

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Owner \_\_\_\_\_ Date \_\_\_\_\_

**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 herein or proper provisions have been made for their installation.

District Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 NC Division of Highways

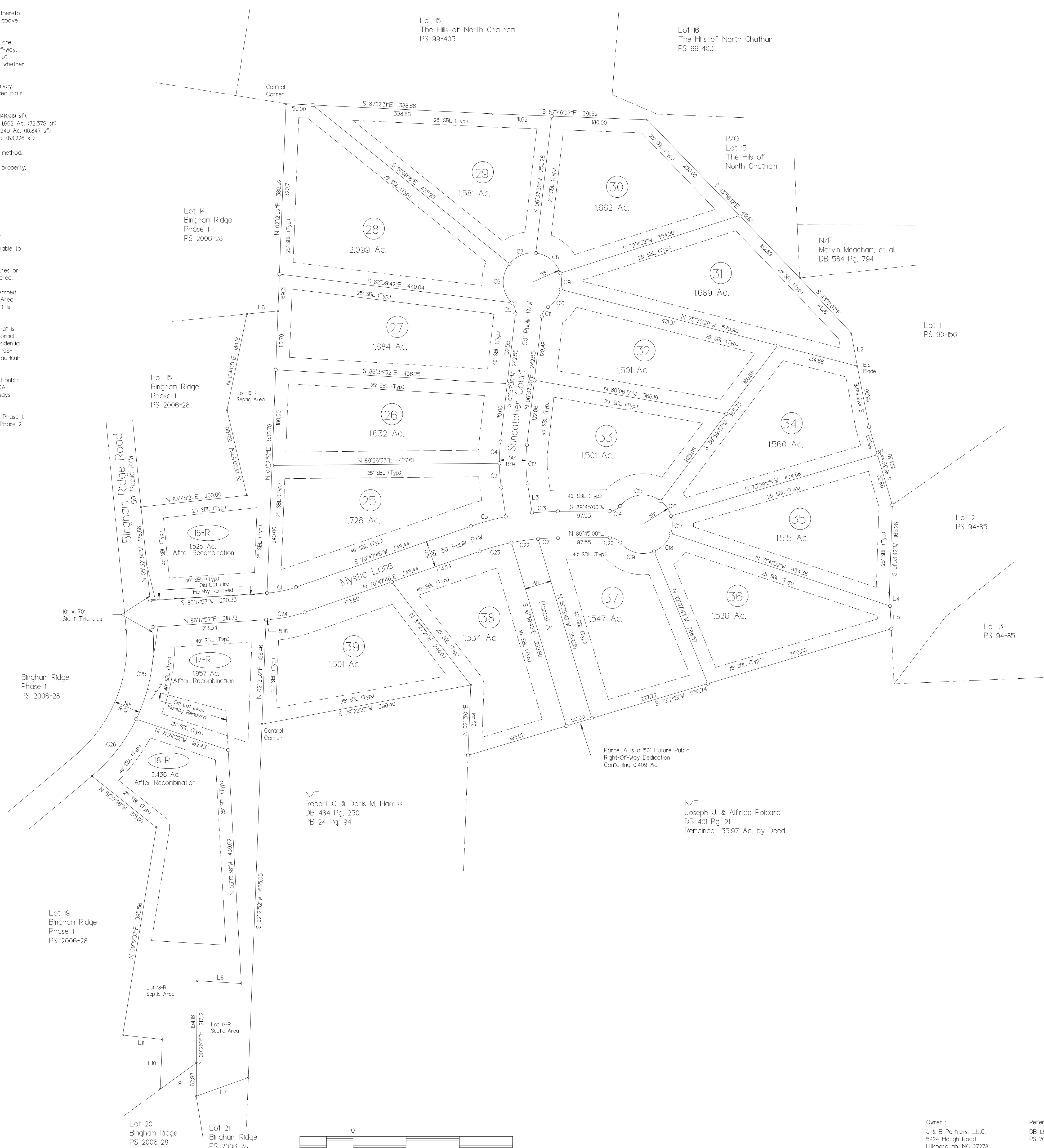
Professional Land Surveyor \_\_\_\_\_  
 L:2680  
 License Number

- LEGEND :**
- Iron Pipe Set (Unless Otherwise Designated)
  - ⊕ Existing Iron Pipe or Stake
  - △ Computed Corner (Nothing Set)
  - Concrete Monument Set
  - Existing Concrete Monument

Tax Parcel : P/O Parcel ID 1722 (PN 9756-54-4693)  
 Zoning : RA40 (WS4 Protected Watershed)

Recorded :

- Notes :**
- 1) Distances shown are horizontal ground distances in feet.
  - 2) Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
  - 3) The premises shown and described herein are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.
  - 4) No title search was performed for this survey. The field survey is based on the referenced plats and/or deeds.
  - 5) Total tract area, Phase 2 is 26,330 Ac. (10,469,99 sf). Area in new public R/W (new tract only) is 1,662 Ac. (72,379 sf). Area in new public R/W (Phase 1 only) is 0,249 Ac. (10,847 sf). Total area in new public R/W is 1,911 Ac. (83,226 sf).
  - 6) All areas are computed by the coordinate method.
  - 7) No NCGS Monument found within 2000' of property.
  - 8) Building Setbacks :  
 Front = 40' (Typ.)  
 Side & Rear = 25' (Typ.)  
 (or as shown)
  - 9) Zoning : RA40 (WS4 Protected Watershed)
  - 10) Part of Parcel ID 1722 (PN 9756-54-4693).
  - 11) A public water system is not presently available to this subdivision.
  - 12) Water Hazard Area : No residential structures or septic systems shall be situated within this area.
  - 13) Stream Buffer : See Chatham County Watershed Protection Ordinance, Section 304, Buffer Area Required. For limitations of activities within this area.
  - 14) 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 106-70) provides some protection for existing agricultural operations against nuisance lawsuits.
  - 15) Maintenance responsibility for the proposed public road will remain with the Bingham Ridge HOA until such time as the NC Division of Highways accepts maintenance responsibility.
  - 16) No new lots are created in Bingham Ridge, Phase 1. 15 new lots are created in Bingham Ridge, Phase 2.



**Curve Table :**

Curve	Arc	Radius	Chord
C1	55.47	205.00	S 78°32'52"W 55.30
C2	45.58	323.73	S 04°35'30"E 45.95
C3	68.08	504.25	S 74°39'51"W 68.03
C4	40.58	323.73	S 04°35'30"E 45.95
C5	22.39	25.00	S 18°01'56"E 21.65
C6	80.19	55.00	S 02°55'23"E 73.27
C7	55.47	55.00	S 67°44'08"W 53.15
C8	62.94	55.00	N 50°35'26"W 58.56
C9	31.01	55.00	N 07°39'28"W 30.60
C10	41.71	55.00	N 36°13'08"E 40.72
C11	22.39	25.00	N 32°17'08"E 21.65
C12	72.87	273.73	N 00°59'59"W 72.66
C13	48.71	504.25	S 86°58'58"W 48.69
C14	22.39	25.00	S 64°05'28"W 21.65
C15	85.02	55.00	S 82°42'01"W 76.80
C16	35.03	55.00	N 34°45'34"W 34.44
C17	33.42	55.00	N 00°53'36"E 32.91
C18	47.58	55.00	N 43°05'12"E 46.11
C19	70.28	55.00	S 75°31'49"E 65.58
C20	22.39	25.00	S 64°35'28"E 21.65
C21	37.48	454.25	N 87°23'01"E 37.47
C22	50.58	454.25	N 81°49'57"E 50.55
C23	62.21	454.25	N 74°43'10"E 62.16
C24	70.00	255.00	N 78°32'52"E 68.79
C25	178.12	325.00	N 10°09'28"E 175.90
C26	156.64	325.00	N 37°54'10"E 156.64

**Line Table :**

L1	S 08°37'34"E	65.62
L2	S 10°27'28"E	63.84
L3	N 08°37'34"W	55.62
L4	S 02°55'44"E	25.00
L5	S 02°55'44"E	43.00
L6	N 84°21'45"E	58.62
L7	S 70°19'17"E	104.05
L8	S 86°24'08"E	83.30
L9	S 33°50'44"W	84.39
L10	N 02°25'25"E	93.64
L11	N 83°43'57"W	75.00

Certificate of Approval for Recording.  
 I hereby certify that the subdivision plat shown herein 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 Chatham County Register of Deeds.

Chairman : Chatham County Board of Commissioners \_\_\_\_\_ Date \_\_\_\_\_

PRELIMINARY PLAT  
 SUBDIVISION & RECOMBINATION SURVEY  
**BINGHAM RIDGE SUBDIVISION  
 PHASE 2**  
 BALDWIN TWP., CHATHAM CO., NC  
 SCALE : 1" = 100'  
 DATE : NOVEMBER 15, 2006

**HOLLAND Land Surveying**  
  
 608 MK, Jr. Blvd., Chapel Hill, NC 27514  
 (919) 942-9401

Revisions :  
 November 30, 2006  
 May 3, 2007  
 Project No. 06-054  
 BR-PH2.DWG

Owner :  
 J & B Partners, L.L.C.  
 5424 Hough Road  
 Hillsborough, NC 27278

Reference :  
 DB 130 Pg. 603  
 PS 2007-6

PS 2006-28