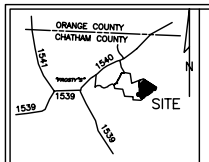


VICINITY MAP

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. ORIGINAL PLAT WILL BE SIGNED BY NCDOT, PROPERTY OWNERS, COUNTY COMMISSIONERS, AND THE SURVEYOR. FINAL PLAT IS TO BE RECORDED IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE AFTER APPROVALS.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____

DATE _____

NOTE: 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 (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.

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, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE BOARD, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE _____

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.

DATE:_____

_____

_____

OWNER(S)

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one or more of the following as indicated thus, ___:

_ (a) 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.
_ (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
_ (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
_ (d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
_ (e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his of her professional ability as to the provisions contained in (a) through (d) above.

_____

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1098, Page 430) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, Page ____; 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, license number, and seal this the 9th day of March, A.D. 2007.

_____

SURVEYOR

LICENSE NUMBER L-2507

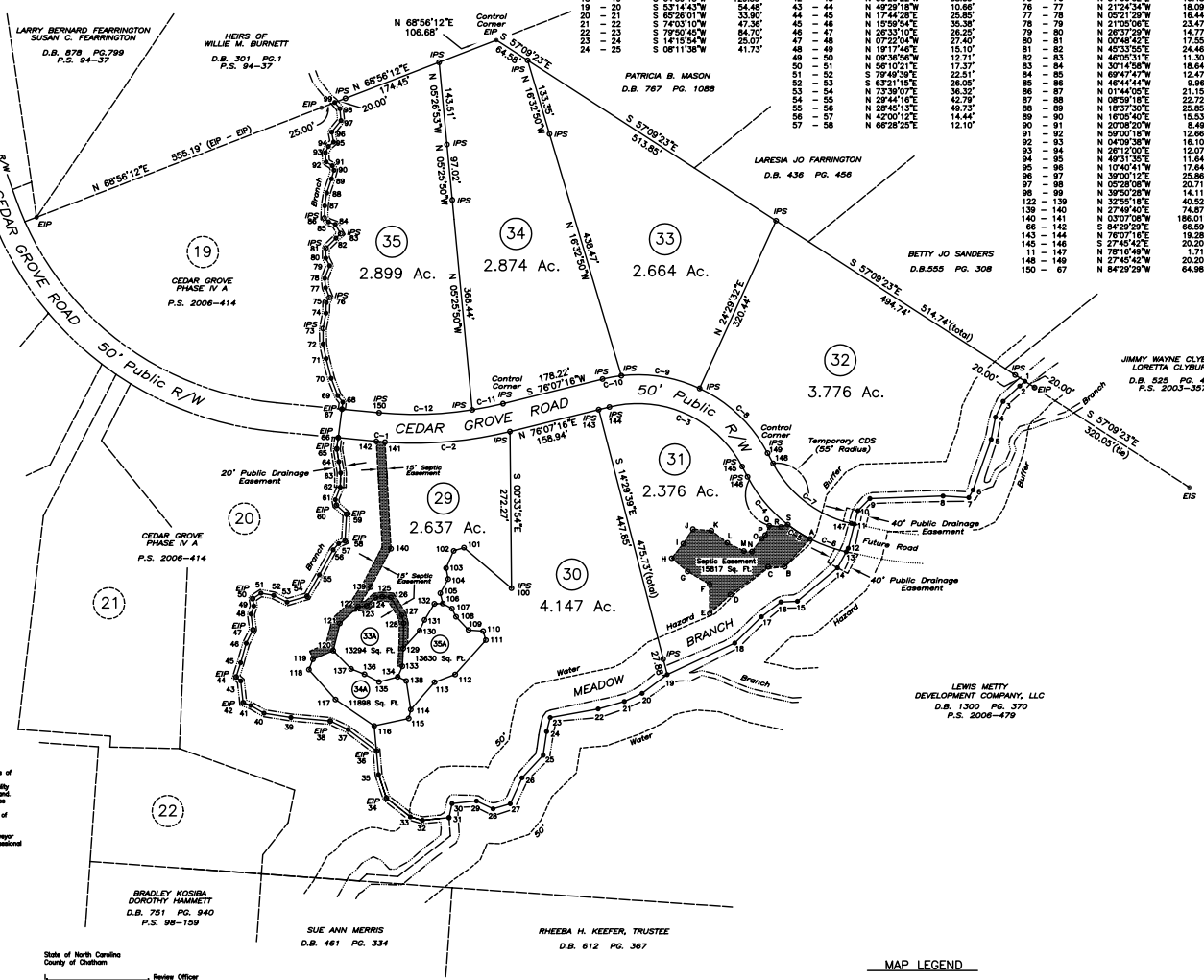
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	691.02'	7.57'	15.15'	1°15'21"	8°17'29"	15.15'	S 85°07'10"E
C-2	691.02'	110.26'	218.68'	18°07'54"	8°17'29"	217.76'	N 85°11'13"E
C-3	205.00'	160.50'	272.34'	76°07'02"	27°56'57"	252.75'	S 65°49'13"E
C-4	255.00'	55.52'	109.33'	24°33'52"	22°28'08"	108.49'	S 40°02'38"E
C-5	255.00'	23.15'	46.18'	10°22'35"	22°28'08"	46.12'	S 57°30'52"E
C-6	255.00'	33.63'	66.88'	15°01'37"	22°28'08"	66.69'	S 70°12'58"E
C-7	205.00'	96.72'	180.75'	50°31'07"	27°56'57"	174.95'	N 53°01'16"W
C-8	255.00'	86.09'	166.04'	37°18'30"	22°28'08"	163.13'	N 46°24'57"W
C-9	255.00'	71.57'	139.54'	31°21'13"	22°28'08"	137.81'	N 80°44'48"W
C-10	255.00'	16.61'	33.18'	7°27'20"	22°28'08"	33.16'	S 79°50'56"W
C-11	641.02'	27.33'	54.62'	4°52'56"	8°56'18"	54.61'	S 78°33'44"W
C-12	641.02'	81.58'	162.28'	14°30'19"	8°56'18"	161.85'	S 88°15'21"W

COURSE	BEARING	DISTANCE
1 - 2	S 47°33'57"W	12.31'
2 - 3	S 47°09'23"W	39.23'
3 - 4	S 26°02'10"W	30.50'
4 - 5	S 10°54'30"W	39.57'
5 - 6	S 19°44'51"W	93.28'
6 - 7	S 28°49'16"W	14.98'
7 - 8	N 86°33'03"W	44.93'
8 - 9	S 88°00'37"W	127.23'
9 - 10	S 44°34'51"W	29.81'
10 - 11	S 14°29'32"W	24.17'
11 - 12	S 14°29'32"W	43.29'
12 - 13	S 28°45'54"W	7.06'
13 - 14	S 28°45'54"W	31.80'
14 - 15	S 50°04'46"W	90.80'
15 - 16	S 87°30'21"W	28.82'
16 - 17	S 52°37'14"W	42.41'
17 - 18	S 48°24'52"W	65.02'
18 - 19	S 64°59'13"W	129.59'
19 - 20	S 53°14'43"W	54.48'
20 - 21	S 65°26'01"W	33.90'
21 - 22	S 74°03'10"W	47.36'
22 - 23	S 79°50'45"W	84.70'
23 - 24	S 14°15'54"W	25.07'
24 - 25	S 08°11'38"W	41.73'

COURSE	BEARING	DISTANCE
25 - 26	S 43°09'42"W	53.74'
26 - 27	S 24°23'51"W	49.48'
27 - 28	S 73°41'20"W	31.26'
28 - 29	N 64°41'56"W	31.68'
29 - 30	S 84°05'05"W	42.85'
30 - 31	S 11°50'31"W	24.99'
31 - 32	S 84°21'44"W	46.45'
32 - 33	N 74°13'58"W	21.66'
33 - 34	N 52°00'06"W	53.06'
34 - 35	N 18°25'31"W	42.95'
35 - 36	N 04°55'39"W	41.31'
36 - 37	N 53°03'32"W	61.76'
37 - 38	N 64°13'18"W	34.43'
38 - 39	N 84°55'35"W	68.61'
39 - 40	N 80°56'48"W	47.44'
40 - 41	N 59°48'56"W	26.80'
41 - 42	N 69°58'50"W	13.88'
42 - 43	N 06°20'22"W	38.09'
43 - 44	N 49°29'18"W	10.66'
44 - 45	N 17°44'28"E	25.85'
45 - 46	N 15°59'54"E	35.38'
46 - 47	N 26°33'10"E	26.25'
47 - 48	N 07°22'04"W	27.40'
48 - 49	N 19°17'46"E	15.10'
49 - 50	N 09°36'56"W	12.71'
50 - 51	N 56°10'21"E	17.37'
51 - 52	S 79°49'39"E	22.51'
52 - 53	S 63°21'15"E	26.05'
53 - 54	N 73°39'07"E	36.32'
54 - 55	N 29°44'16"E	42.79'
55 - 56	N 28°45'13"E	49.73'
56 - 57	N 42°00'12"E	14.44'
57 - 58	N 66°28'25"E	12.10'

COURSE	BEARING	DISTANCE
58 - 59	N 03°13'22"E	46.25'
59 - 60	N 48°09'42"W	23.71'
60 - 61	N 10°48'27"W	9.75'
61 - 62	N 21°41'03"E	23.21'
62 - 63	N 01°34'50"E	24.81'
63 - 64	N 09°10'33"W	19.92'
64 - 65	N 09°11'54"W	22.58'
65 - 66	N 07°21'55"E	19.59'
66 - 67	N 07°21'31"E	50.03'
67 - 68	N 07°20'24"E	12.24'
68 - 69	N 37°30'53"W	14.19'
69 - 70	N 21°03'00"W	32.23'
70 - 71	N 14°26'04"W	35.47'
71 - 72	N 11°34'50"W	26.01'
72 - 73	N 00°17'56"W	26.84'
73 - 74	N 11°00'54"E	27.23'
74 - 75	N 01°47'12"E	18.34'
75 - 76	N 31°06'02"E	10.48'
76 - 77	N 21°24'34"W	18.09'
77 - 78	N 05°21'29"W	16.44'
78 - 79	N 21°05'06"E	23.47'
79 - 80	N 26°37'29"W	14.77'
80 - 81	N 00°48'42"E	17.55'
81 - 82	N 45°33'55"E	24.46'
82 - 83	N 46°05'31"E	11.30'
83 - 84	N 30°14'58"W	16.64'
84 - 85	N 69°47'47"W	12.47'
85 - 86	N 46°44'44"W	9.96'
86 - 87	N 01°44'05"E	21.15'
87 - 88	N 08°59'18"E	22.72'
88 - 89	N 18°37'30"E	25.85'
89 - 90	N 16°05'40"E	15.53'
90 - 91	N 20°08'20"W	8.49'
91 - 92	N 59°00'18"W	12.66'
92 - 93	N 04°09'38"W	16.10'
93 - 94	N 26°12'00"E	12.07'
94 - 95	N 49°31'35"E	11.64'
95 - 96	N 10°40'41"W	17.64'
96 - 97	N 39°00'12"E	25.86'
97 - 98	N 05°28'08"W	20.71'
98 - 99	N 39°50'28"W	14.11'
122 - 139	N 32°55'18"E	40.62'
139 - 140	N 27°49'40"E	74.87'
140 - 141	N 03°07'08"W	166.01'
66 - 142	S 84°29'29"E	66.59'
143 - 144	N 76°07'16"E	19.28'
145 - 146	S 27°45'42"E	20.20'
11 - 147	N 78°16'49"W	1.71'
148 - 149	N 27°45'42"W	20.20'
150 - 67	N 84°29'29"W	64.96'

COURSE	BEARING	DISTANCE
100 - 101	N 49°29'50"W	108.43'
101 - 102	S 73°04'05"W	18.83'
102 - 103	S 23°34'11"W	32.84'
103 - 104	S 11°00'17"E	19.34'
104 - 105	S 29°13'35"W	28.15'
105 - 106	S 13°28'47"E	18.58'
106 - 107	S 61°28'59"E	18.10'
107 - 108	S 26°28'35"E	15.93'
108 - 109	S 43°10'13"E	31.56'
109 - 110	S 85°52'10"E	25.60'
110 - 111	S 16°43'46"E	16.47'
111 - 112	S 41°49'32"W	80.08'
112 - 113	S 69°27'40"W	38.25'
113 - 114	S 40°57'39"W	62.93'
114 - 115	S 12°51'55"W	16.02'
115 - 116	S 77°54'10"W	61.33'
116 - 117	N 55°42'56"W	81.50'
116 - 36	S 05°16'18"E	43.72'
117 - 118	N 41°37'04"W	69.47'
118 - 119	N 21°13'47"E	19.41'
119 - 120	N 66°56'22"E	38.08'
120 - 121	N 13°53'05"E	46.84'
121 - 122	N 47°19'00"E	43.01'
122 - 123	N 84°08'31"E	14.99'
123 - 124	N 47°29'28"E	20.76'
124 - 125	N 80°59'48"E	12.18'
125 - 126	S 84°01'29"E	14.60'
126 - 127	S 31°55'57"E	35.96'
127 - 128	S 13°17'41"E	14.96'
128 - 129	S 01°03'14"W	43.71'
129 - 130	N 42°28'23"E	42.09'
130 - 131	S 24°41'13"E	20.55'
131 - 132	N 31°34'01"E	32.90'
132 - 106	S 88°46'39"E	14.58'
129 - 133	S 02°32'05"W	31.01'
133 - 134	S 23°45'07"W	19.95'
134 - 135	S 74°28'17"W	33.82'
135 - 136	N 61°53'45"W	28.60'
136 - 137	N 68°04'19"W	25.14'
137 - 120	N 44°33'24"W	44.50'
134 - 138	S 64°01'04"E	16.36'
138 - 114	S 09°01'31"E	50.34'
13 - A	N 70°12'58"W	66.69'(tie)
A - B	S 42°39'42"W	68.24'
B - C	N 86°44'14"W	26.96'
C - D	S 53°33'30"W	80.93'
D - E	S 47°19'55"W	49.30'
E - F	N 00°15'18"W	51.11'
F - G	N 59°21'10"W	44.10'
G - H	N 50°35'53"W	35.98'
H - I	N 38°35'09"E	32.45'
I - J	N 33°08'13"E	30.14'
J - K	S 85°11'42"E	32.35'
K - L	S 52°19'24"E	34.74'
L - M	S 63°54'24"E	32.13'
M - N	S 86°20'09"E	14.22'
N - O	N 36°36'48"E	27.85'
O - P	N 45°04'36"E	8.97'
P - Q	N 23°26'39"E	17.54'
Q - R	S 84°04'11"E	20.49'
R - S	N 70°26'54"E	12.50'
S - A	S 57°30'52"E	46.12'(tie)



NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, etc.).
3. This property is subject to all easements of record affecting subject property.
4. The Water Hazard Buffer shown shall extend 50 feet from the bank of the stream. Residential structures or septic systems shall not be located within this area.
5. There were no NCGS monuments found within 2000 feet of this parcel of land.
6. Lots 33A, 34A, and 35A are not approved as separate lots for building development but are to serve as off-site septic areas for Lots 33, 34 and 35, respectively.
7. A Public water system is not presently available to this subdivision.
8. Until acceptance by the N.C. Department of Transportation, maintenance of Cedar Grove Road will be the responsibility of MAC Development, LLC or its assigns.
9. Iron pipes were set at all lot corners unless otherwise noted.
10. Points 1 through 99 are computed points in the center of the stream, except for points 34,36,38,42,44,47,50,54,58,59,60, 65,66,67,73,76,81,83, and 86, which are existing iron pipes in the center of the stream.
11. The Septic Easement shown on Lot 31 is to serve as an off-site septic area for Lot 32.
12. Points A though S and points 100 through 154 are iron pipes set except for point 147 which is a computed point.
13. Total area to be subdivided in Phase V, including roads, is 23.41 acres.
14. REFERENCE: Deed Book 1098, Page 430
Plat Slide 2003-146
P.I.N. 9746-85-6560
Parcel # 60485

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.

_____

Review Officer

Date _____

MAP LEGEND

EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
CMS	CONCRETE MONUMENT SET
RRS	RAILROAD SPIKE
EXN	EXISTING NAIL
PP	POWER POLE
CMP	COMPUTED POINT

SURVEY FOR

CEDAR GROVE PHASE V

BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.

OWNER: MAC DEVELOPMENT COMPANY
124 HIDDEN OAKS DRIVE
CHAPEL HILL, N.C. 27517

DATE: MARCH 8, 2007

100 50 0 100 200 300

SCALE: 1" = 100'

VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312

AREA COMPUTED BY COORDINATE METHOD