GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A EXEMPT SUBDIVISION SURVEY TO CREATE LOTS 1, 2 & 3 ON THE PROPERTY OF PRIMO INVESTMENTS, LLC LOCATED IN BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, BEARING PIN: 9754-00-32-3095 & 9754-00-20-1763 & AKPAR 0087792 & 0087794 (DB 1978 PG 763) & (DB 1975 PG 876) & (PB 2009 PG 87) OF THE CHATHAM COUNTY REGISTRY.
2. PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT S HOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
3. THE UNIT OF MEASUREMENT IS U S SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREA(S) CALCULATED BY THE COORDINATE METHOD
6. NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
7. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
8. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
9. ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON REBAR FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
10. USES WITHIN 100-YR FLOODPLAIN AND RIPARIAN BUFFER AREAS ARE NOT GRANTED OR GUARANTEED BY DEPICTION OF RECREATION AND ACCESS EASEMENTS AS SHOWN ON PB 2019 PG 50. NO LAND-DISTURBING ACTIVITY IS ALLOWED WITHIN THESE OR ANY REGULATED AREAS WITHOUT PRIOR AUTHORIZATION AND PERMITTING INCLUDING BUT NOT LIMITED TO BUFFER AUTHORIZATIONS, FLOODPLAIN DEVELOPMENT PERMITS, STORMWATER PERMITS, AND LAND DISTURBING PERMITS.
11. THE STREAMS SHOWN HAVE BEEN EVALUATED BY CHATHAM COUNTY WITH REGARDS TO JURISDICTIONAL RIPARIAN BUFFERS. THE BUFFERS SHOWN ARE BASED ON THE DETERMINATION AND COMPLIANCE WITH THE WATERSHED PROTECTION ORDINANCE BASED ON A DETERMINATION DATE OF JUNE 25TH 2019

SURVEY REFERENCES

PLAT BOOK 2019 PAGE 50 (CURRENT)
PLAT BOOK 2009 PAGE 87
PLAT BOOK 96 PAGE 51
PLAT BOOK 37 PAGE 66
DEED BOOK 1978 PAGE 763
DEED BOOK 1975 PAGE 876 (CURRENT)
DEED BOOK 1629 PAGE 684
DEED BOOK 1599 PAGE 722
DEED BOOK 1457 PAGE 1077
DEED BOOK JD PAGE 421

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9754 & 9753 OF COMMUNITY NUMBER 370296 (CHATHAM COUNTY), BEARING MAP # 3710974008 & 3710753008, DATED NOVEMBER 17, 2017: THE SUBJECT PROPERTY LIES IN ZONE "AE", WHICH IS AN AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
C&T	CAP AND TACK
DB	DEED BOOK
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PL/TBR	PROPERTY LINE TO BE REMOVED
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH

PROPERTY DATA

CURRENT OWNER: PRIMO INVESTMENTS, LLC
SITE ADDRESS: RUFUS C BURNETTE DRIVE
PITTSBORO, NC 27312
PIN: 9754-00-20-1763 & 9754-00-32-3095
AKPAR: 0087794 & 0087792
PARCEL AREA:
2,754,437 SF / 63.233 AC (TRACT #4)
881,173 SF / 20.229 AC (TRACT #1)
ZONING: R-5 (RESIDENTIAL)
WATERSHED PROTECTION ZONE: RIVER CORRIDOR & CRITICAL AREA

SURVEY CONTROL / GRID TIE NOTES

1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: H: 0.06'
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC/ NETWORKS (VRS)
4) DATE OF GPS SURVEY: SEPTEMBER 26, 2018
5) HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NAVD88
6) PUBLISHED/FIXED CONTROL USE
NAME: JORDAN LAKE CORS ARP PID: DL3891
LATITUDE: 35°14'52.49846" (N) DYNAMIC HEIGHT: 45.905 m
LONGITUDE: 078°02'03.92766" (W) GEOID HEIGHT: -31.428 m
ELEVATION: 83.754 m / 254.00 ft EPOCH: 2010.00
7) GEOID MODEL: GEOID 12B
8) COMBINED FACTOR: 0.99989968
9) UNITS: U.S. SURVEY FEET
10) POINT OF LOCALIZATION: CE GROUP PT #1 (PK NAIL)
11) GPS ANTENNA: TOPCON HiPER PRO (SERIAL # 391-0795)
12) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER.

SYMBOL LEGEND

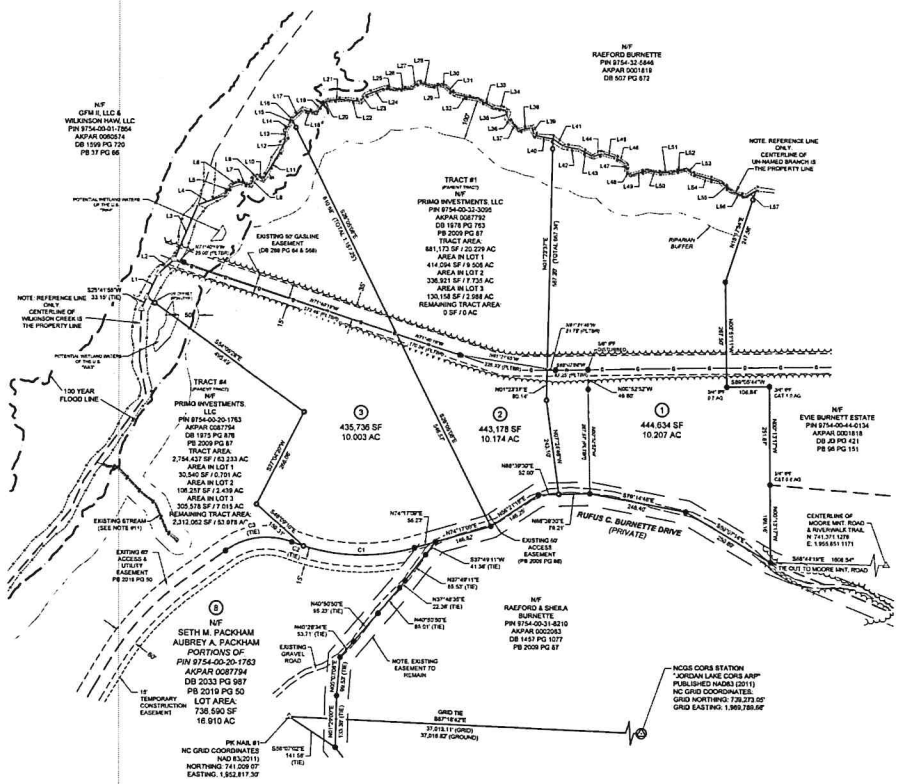
- COMPUTED POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- DATUM CONTROL POINT

LINE LEGEND

- PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- PROPERTY LINE TO BE REMOVED
- PROPOSED ACCESS EASEMENT LINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT LINE
- EXISTING ACCESS EASEMENT LINE
- WOODLINE
- RIPARIAN BUFFER
- 100 YEAR FLOOD LINE
- FLOODWAY LINE
- G — GAS LINE
- TB — TOP OF BANK

AREA TABLE

LOT NUMBER	PIN NUMBER	AKPAR NUMBER	AREA INSIDE RIPARIAN BUFFER		AREA OUTSIDE RIPARIAN BUFFER		(STREAM CHANNEL AREA)		TOTAL AREAS	
NEW LOT 1	PORTION OF PIN# 9754-00-32-3095	PORTION OF #0087794	54.293 SF	1.246 AC	356.811 SF	8.191 AC	2.990 SF	0.069 AC	414.094 SF	9.506 AC
	PORTION OF PIN# 9754-00-20-1763	PORTION OF #0087794	0 SF	0 AC	30.540 SF	0.701 AC	0 SF	0 AC	30.540 SF	0.701 AC
							TOTAL NEW LOT AREA		444.634 SF	10.207 AC
NEW LOT 2	PORTION OF PIN# 9754-00-32-3095	PORTION OF #0087794	73.081 SF	1.677 AC	260.094 SF	5.970 AC	3.746 SF	0.087 AC	336.921 SF	7.735 AC
	PORTION OF PIN# 9754-00-20-1763	PORTION OF #0087794	0 SF	0 AC	106.257 SF	2.439 AC	0 SF	0 AC	106.257 SF	2.439 AC
							TOTAL NEW LOT AREA		443.178 SF	10.174 AC
NEW LOT 3	PORTION OF PIN# 9754-00-32-3095	PORTION OF #0087792	46.308 SF	1.063 AC	79.063 SF	1.815 AC	4.768 SF	0.110 AC	130.139 SF	2.988 AC
	PORTION OF PIN# 9754-00-20-1763	PORTION OF #0087794	14.005 SF	0.324 AC	268.598 SF	6.632 AC	2.584 SF	0.059 AC	305.577 SF	7.015 AC
							TOTAL NEW LOT AREA		435.736 SF	10.000 AC
EXISTING TRACT #1 (PARENT TRACT)	PIN# 9754-00-32-3095	#0087792	173.862 SF	3.987 AC	695.936 SF	15.977 AC			TRACT AREA	
							11.574 SF	0.266 AC	881.174 SF	20.229 AC
							REMAINING TRACT AREA		0 SF	0 AC
EXISTING TRACT #4 (PARENT TRACT)	PIN# 9754-00-20-1763	#0087794	486.838 SF	11.178 AC	2.193.477 SF	50.355 AC			TRACT AREA	
							74.122 SF	1.702 AC	2.754.437 SF	63.233 AC
							REMAINING TRACT AREA		2.312.063 SF	53.078 AC



Curve Table				
Curve #	Radius	Length	Chord Bearing	Ch. Length
C1	500.00'	287.75'	S49°13'36"E	283.80'
C2	500.00'	30.98'	S70°58'00"E	30.98'
C3	180.00'	178.12'	N82°27'30"E	170.84'

Line Table		
Line #	Direction	Length
L1	S25°41'55"W	65.80'
L2	S48°48'56"W	85.96'
L3	S23°06'51"W	152.04'
L4	S69°37'24"W	72.45'
L5	S34°11'54"W	30.64'
L6	S65°41'10"W	20.64'
L7	N73°26'05"W	32.97'
L8	S18°18'29"W	23.75'
L9	S73°47'38"W	8.85'
L10	N59°26'03"W	17.81'

Line Table		
Line #	Direction	Length
L11	S30°35'12"W	64.65'
L12	S22°54'14"W	35.78'
L13	S06°01'21"E	19.32'
L14	S39°51'07"W	19.09'
L15	S13°43'37"W	14.57'
L16	S49°40'02"W	2.09'
L17	S49°40'02"W	38.49'
L18	N73°36'34"W	34.93'
L19	S34°18'05"W	30.53'
L20	S59°21'33"W	18.61'

Line Table		
Line #	Direction	Length
L21	S86°57'45"W	44.88'
L22	N82°09'26"W	38.18'
L23	S32°06'28"W	18.07'
L24	S69°48'01"W	55.87'
L25	N79°42'47"W	24.86'
L26	S83°32'18"W	43.80'
L27	S51°27'44"W	23.68'
L28	N71°57'33"W	34.47'
L29	S80°41'08"W	26.43'
L30	N65°34'35"W	9.94'

Line Table		
Line #	Direction	Length
L31	N50°15'05"W	30.74'
L32	N78°17'00"W	61.14'
L33	N61°55'57"W	46.09'
L34	N76°27'31"W	34.46'
L35	N01°57'19"W	19.49'
L36	N50°43'27"W	13.87'
L37	N41°12'59"W	29.15'
L38	S76°55'30"W	33.56'
L39	N20°13'18"W	20.57'
L40	N78°25'28"W	48.43'

Line Table		
Line #	Direction	Length
L41	N56°05'43"W	33.22'
L42	N75°02'29"W	39.91'
L43	N61°59'42"W	38.87'
L44	S74°09'43"W	28.23'
L45	N73°06'51"W	32.48'
L46	N56°13'42"W	33.92'
L47	N01°20'36"E	15.97'
L48	N42°51'25"W	16.32'
L49	S74°22'43"W	44.40'
L50	N80°44'10"W	35.13'

Line Table		
Line #	Direction	Length
L51	S86°31'55"W	25.54'
L52	S78°36'47"W	40.55'
L53	N54°01'26"W	19.52'
L54	N73°22'56"W	74.11'
L55	N51°05'02"W	37.38'
L56	N67°37'11"W	36.59'
L57	S58°11'21"W	31.71'

FILED Sep 05, 2019 02:57:49 pm
PLAT SLIDE 02019 — 0189
INSTRUMENT 08878
FILED CHATHAM COUNTY NC LUNDAY A. RIGGSBEE REGISTER OF DEEDS

"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 PB Schaaal, PAGE Heredal THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PB Schaaal, PAGE Heredal THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE.

THIS 4th DAY OF Sept. A.D., 2019.

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

NORTH CAROLINA PROFESSIONAL SEAL L-4669 LAND SURVEYOR JAMIE SHANE STRICKLAND

I, JAMIE SHANE STRICKLAND, 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.

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

VICINITY MAP
NTS

NORTH

JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY DAVID GADNEY, SAGE ECOLOGICAL SERVICES. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. LOT NUMBER(S) 1-3 IS SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION

September 5 20 19

Paula D. Hidrin

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

FORM 30

DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL COMPLY WITH SECTION 193.045 (E) (D) AND (E) (FORMERLY SECTION 403 (E) (D) AND (E)) OF THE CHATHAM COUNTY STORMWATER ORDINANCE)

CERTIFICATION OF PLAT BEING EXEMPT FROM SUBDIVISION REGULATIONS

I (WE) HEREBY CERTIFY THAT I AM (WE AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION

September 5 2019

Primo Investments LLC by [illegible]

OWNER(S) OR AUTHORIZED AGENT AND TITLE

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, Amy Gilbert REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

Amy Gilbert
REVIEW OFFICER

9/5/2019
DATE

NORTH
GRID NAD 83 (2011)
150' 0' 150' 300'
SCALE: 1" = 150'

NO.	REVISIONS	DATE
1	ADDED WETLAND BUFFERS AND NOTE 11	07/09/19

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

THE PRESERVES AT HAW RIVER LOTS 1, 2, & 3 EXEMPT SUBDIVISION PLAT
PROPERTY OF PRIMO INVESTMENTS, LLC
DEED BOOK 1978 & 1978 PAGE 876 & 363 PLAT BOOK 2009 PAGE 87
BALDWIN TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: FEBRUARY 28, 2019
Scale: 1" = 150'
Drawn: ARP
Checked: JSS
Project No. 127-250
Computer Dwg. Name: 127-250_Exempt Sub_13.dwg

Sheet No: 1 of 1

2019-189