

I, Charles O. Eliason, Professional Land Surveyor No. L - 3599, 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 a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ..(c) Any one of the following:
  - 1- That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
  - 2- That the survey is of an existing building or other structure, or natural feature, such as a watercourse;
  - 3- That the survey is a control survey;
- ..(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 or her professional ability as to the provisions contained in (a) through (d) above.

CHARLES O. ELIASON PLS L-3599

I, CHARLES O. ELIASON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE RECORDED IN THE CHATHAM COUNTY REGISTRY IN DEED BOOK 1293 PAGE 986 AND DEED BOOK 666 PAGE 190), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (AS SHOWN); 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, REGISTRATION NUMBER, AND SEAL THIS 20TH DAY OF MAY 2007 A.D.

CHARLES ODELL ELIASON L - 3599

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

- NOTES-
- a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
  - b) 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.
  - c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN HEREON.
  - d) COPYRIGHT MAY 20, 2007 BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C., SILER CITY NORTH CAROLINA. 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.
  - e) SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
    - SIDE YARD SETBACK: 10 FEET
    - FRONT YARD SETBACK: 20 FEET
    - REAR YARD SETBACK: 20 FEET

- f) ROADWAY CLASSIFICATIONS:
  - BOTANICAL WAY - VARIABLE, NO LESS THAN 50', PRIVATE RIGHT OF WAY
  - WILDCREST COURT - 50', PRIVATE RIGHT OF WAY
  - WILDCREST TRAIL NORTH - 50', PRIVATE RIGHT OF WAY
  - WILDCREST TRAIL SOUTH - 50', PRIVATE RIGHT OF WAY
  - WATERCRESS COURT - VARIABLE, NO LESS THAN 50', PRIVATE RIGHT OF WAY
  - BROOKS CREEK TRAIL - 50', PRIVATE RIGHT OF WAY
  - WALKING TRAIL LANE - 50', PRIVATE RIGHT OF WAY
  - SUGARBERRY LANE - 50', PRIVATE RIGHT OF WAY
  - OLD FORT DRIVE - 50', PRIVATE RIGHT OF WAY
  - MALLARD PLACE - VARIABLE, NO LESS THAN 50', PRIVATE RIGHT OF WAY

- g) UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 1/2" IRON PIPES SET, SUBJECT TO FINAL CONSTRUCTION. FINAL LOT MONUMENTATION IS SUBJECT TO FINAL CONSTRUCTION. AT TIME OF SURVEY THE IMPROVEMENTS AS SHOWN HEREON ARE INCOMPLETE, AND ALL LOTS, EASEMENTS, ROADWAYS AND PUBLIC PRIVATE ACCESS WAYS AS PLATTED ARE CONSIDERED FUTURE.
- h) THERE IS A 10 FOOT MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS.
- i) THERE ARE NCDOT 10' X 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.
- j) TEXT LEGEND:
  - 10'DE - 10' DRAINAGE EASEMENT
  - 20'DE - 20' DRAINAGE EASEMENT
  - ST - 10' X 70' SIGHT TRIANGLE
  - UEA - UTILITY EASEMENT AREA
- k) ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS AND PROVISIONS FOR SETBACKS, USE, MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS.

- l) OWNER / AGENT: ROBERT SWAIN CHATHAM PARTNERS LLC & ROANOKE INVESTMENTS LLC P.O. BOX 5689 CARY, NC 27512
- m) TOTAL ACREAGE OF PARENT PARCEL: 155.37 ACRES± ACREAGE WITHIN LOTS AND ROADWAYS OF PHASE FIVE: 84.29 ACRES±
- n) ZONING CLASSIFICATION IS UNZONED.
- o) ENGINEERING BY CE GROUP - MARK ASHNESS - 11000 REGENCY PARKWAY SUITE 410 CARY, NC 27511
- p) TAX MAP P.L.N. 9733-73-1207.000 PARCEL ID# 5985

- q) THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPERS, OR THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO THE PROPERTY OWNERS ASSOCIATION (THE "ASSOCIATION"). THE FUTURE DISPOSITION OF THE DEDICATED PRIVATE RIGHT-OF-WAY TO THE LAMBETH PROPERTY IS LEFT TO THE SOLE DISCRETION OF THE DEVELOPERS OF THIS DEVELOPMENT OR THE SUCCESSOR ASSOCIATION.
- r) FOR A CLEARER LOOKING PLAT, THE IPS SYMBOL HAS BEEN INSERTED WITHOUT THE "IPS" PORTION OF THE SYMBOL AND THE CMP SYMBOL HAS BEEN INSERTED WITHOUT THE "CMP" PORTION OF THE SYMBOL.
- s) THE TOTAL WIDTH OF THE WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER IS MEASURED FROM THE DISTANCES THAT EXTEND LANDWARD, ON EACH SIDE, FROM THE EDGES OF THE BANK AT NORMAL POOL LEVEL.
- t) THIS AREA LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE "AE" AND WAS DETERMINED FROM FEMA PANEL 9722, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- u) THE AREAS SHOWN AS "OPEN SPACE" AND "WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER" SHALL BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE CONVEYED OR TURNED OVER TO THE PROPERTY OWNERS ASSOCIATION.

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 OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

CERTIFICATION OF OWNERSHIP AND DEDICATION

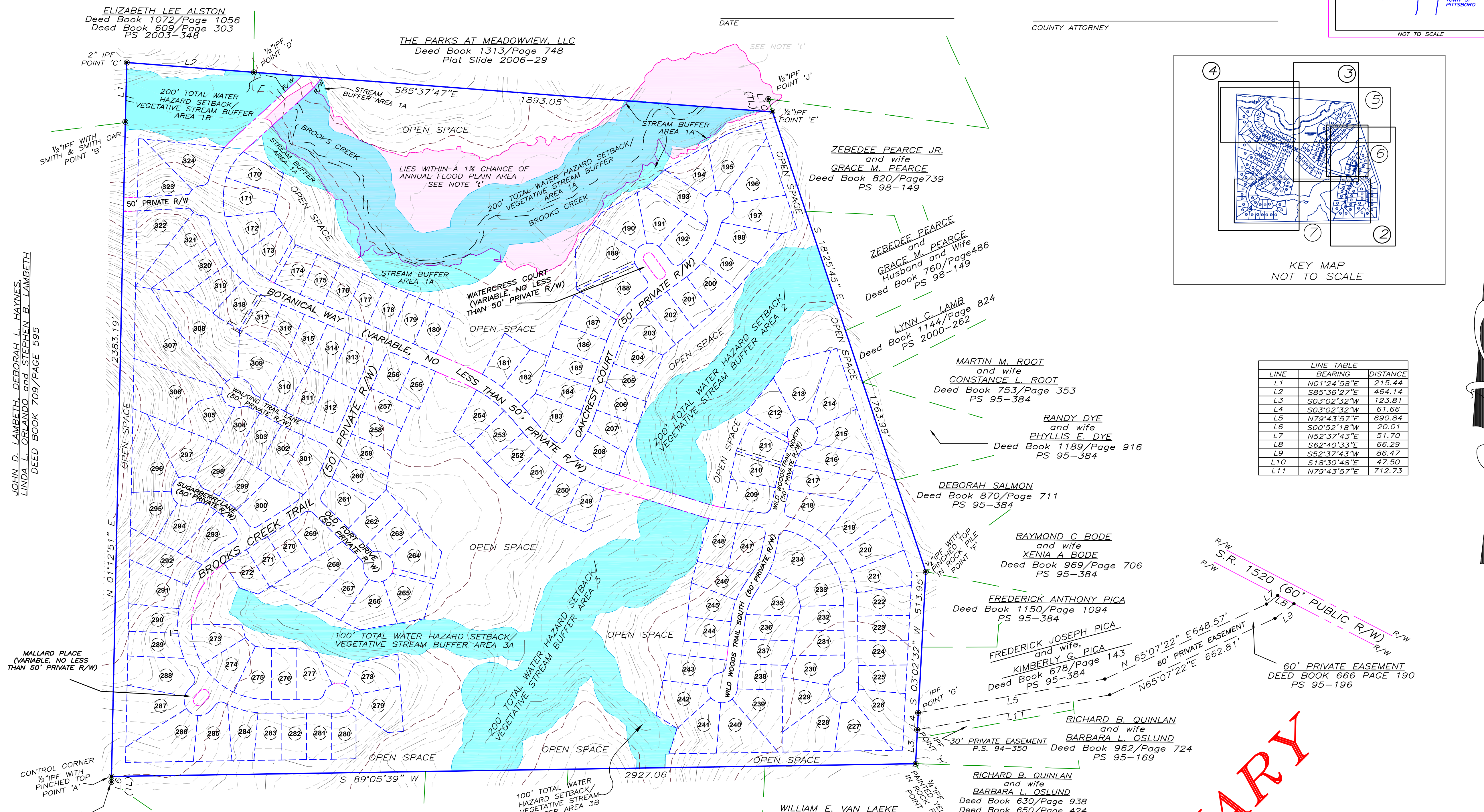
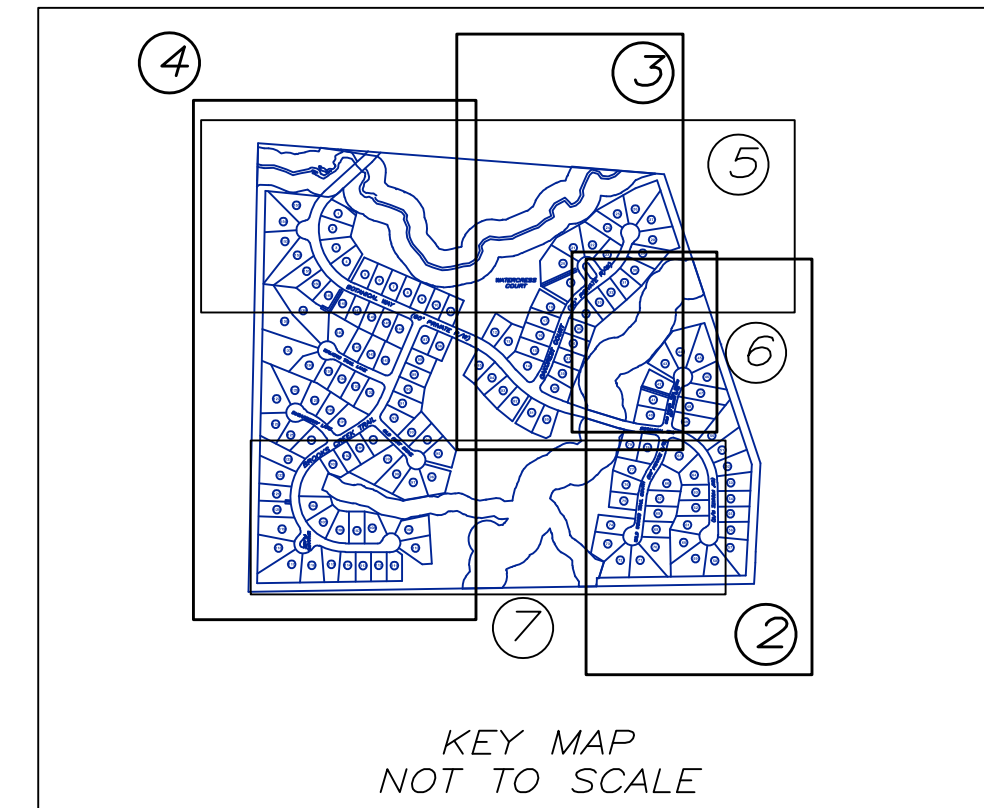
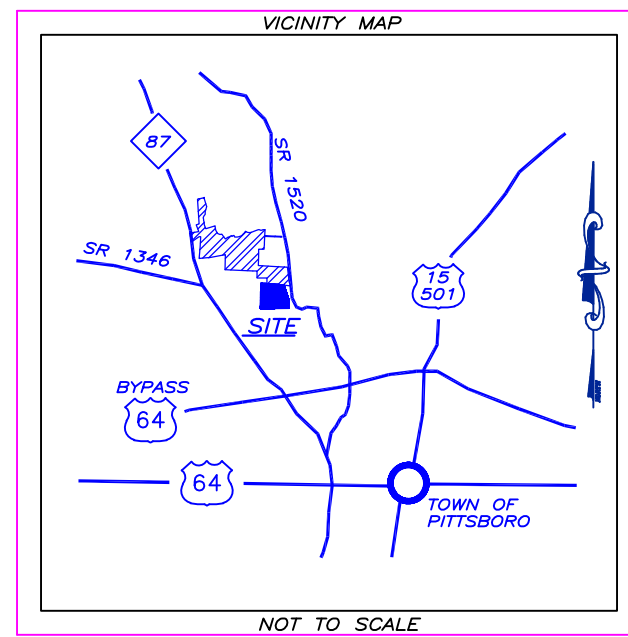
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR FOR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_  
OWNER \_\_\_\_\_  
DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF STREETS, WATER AND SEWER FACILITIES, AND SEWAGE TREATMENT FACILITIES

I HEREBY CERTIFY THAT THE PROPER PROVISION HAS BEEN MADE FOR THE INSTALLATION OF THE STREETS, WATER AND SEWER IMPROVEMENTS, AND SEWAGE TREATMENT FACILITIES IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS.

DATE \_\_\_\_\_  
COUNTY ATTORNEY \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N01°24'58"E	215.44
L2	S85°36'27"E	464.14
L3	S03°02'32"W	123.81
L4	S03°02'32"W	61.66
L5	N79°43'57"E	690.84
L6	S00°52'18"W	20.01
L7	N52°37'43"E	51.70
L8	S62°40'33"E	66.29
L9	S52°37'43"W	86.47
L10	S18°30'48"E	47.50
L11	N79°43'57"E	712.73

PLAT OF SUBDIVISION  
THE PARKS AT MEADOWVIEW-PHASE FIVE

PRELIMINARY  
FINAL PLAT  
LOTS 352 THROUGH 506  
SHEET ONE OF SEVEN  
REFERENCE: DEED BOOK 1293/PAGE 986  
DEED BOOK 666/PAGE 190  
CENTER TOWNSHIP ~ CHATHAM COUNTY ~ NORTH CAROLINA

MAY 20, 2007 SCALE : 1 INCH = 200 FEET  
PREPARED BY  
ABSOLUTE LAND SURVEYING AND MAPPING, P.C.  
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PHYSICAL ADDRESS ~ 964 EAST STREET, SUITE 210, PITTSBORO, N.C. 27312  
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