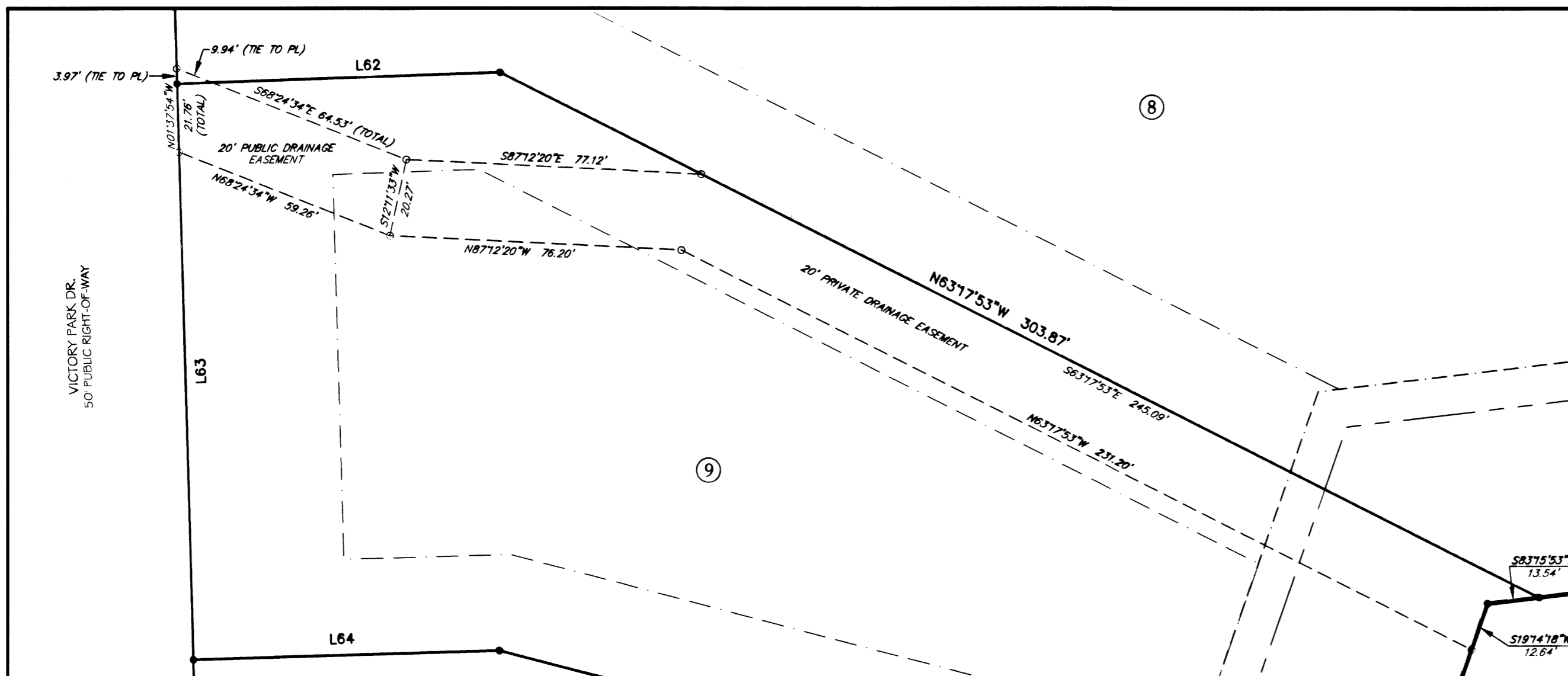


REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, SARAH GITT, REVIEW OFFICER OF
CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Sarah Gitt DATE: 1/13/14

BY: _____ TITLE: _____

DETAIL 5 1"=30'



FILED Jan 13, 2014 10:59:40 am
PLAT SLIDE 02014 - 0007
INSTRUMENT 00349

FILED CHATHAM COUNTY NC
TREVIA B. SEAGROVES
REGISTER OF DEEDS

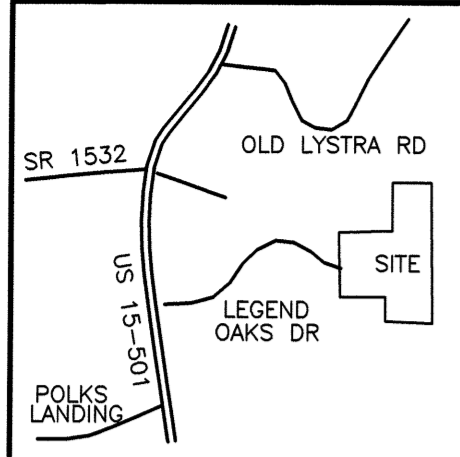
FINAL PLAT
THE ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1A
PARCEL # 18665
CURRENT OWNER: D.R. HORTON, INC.
WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.
PREPARED FOR
D.R. HORTON, INC.



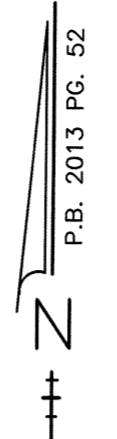
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Drawn By	JMS	Date	SEPTEMBER 20, 2013	Job No.	10127027.002
Surveyed by	JEC / DB	Scale	1" = 100'	Sheet No.	3 of 3
Checked By	DKB	Map Check By	JMS Date 11-21-13	Revisions	
File Name	ESTATES PH 1A SUBDIVISION	1)		3)	
		2)		4)	

2014-7



REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF Chatham
 I, Amy W. Moore REVIEW OFFICER OF Chatham COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Amy W. Moore
 REVIEW OFFICER
3-1-2017
 DATE



VICINITY MAP NTS

PROPERTY ZONED R-1
 SETBACKS
 FRONT - 40'
 SIDE - 25'
 REAR - 25'
 CORNER SIDE - 40'

REFERENCES
 P.B. 2013 PG. 52
 P.B. 2015 PG. 3
 P.B. 2014 PG. 5-7
 D.B. 1343 PG. 488
 OTHERS AS SHOWN

FLOY T. OLDHAM III
 PIN #9776-91-1855.000
 AKPAR #85441
 D.B. 704 PG. 43
 P.B. 2007 PG. 189

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HERBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF
 THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT
 SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS
 OF CHATHAM COUNTY BY DEFINITION.

DEED BOOK 1682 PAGE 1039

D.R. HORTON INC.
 A DELAWARE CORPORATION
 2000 AERIAL CENTER PARKWAY
 MORRISVILLE, NC 27560

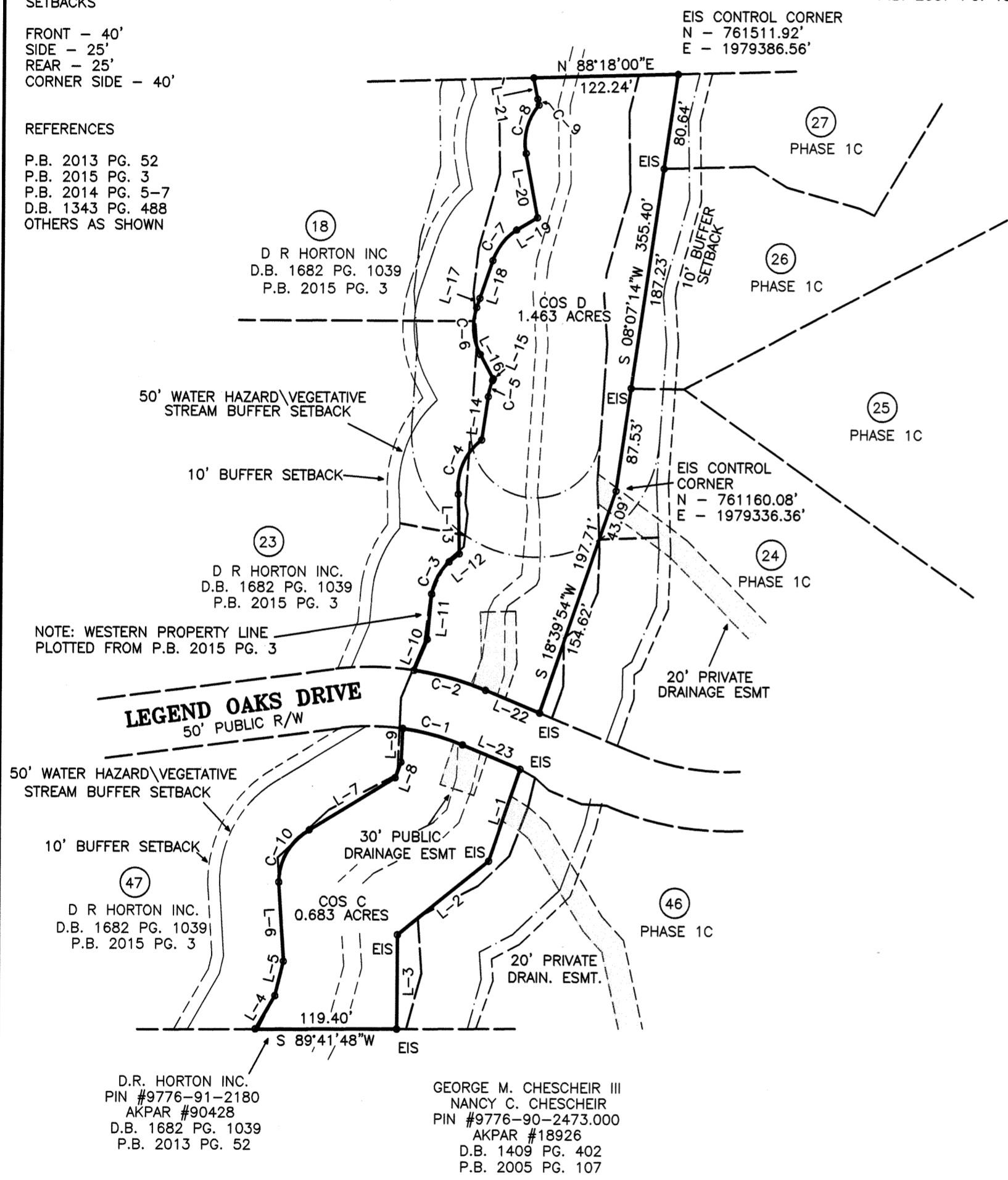
Rita K. Sims 2-23-17
 OWNER(S) DATE

OWNER(S) DATE

OWNER(S) DATE

WAKE COUNTY - NORTH CAROLINA
 I, A NOTARY PUBLIC OF THE COUNTY
 AND STATE AFORESAID, CERTIFY THAT
Lisa K. Sims PERSONALLY APPEARED BEFORE
 ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
 OF THIS FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS
23rd DAY OF Feb 2017
[Signature]
 Notary Public
 MY COMMISSION EXPIRES 12.19.17



I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
 NO. 3040, CERTIFY:
 THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY
 SUCH AS THE RECOMBINATION OF LAND, COURT ORDERED SURVEY,
 OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

[Signature]
 BENTON W. DEWAR NCPLS - 3040



I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1:10,000;
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK PLAT 2015
 PAGE 3; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
 LICENCE NUMBER AND SEAL THIS 22ND DAY OF FEBRUARY 2017.

[Signature] BENTON W. DEWAR, NCPLS - 3040

FILED Mar 01, 2017 04:41:56 pm
 PLAT SLIDE 02017 - 0053
 INSTRUMENT 02255

FILED
 CHATHAM
 COUNTY, NC
 LUNDAY A. RIGGSBEE
 REGISTER
 OF DEEDS

BENTON DEWAR & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 (919)-552-9813

RECORDED IN PLAT BOOK _____ PAGE _____ CHATHAM COUNTY REG.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	205.00'	52.52'	14°40'42"	52.37'	S 74°50'21"E
C-2	255.00'	62.76'	14°06'07"	62.60'	S 74°33'03"E
C-3	50.00'	31.13'	35°40'22"	30.63'	N 28°19'09"E
C-4	50.00'	51.97'	59°32'55"	49.66'	N 22°50'10"E
C-5	50.00'	14.42'	16°31'26"	14.37'	N 14°37'55"E
C-6	50.00'	40.59'	46°30'25"	39.48'	N 04°39'43"W
C-7	50.00'	33.43'	38°18'25"	32.81'	N 37°44'43"E
C-8	50.00'	43.87'	50°16'34"	42.48'	N 14°41'03"E
C-9	50.00'	4.73'	5°25'20"	4.73'	N 13°59'18"W
C-10	50.00'	53.20'	60°57'30"	50.72'	N 30°03'27"E

COURSE	BEARING	DISTANCE
L-1	S 18°39'54"W	81.94'
L-2	S 50°53'15"W	98.89'
L-3	S 00°00'00"W	79.48'
L-4	N 29°46'28"E	32.58'
L-5	N 13°23'04"E	30.12'
L-6	N 03°40'32"W	66.67'
L-7	N 58°23'40"E	85.06'
L-8	N 20°43'24"E	14.08'
L-9	N 02°21'12"E	28.36'
L-10	N 22°44'21"E	28.30'
L-11	N 04°58'17"E	38.48'
L-12	N 51°40'02"E	10.95'
L-13	N 01°16'26"W	50.41'
L-14	N 08°22'20"E	37.07'
L-15	N 22°44'30"E	1.02'
L-16	N 27°55'05"W	23.68'
L-17	N 18°35'40"E	8.15'
L-18	N 18°35'40"E	33.38'
L-19	N 58°53'47"E	20.37'
L-20	N 10°27'24"W	54.98'
L-21	N 11°16'43"W	18.50'
L-22	S 67°30'00"E	49.60'
L-23	S 67°30'00"E	52.96'

NOTES

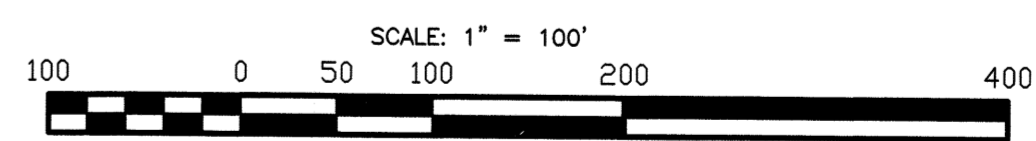
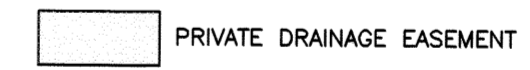
AREA BY COORDINATES
 NC GRID COORDINATES SHOWN PER PLAT BOOK 2013 PAGE 52.
 ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED
 OTHERWISE.
 PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND
 UTILITIES AND/OR EASEMENTS.
 IRON STAKES SET AT ALL NEW LOT CORNERS.
 PROPERTY ZONED R-1

THIS PROPERTY IS NOT LOCATED IN A
 FLOOD HAZARD AREA PER
 F.E.M.A. MAP #3710977600J
 EFF. DATE: 2/2/2007 ZONE X

BUFFERS SHOWN TO BE MEASURED FROM BANK OF CREEK.

LEGEND

- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- ECM - EXISTING CONCRETE MONUMENT
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- R/W - RIGHT OF WAY
- EN - EXISTING NAIL
- CL - CENTERLINE
- EPK - EXISTING PK NAIL
- COS - COMMON OPEN SPACE



NOTE: THE PURPOSE OF THIS PLAT IS FOR DEDICATION
 BY D.R. HORTON OF COS "C" AND COS "D" TO THE
 HOMEOWNER'S ASSOCIATION.

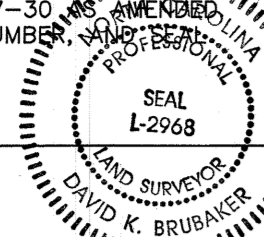
OWNER
 D.R. HORTON INC.
 2000 AERIAL CENTER PARKWAY
 MORRISVILLE, NC 27560

FINAL SUBDIVISION PLAN ESTATES AT LEGEND OAKS SUBDIVISION PHASE 1B COMMON AREA DEDICATION PLAT BOOK 2013 PAGE 52 - DEED BOOK 1682 PAGE 1039 WILLIAMS TOWNSHIP - CHATHAM COUNTY NORTH CAROLINA		LAYER 6 & 7 ZONING: R-1 AKPAR #90428 PIN #9776-91-2180 DATE: FEB. 8, 2017 17-11L LEGENDOK/17/650
---	--	--

2017-53

I, DAVID K. BRUBAKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 22, PAGE 10) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AND AMERICAN SURVEYING AND MAPPING ACT, 1934, AND THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD.

DAVID K. BRUBAKER, P.L.S. # 2968



I, DAVID K. BRUBAKER, PROFESSIONAL LAND SURVEYOR # 2968, CERTIFY THAT:

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DAVID K. BRUBAKER, P.L.S. # 2968

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CHATHAM AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DEED BOOK 1682, PAGE 1039

D.R. HORTON, INC.
A DELAWARE CORPORATION
2000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560

BY (SIGNATURE): *Lisa K. Sims*

NAME & TITLE (PRINT): **LISA K. SIMS, V.P.**

NORTH CAROLINA, Wake COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE ABOVE NAMED PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT AND SEAL THIS 14 DAY OF NOVEMBER, 2014.

S. Elaine Hulse
NOTARY PUBLIC
S. ELAINE HULSE, PH.D.
NOTARY PUBLIC
WAKE CO., N.C.
MY COMMISSION EXPIRES 11-17

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER SYSTEM IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE: 11-14-14
Walter D. Howard
SIGNATURE
ARCADIA CONSULTING ENGINEERS
TITLE: **ENGINEER**
SEAL: 24454

CERTIFICATION 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.

DATE: 11-14-14
Walter D. Howard
SIGNATURE
ARCADIA CONSULTING ENGINEERS
TITLE: **ENGINEER**
SEAL: 24454

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, Margaret E. Goodwin, 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: *Margaret E. Goodwin* DATE: 1-9-15

BY: _____ TITLE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Walter D. Howard
CHATHAM COUNTY COMMISSIONERS
DATE: 12/15/14

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: *Walter D. Howard*

DATE: 11-24-14

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.36	N103°22'02"E	L46	114.10	S88°44'41"E	L81	7.32	N82°27'37"W	L116	36.38	N83°27'37"W
L2	15.39	S86°22'41"W	L47	110.69	N89°24'41"E	L82	21.69	N82°27'37"W	L117	7.78	N89°24'41"E
L3	18.50	N11°20'32"E	L48	115.96	N55°48'41"W	L83	20.11	N14°24'19"E	L118	5.93	S73°38'03"W
L4	54.99	S10°21'37"E	L49	26.37	N89°28'38"E	L84	26.13	N81°24'48"E	L119	3.51	S73°38'03"W
L5	20.37	S56°49'58"W	L50	9.44	S75°58'03"W	L85	45.11	N44°23'42"E	L120	20.78	N89°18'38"E
L6	33.38	S18°31'31"W	L51	30.34	N17°28'03"E	L86	5.40	N11°16'54"W	L121	11.46	S08°10'49"W
L7	6.15	S10°31'07"W	L52	38.32	N17°14'58"E	L87	21.23	N46°23'21"W	L122	20.00	S81°30'11"E
L8	23.89	N10°22'38"E	L53	65.36	N10°22'38"E	L88	21.83	N09°24'17"E	L123	21.83	N09°24'17"E
L9	1.02	S22°49'41"W	L54	51.92	N02°13'01"E	L89	73.46	N40°30'03"W	L124	5.02	N72°28'21"E
L10	37.97	S06°18'17"W	L55	53.46	N14°17'46"E	L90	89.52	S18°11'09"E	L125	4.47	S74°33'57"W
L11	30.41	N01°36'45"E	L56	30.30	N21°36'45"E	L91	87.57	N40°30'03"W	L126	46.87	N87°32'21"W
L12	10.85	S01°36'45"E	L57	28.11	N50°20'36"E	L92	84.64	N76°39'32"W	L127	9.83	S38°46'02"E
L13	36.49	S05°36'58"W	L58	46.31	N80°17'40"E	L93	4.34	N50°48'41"W	L128	5.01	S31°13'15"W
L14	26.30	S22°40'32"W	L59	46.31	N58°17'40"E	L94	85.69	N34°11'24"E	L129	9.55	S31°13'15"W
L15	12.03	S22°40'32"W	L60	26.67	S22°40'32"W	L95	75.25	S48°58'41"E	L130	4.90	S58°48'46"E
L16	20.84	S05°17'00"W	L61	5.62	S53°30'08"E	L96	85.89	S34°11'23"W	L131	21.00	S81°30'11"E
L17	28.33	S02°17'00"W	L62	42.66	S47°07'36"E	L97	31.09	N50°48'41"W	L132	75.25	S50°48'41"W
L18	14.08	S02°17'00"W	L63	49.53	S07°10'11"E	L98	75.25	S50°48'41"W	L133	21.00	S81°30'11"E
L19	85.06	S58°19'51"W	L64	24.82	S47°00'15"E	L99	4.34	N50°48'41"W	L134	5.02	N72°28'21"E
L20	88.67	S04°44'21"E	L65	5.64	S11°44'34"W	L100	75.25	S50°48'41"W	L135	46.87	N87°32'21"W
L21	30.12	S31°19'15"W	L66	30.36	S03°39'44"W	L101	85.21	S34°11'23"W	L136	25.00	S74°33'57"W
L22	32.58	S29°42'39"W	L67	5.88	S01°16'34"W	L102	75.25	N53°58'41"W	L137	5.01	S38°46'02"E
L23	118.59	S64°56'50"W	L68	37.71	S01°16'34"W	L103	52.80	N51°13'23"E	L138	9.55	S31°13'15"W
L24	17.40	S81°11'31"W	L69	102.67	S47°46'15"W	L104	184.51	S50°13'15"W	L139	4.90	S58°48'46"E
L25	39.87	S28°39'32"W	L70	38.00	S77°53'26"W	L105	30.00	S53°13'13"W	L140	21.00	S81°30'11"E
L26	78.39	S37°24'37"W	L71	38.00	S77°53'26"W	L106	50.45	S34°46'43"E	L141	50.45	S34°46'43"E
L27	32.92	S74°48'14"W	L72	73.49	S84°10'38"W	L107	50.45	S34°46'43"E	L142	50.45	S34°46'43"E
L28	73.49	S22°27'38"W	L73	30.36	S84°10'38"W	L108	50.45	S34°46'43"E	L143	50.45	S34°46'43"E
L29	30.36	S33°00'02"W	L74	81.32	S73°00'00"W	L109	50.45	S34°46'43"E	L144	50.45	S34°46'43"E
L30	50.00	S00°00'00"W	L75	70.39	S72°30'19"W	L110	50.45	S34°46'43"E	L145	50.45	S34°46'43"E
L31	88.08	S50°13'13"W	L76	26.38	S80°21'11"W	L111	22.88	S22°27'38"W	L146	50.45	S34°46'43"E
L32	83.18	S34°46'43"E	L77	83.62	S48°28'13"W	L112	22.88	S22°27'38"W	L147	50.45	S34°46'43"E
L33	65.83	N17°24'35"E	L78	26.98	S05°36'58"W	L113	22.88	S22°27'38"W	L148	50.45	S34°46'43"E
L34	43.02	N89°18'38"E	L79	89.86	N40°30'03"W	L114	22.88	S22°27'38"W	L149	50.45	S34°46'43"E
L35	65.83	N17°24'35"E	L80	8.03	N37°34'44"E	L115	22.88	S22°27'38"W	L150	50.45	S34°46'43"E
L36	43.02	N89°18'38"E	L81	111.85	N40°30'03"W	L116	22.88	S22°27'38"W	L151	50.45	S34°46'43"E
L37	65.83	N17°24'35"E	L82	13.54	S88°02'09"E	L117	22.88	S22°27'38"W	L152	50.45	S34°46'43"E
L38	43.02	N89°18'38"E	L83	76.34	N34°23'36"E	L118	22.88	S22°27'38"W	L153	50.45	S34°46'43"E
L39	65.83	N17°24'35"E	L84	67.37	N55°14'03"E	L119	22.88	S22°27'38"W	L154	50.45	S34°46'43"E
L40	43.02	N89°18'38"E				L120	21.84	S20°33'55"W			
L41	111.85	N40°30'03"W				L121	31.05	N46°37'24"E			
L42	118.98	N89°02'09"E				L122	38.76	N26°30'56"W			
L43	69.91	N80°38'09"E				L123	53.72	N34°11'23"W			
L44	112.54	S55°46'41"E				L124	85.22	N34°00'52"W			

CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	250.00	67.76	70.36°	S81°46'22"W	63.56
C2	631.50	84.48	83.64°	N83°29'49"W	94.39
C3	250.00	42.51	97.21°	S19°01'24"E	37.57
C4	250.00	41.41	25.73°	S42°21'27"W	110.49
C5	205.00	52.64	144.42°	S89°30'49"W	52.50
C6	775.00	96.53	70.81°	N89°35'30"E	96.47
C7	775.00	11.60	02°18'07"	S89°24'17"E	11.60
C8	720.00	89.93	70.92°	S85°24'17"E	89.87
C9	720.00	154.55	121.72°	S78°10'34"E	154.28
C10	250.00	36.62	83.64°	N83°29'49"W	33.44
C11	255.00	54.93	122.03°	N31°23'27"E	54.82
C12	255.00	18.46	44.35°	S16°34'57"W	18.97
C13	55.00	45.65	47.43°	N73°44'47"E	44.35
C14	55.00	97.18	101°45'00"	S88°02'28"E	85.02
C15	55.00	45.65	47.43°	N73°44'47"E	44.35
C16	55.00	81.09	48.28°	S11°31'35"E	45.18
C17	25.00	26.48	60°41'12"	N83°12'19"E	25.26
C18	205.00	27.16	72.53°	N31°18'34"E	27.14
C19	25.00	39.09	89.35°	N17°31'32"W	35.23
C20	720.00	81.80	63°02'52"	S69°03'58"W	81.76
C21	631.50	33.97	32.05°	N57°29'02"W	33.97
C22	831.50	35.90	32.02°	N57°29'02"W	36.89
C23	870.00	123.62	102°41'18"	S81°05'50"E	123.45
C24	870.00	48.58	149°04'08"	S72°02'03"E	144.11
C25	870.00	105.60	97°01'40"	S84°36'02"E	105.49
C26	250.00	37.80	86.51°	N47°05'31"E	34.37
C27	325.00	205.23	36.10°	S51°45'26"W	201.84
C28	325.00	204.88	36.07°	S51°45'26"W	201.51
C29	250.00	41.18	42.92°	N00°26'04"E	40.20
C30	55.00	20.90	21°46'17"	S35°35'33"W	20.77
C31	55.00	40.73	42.28°	N41°43'02"E	39.81
C32	55.00	41.18	42.92°	N00°26'04"E	40.20
C33	55.00	100.77	104°38'17"	N74°51'24"E	87.25
C34	250.00	20.89	47°47'37"	N76°33'18"E	20.25
C35	250.00	1.59	32°42'02"	S77°45'29"W	1.58
C36	275.00	340.97	71°02'23"	S40°28'51"W	319.54
C37	250.00	41.18	42.92°	N00°26'04"E	40.20
C38	725.00	6.27	02°02'17"	S88°48'44"E	6.27
C39	725.00	92.89	72°02'27"	N88°11'38"E	92.83
C40	355.00	68.50	157°31'	N89°48'30"W	68.50

SOURCE OF TITLE

PARCEL #18665
DB 1682, 1039
PIN: 9776-81-3156

MAP REFERENCES

PB 2007, PG. 189
PB 2007, PG. 226
PB 2007, PG. 382
PB 2013, PG. 52
PB 2014, PG. 5-7

OTHER REFERENCES

SUPPLEMENTARY DECLARATION
DB 1638, PG. 227

ZONING

R - 1

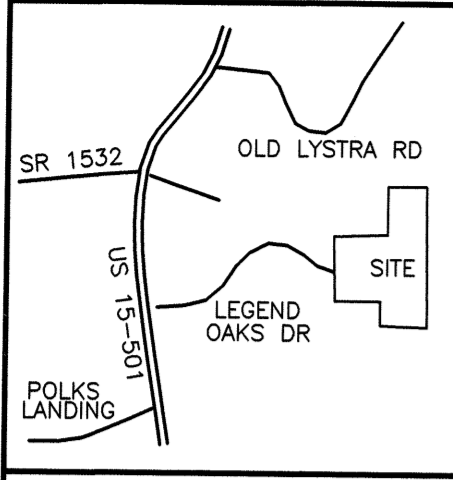
AREA TABLE

LOT/AREA	S.F.	ACRES
12	74,964	1.721
13	46,614	1.066
14	44,003	1.010
15	47,582	1.092
16	91,808	2.106
17	52,434	1.204
18	92,825	2.131
19	45,239	1.039
20	40,907	0.940
21	41,964	0.947
22	41,805	0.960
23	77,856	1.790
24	42,932	0.971
25	50,344	1.156
26	48,560	1.115
27	49,470	1.135
28	229,805	5.279
29	199,827	4.569
30	1,468,203	33.629

NOTE: USEABLE LOT AREA FOR ALL LOTS IN THIS PHASE IS EQUAL TO THE TOTAL LOT AREA LISTED IN THIS TABLE.

GENERAL NOTES

- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID, NAD83(2011) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:<



REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF Chatham
 I, Amy Moore REVIEW OFFICER OF Chatham COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Amy Moore by Amy Gilbert
 REVIEW OFFICER
 DATE 2/22/2017

HBP PROPERTIES IS TO BE RESPONSIBLE FOR MAINTENANCE
 OF THE ROADWAY UNTIL TAKEN OVER BY THE NCDOT.
 SUBDIVISION OF PROPERTY IS BASED ON THE AMENDED AND RESTATED
 CONSENT JUDGEMENT AND SETTLEMENT AGREEMENT DATED JANUARY 2014
 AND RECORDED IN SUPERIOR COURT FILE NO. 07-DVS-560.

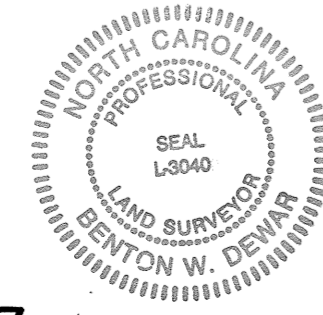
- PRIVATE DRAINAGE EASEMENT
- R/W TO BE DEDICATED BY D.R. HORTON INC.
- AREA TO BE DEDICATED BY HBP PROPERTIES TO THE HOMEOWNERS ASSOCIATION, TO BE MAINTAINED AS COMMON AREA ALL COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

VICINITY MAP NTS

PROPERTY ZONED R-1
 SETBACKS
 FRONT - 40'
 SIDE - 25'
 REAR - 25'
 CORNER SIDE - 40'
 REFERENCES
 P.B. 2013 PG. 52
 P.B. 2015 PG. 3
 P.B. 2014 PG. 5-7
 D.B. 1343 PG. 488
 OTHERS AS SHOWN



I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
 NO. 3040, CERTIFY:
 THAT THIS PLAT IS OF A SURVEY THAT CREATES A
 SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY
 OR MUNICIPALITY ORDINANCE THAT REGULATES
 PARCELS OF LAND.
Benton W. Dewar
 BENTON W. DEWAR NCPLS - 3040



I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10000;
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK _____
 PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE
 LICENCE NUMBER AND SEAL THIS 25th DAY OF JANUARY 2017.
Benton W. Dewar BENTON W. DEWAR, NCPLS - 3040

FILED Feb 22, 2017 10:30:16 am
 PLAT SLIDE 02017 - 0035
 INSTRUMENT 01924
 FILED CHATHAM COUNTY NC
 LUNDY A RIGGSBEE
 REGISTER OF DEEDS

BENTON DEWAR & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 (919)-562-9813

SHEET 1 OF 2

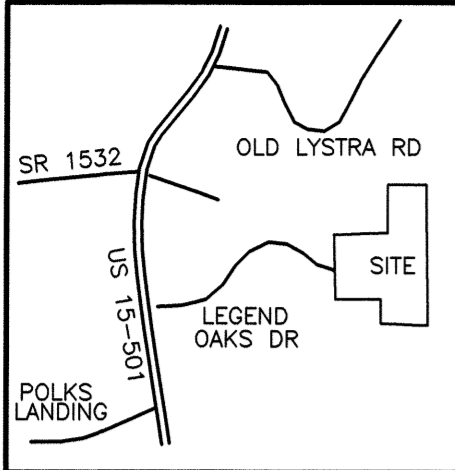
FINAL SUBDIVISION PLAT
ESTATES AT LEGEND OAKS SUBDIVISION
 PHASE IC
 PLAT BOOK 2013 PAGE 52 - DEED BOOK 1343 PAGE 488
 WILLIAMS TOWNSHIP - CHATHAM COUNTY
 NORTH CAROLINA

SCALE: 1" = 100' ZONING: R-1
PIN #9786-01-0014 AKPAR #18773
DATE: MAY 6, 2016 REVISED 1/10/2017
16-23L LEGENDOK/15/650

RECORDED IN PLAT BOOK _____ PAGE _____ CHATHAM COUNTY REG.

SE-2102

2017-35



REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Chatham
I, Amy Moore REVIEW OFFICER OF Chatham COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Amy Moore by Amy Gilbert
REVIEW OFFICER
DATE: 2/22/2017

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED: Monty C. Fullman
DISTRICT ENGINEER
DATE: Feb. 13, 2017

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON 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 BY THE BODY FOR RECORDING
IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

James H. Crawford
Chairman, Chatham County Board of Commissioners

COURSE	BEARING	DISTANCE
L-1	S 08°07'14"W	80.64'
L-2	S 08°07'14"W	187.23'
L-3	S 08°07'14"W	87.53'
L-4	S 18°42'48"W	43.09'
L-5	S 02°19'49"E	9.44'
L-6	S 01°58'31"W	35.29'
L-7	S 23°38'14"W	28.42'
L-8	S 53°28'01"W	21.07'
L-9	S 00°35'59"W	40.73'
L-10	S 19°29'18"W	28.42'
L-11	S 67°30'00"E	75.91'
L-12	N 67°30'00"W	4.45'
L-13	N 86°47'24"W	21.19'
L-14	N 67°30'00"W	30.10'
L-15	N 48°12'35"W	15.72'
L-16	S 13°11'47"W	25.64'
L-17	S 20°20'50"W	43.86'
L-18	S 46°17'42"W	36.66'
L-19	S 62°28'26"W	57.28'
L-20	S 04°02'34"E	47.70'
L-21	S 14°52'53"W	48.41'
L-22	S 30°35'00"E	85.08'
L-23	S 56°04'34"E	55.75'
L-24	N 00°22'49"W	44.81'
L-25	S 89°27'27"E	44.68'
L-26	N 88°22'45"E	76.29'
L-27	S 57°59'07"E	33.00'
L-28	S 74°16'42"E	64.14'
L-29	S 64°34'47"E	13.58'
L-30	N 02°37'41"W	2.15'
L-31	S 02°37'41"W	2.15'
L-32	S 02°41'09"E	2.89'
L-33	S 02°41'09"E	4.01'
L-34	N 67°30'00"W	11.24'
L-35	N 67°30'00"W	49.60'
L-36	S 22°42'27"W	12.00'
L-37	S 02°17'26"W	20.86'
L-38	S 67°30'00"E	52.96'
L-39	S 67°30'00"E	9.25'
L-40	S 48°12'35"E	5.47'
L-41	N 17°47'41"E	66.40'
L-42	N 19°17'46"E	88.24'
L-43	S 18°35'54"W	81.94'
L-44	S 50°53'15"W	98.89'
L-45	S 00°00'00"E	79.48'

VICINITY MAP NTS

PROPERTY ZONED R-1
SETBACKS
FRONT - 40'
SIDE - 25'
REAR - 25'
CORNER SIDE - 40'

REFERENCES
P.B. 2013 PG. 52
P.B. 2015 PG. 3
P.B. 2014 PG. 5-7
D.B. 1343 PG. 488
OTHERS AS SHOWN

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER SYSTEM IMPROVEMENTS
HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO
THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR
THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON;
OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE: 1-25-2017

Timothy D. Stewart ENGINEER
SIGNATURE TITLE
ARCADIA CONSULTING ENGINEERS



CERTIFICATION 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.

DATE: 1-25-2017

Timothy D. Stewart ENGINEER
SIGNATURE TITLE
ARCADIA CONSULTING ENGINEERS



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	205.00'	286.48'	80°04'12"	263.73'	N 72°27'54"E
C-2	399.02'	112.26'	16°07'09"	111.89'	N 40°22'34"E
C-3	399.02'	111.21'	15°58'05"	110.85'	N 56°25'11"E
C-4	399.02'	118.46'	17°00'33"	118.02'	N 72°54'30"E
C-5	399.02'	43.97'	6°18'47"	43.94'	N 84°34'10"E
C-6	25.00'	38.76'	88°50'04"	34.99'	N 41°43'14"E
C-7	205.00'	76.99'	21°31'07"	76.54'	N 13°26'43"W
C-8	255.00'	119.42'	26°49'58"	118.33'	N 10°47'17"W
C-9	205.00'	96.01'	26°49'58"	95.13'	S 10°47'17"E
C-10	255.00'	95.77'	21°31'07"	95.21'	S 13°26'43"E
C-11	25.00'	38.15'	87°26'39"	34.56'	S 46°24'28"E
C-12	600.00'	11.21'	1°04'14"	11.21'	S 89°35'42"E
C-13	550.00'	5.60'	0°35'00"	5.60'	N 89°21'26"W
C-14	25.00'	40.60'	93°02'36"	36.28'	S 43°50'11"W
C-15	600.00'	55.16'	5°16'02"	55.14'	S 00°03'09"E
C-16	600.00'	82.61'	7°53'21"	82.55'	S 06°31'33"W
C-17	25.00'	22.51'	51°36'00"	21.76'	S 15°19'47"E
C-18	55.00'	45.34'	47°13'51"	44.07'	N 17°30'51"E
C-19	55.00'	39.78'	41°26'13"	38.92'	S 26°49'11"W
C-20	55.00'	55.27'	57°34'44"	52.98'	S 76°19'39"W
C-21	55.00'	43.38'	45°11'36"	42.27'	S 52°17'11"W
C-22	55.00'	36.87'	38°24'23"	36.18'	N 10°29'12"W
C-23	55.00'	50.67'	52°47'17"	48.90'	N 35°06'39"E
C-24	25.00'	22.27'	51°02'04"	21.54'	N 35°59'15"E
C-25	550.00'	57.98'	6°02'23"	57.95'	N 07°27'02"E
C-26	550.00'	68.31'	7°07'00"	68.27'	N 00°52'20"E
C-27	25.00'	39.10'	89°36'41"	35.24'	N 47°29'30"W
C-28	349.02'	100.16'	16°26'34"	99.82'	S 79°30'16"W
C-29	349.02'	171.85'	28°12'40"	170.12'	S 57°10'39"W
C-30	349.02'	65.52'	10°45'20"	65.42'	S 37°41'39"W
C-31	255.00'	117.62'	26°25'44"	116.58'	S 45°38'40"W
C-32	255.00'	125.37'	28°10'09"	124.11'	S 72°56'37"W
C-33	255.00'	113.37'	25°28'19"	112.43'	N 80°14'09"W
C-34	255.00'	64.81'	14°33'42"	64.63'	N 74°46'51"W
C-35	50.00'	17.79'	20°23'24"	17.70'	S 12°28'45"W
C-36	205.00'	54.51'	15°14'04"	54.35'	S 75°07'02"E

NOTES

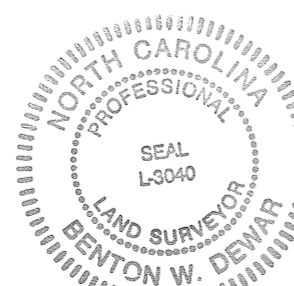
AREA BY COORDINATES
NC GRID COORDINATES SHOWN PER PLAT BOOK 2013 PAGE 52.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED
OTHERWISE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND
UTILITIES AND/OR EASEMENTS.
IRON STAKES SET AT ALL NEW LOT CORNERS.
PROPERTY ZONED R-1

THESE LOTS ARE NOT LOCATED IN A
FLOOD HAZARD AREA PER
F.E.M.A. MAP #3710977600J
EFF. DATE: 2/2/2007 ZONE X

BUFFERS SHOWN TO BE MEASURED ~~50'~~ FROM BANK OF CREEK.

LEGEND

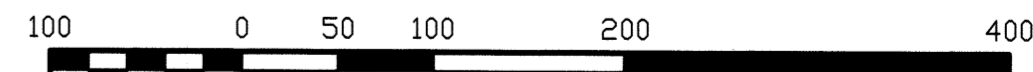
- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- ECM - EXISTING CONCRETE MONUMENT
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- R/W - RIGHT OF WAY
- EN - EXISTING NAIL
- CL - CENTERLINE
- EPK - EXISTING PK NAIL



FILED Feb 22, 2017 10:32:23 am
PLAT SLIDE 02017 - 0036
INSTRUMENT 01925

BENTON DEWAR & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
(919)-552-9813

SHEET 2 OF 2



FINAL SUBDIVISION PLAT
ESTATES AT LEGEND OAKS SUBDIVISION
PHASE 1C
PLAT BOOK 2013 PAGE 52 - DEED BOOK 1343 PAGE 488
WILLIAMS TOWNSHIP - CHATHAM COUNTY
NORTH CAROLINA

SCALE: 1" = 100'
ZONING: R-1
PIN #9786-01-0014
AKPAR #18773
DATE: MAY 6, 2016
REVISED 1/10/2017
16-23L
LEGENDOK/15/650

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
NO. 3040, CERTIFY:
THAT THIS PLAT IS OF A SURVEY THAT CREATES A
SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY
OR MUNICIPALITY ORDINANCE THAT REGULATES
PARCELS OF LAND.

Benton W. Dewar
SIGNATURE
BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000;
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
PLOTTED FROM INFORMATION FOUND IN BOOK _____;
PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
LICENCE NUMBER AND SEAL THIS 25th DAY OF JANUARY 20 17.

Benton W. Dewar
SIGNATURE
BENTON W. DEWAR, NCPLS - 3040

RECORDED IN PLAT BOOK _____ PAGE _____ CHATHAM COUNTY REG.

2017-36

2017-36

STREET SUMMARY

The Estates at Legend Oaks Subdivision

Legend Oaks Drive

From the end of SR 1824 (Legend Oaks Drive) to dead end.

3590 Ft. (0.68 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
23 Occupied Homes

Victory Park Drive

*From the centerline intersection of Legend Oaks Dr.
to dead end on Victory Park Dr.*

1090 Ft. (0.21 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
7 Occupied Homes

Carter Walk Way

*From the centerline intersection of Victory Park Dr.
to cul-de-sac on Carter Walk Way.*

375 Ft. (0.07 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
4 Occupied Homes

STREET SUMMARY

Laurel Grove Court

*From the centerline intersection of Legend Oaks Dr.
to cul-de-sac on Laurel Grove Ct.*

190 Ft. (0.035 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
3 Occupied Homes

Triton Walk Way

*From the centerline intersection of Legend Oaks Dr.
to cul-de-sac on Triton Walk Way.*

535 Ft. (0.10 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
6 Occupied Homes

North Flanders Street

*From the centerline intersection of Legend Oaks Dr.
to dead end on North Flanders St.*

320 Ft. (0.06 mile)
50 Ft. Right-of-way
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
4 Occupied Homes

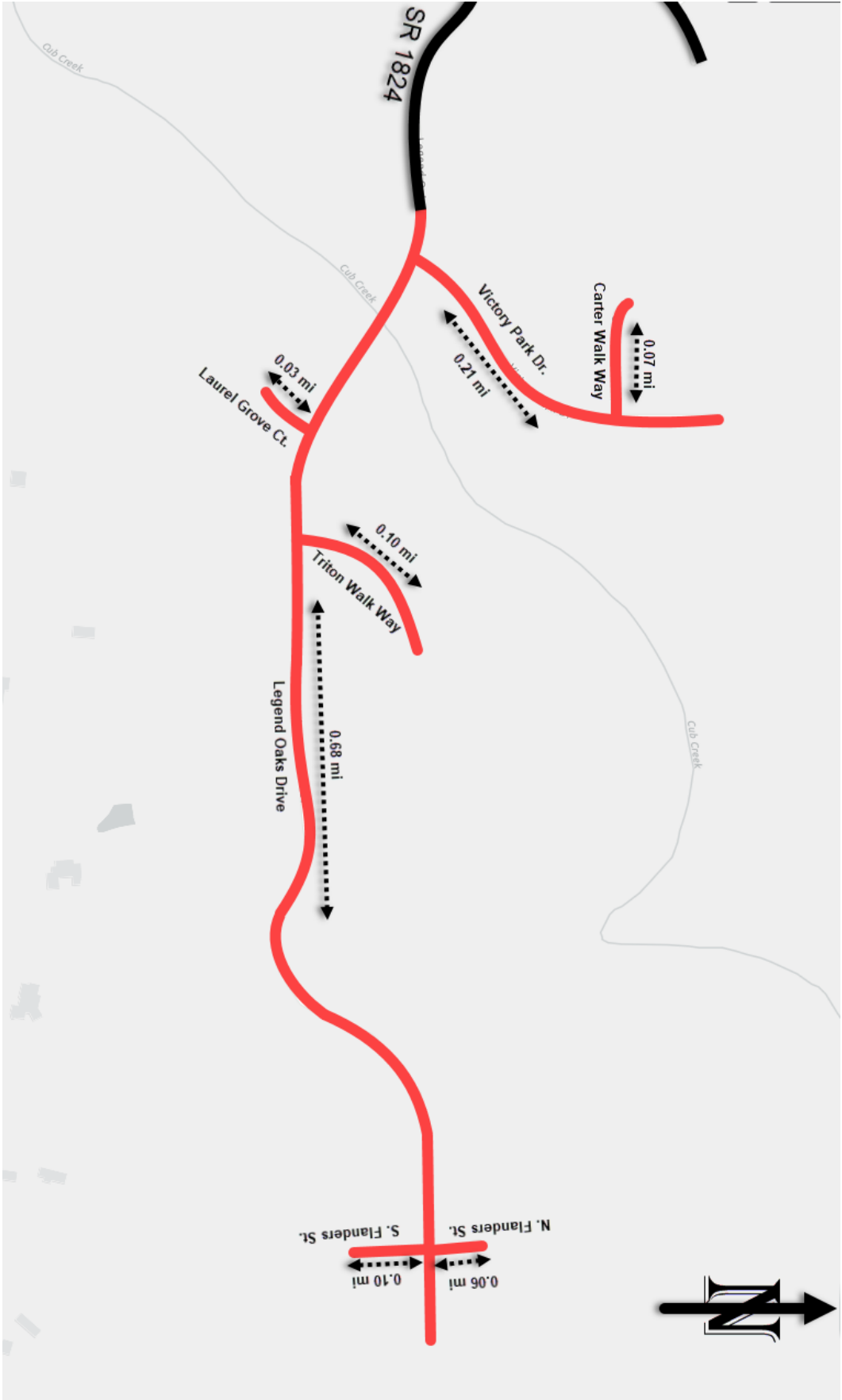
STREET SUMMARY

South Flanders Street

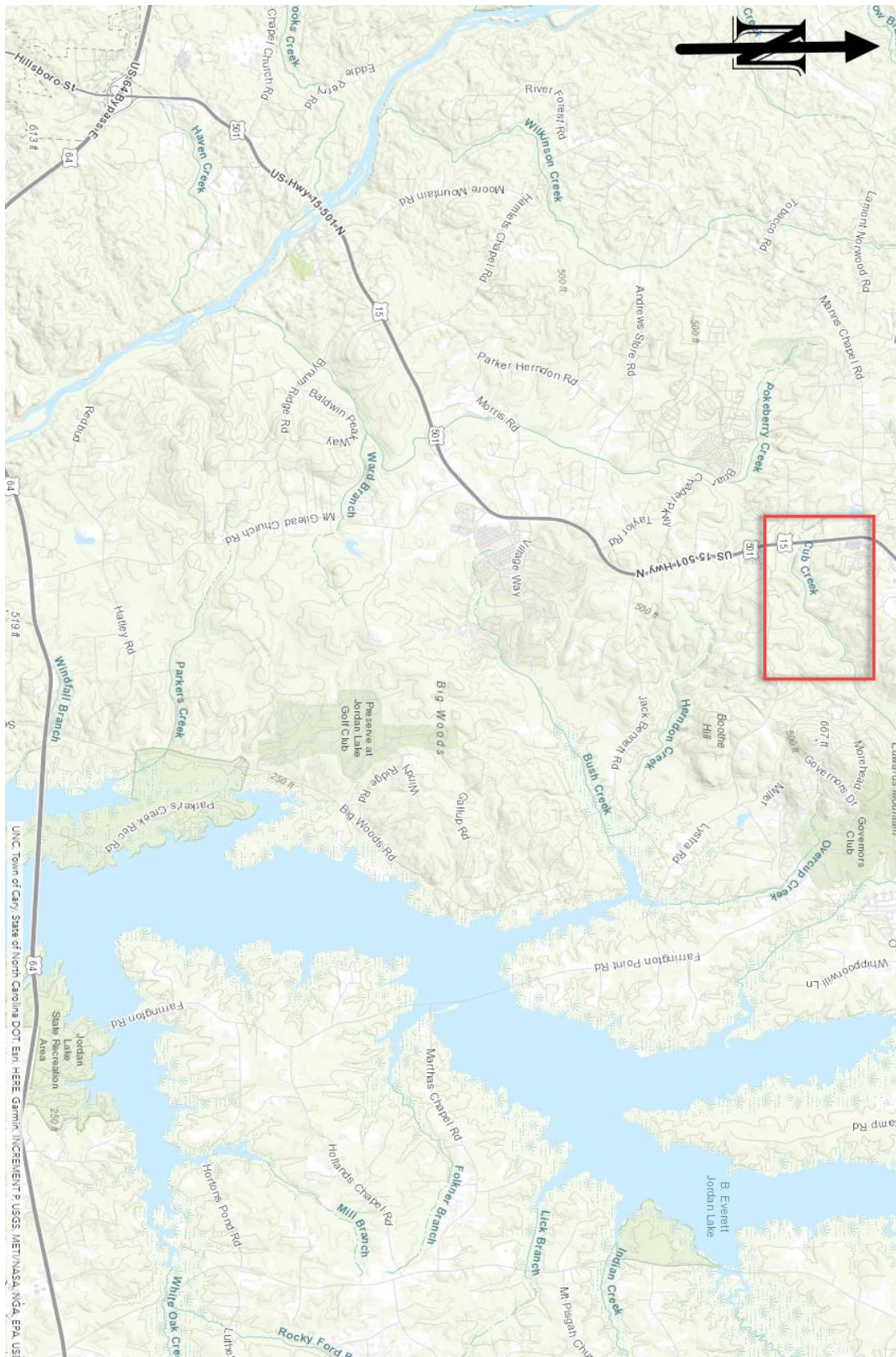
*From the centerline intersection of Legend Oaks Dr.
to cul-de-sac on South Flanders St.*

525 Ft. (0.10 mile)
50 Ft. Right-of-way 0.07 mi
40 Ft. Ditch to Ditch
20 Ft. Asphalt Surface
8 Occupied Homes

STREET SUMMARY



VICINITY MAP



VICINITY MAP

