

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO ASSIGN A SUBDIVISION OF LAND AND CREATE 33 ADDITIONAL RESIDENTIAL LOTS & DEDICATE EASEMENTS IN THE WESTFALL COMMUNITY PHASE 5A & 6A AND BEING THE PROPERTY OF WESTFALL ASSOCIATES LLC BEARING PIN 9785-25-7351 AND AKPAR 20092 WITH A DEED REFERENCE OF BOOK 1597 PAGE 939 RECORDED IN THE CHATHAM COUNTY REGISTRY.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED. GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- AREAS CALCULATED BY THE COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/86) REFERENCED FROM PB 2008 PG 95 (CHATHAM COUNTY REGISTRY) BY SMITH AND SMITH SURVEYORS.
- UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #0782 (CHATHAM COUNTY), BEARING MAP #317087200K, EFFECTIVE DATE NOVEMBER 17, 2017, THE SUBJECT PROPERTY LIES IN ZONE "X".
- ALL PROPERTY CORNERS SET ARE 12" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOUND NOT NOTED HEREON AS OTHERWISE ARE 1/2" IRON PIPES (IPF) FLUSH WITH EXISTING GROUND.
- WITH REGARD TO "NO BUILD" AREAS (BETWEEN THE REAR LOT LINE AND EDGE OF THE BUILDING AREA) AS SHOWN ON THE SUBMITTED SITE PLAN, A RESTRICTION WILL BE PUT IN PLACE THAT WILL ALLOW HOME OWNERS TO CLEAR SUCH AREAS ONLY WITH HAND TOOLS (EFFECTIVELY LIMITED CLEARING TO UNDERBRUSH AND REMOVAL OF DEAD VEGETATION) AND DISALLOWING GRADING.
- THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO WESTFALL HOMEOWNERS ASSOCIATION, INC.
- THE STORMWATER FEATURES SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO WESTFALL HOMEOWNERS ASSOCIATION, INC.
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

LINE LEGEND

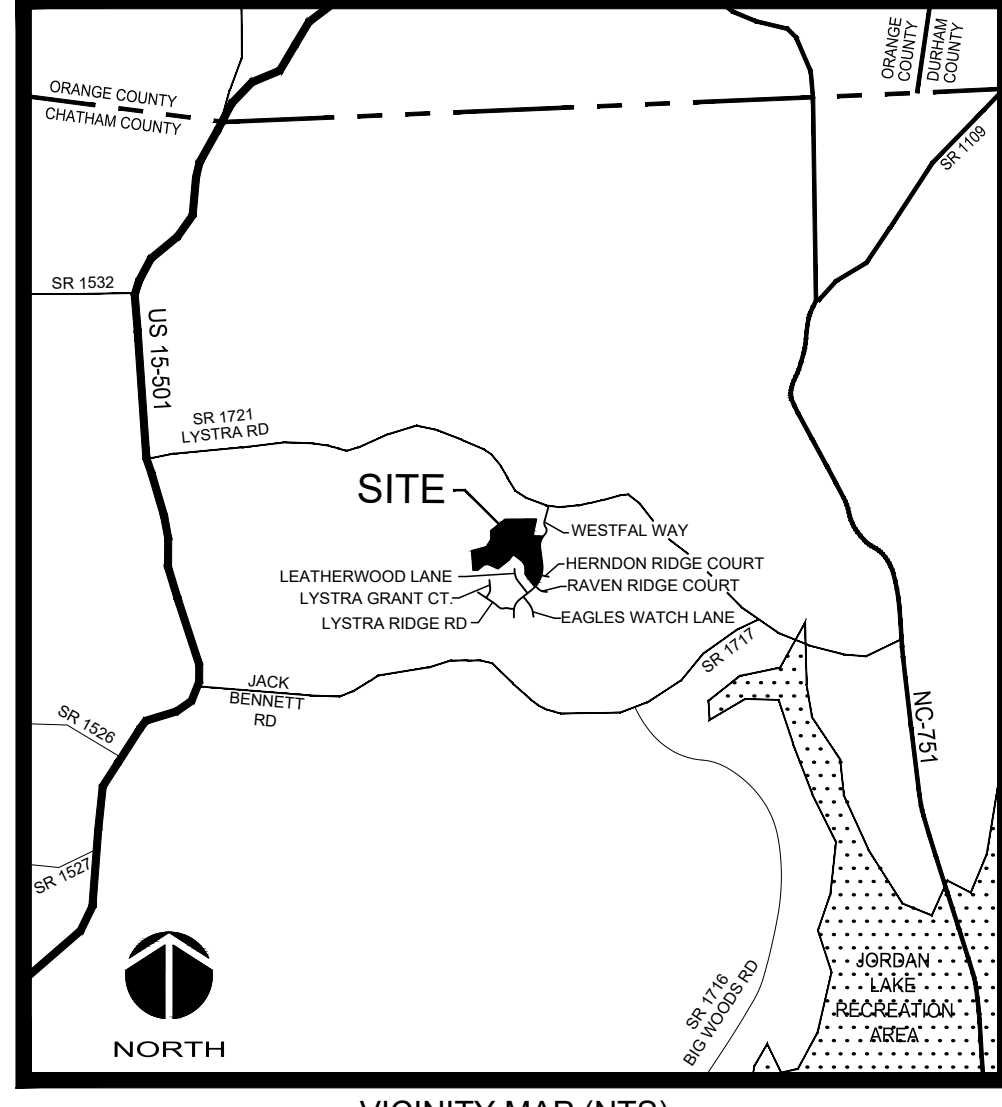
---	PROPERTY LINE (P/L)
---	P/L NOT SURVEYED
---	UNDISTURBED PERIMETER BUFFER
---	DRAINAGE EASEMENT LINE
---	MULTI-PURPOSE UTILITY EASEMENT
---	MIN. BUILDING SETBACK LINE
---	NO BUILD SETBACK
---	PHASE LINE

SYMBOL LEGEND

●	IPF = IRON PIPE FOUND
○	IPS = IRON PIPE SET
△	CP = COMPUTED POINT

AREA TABLE

NEW LOT NUMBER	PIN NUMBER	AKPAR NUMBER	EXISTING PARCEL AREA	AREA IN PHASE 5A	REMAINING PARCEL AREA
34-36, 100-113	PIN# 9785-00-25-7351	#20092	± 73.412 AC	± 24.316 AC	± 1,059,206 SF ± 2,138,636 SF
18 - 33	PIN# 9785-00-35-7279	#87109	± 14.356 AC	± 625,348 SF ± 14,356 AC	± 625,348 SF 0 AC 0 SF



Curve Table

Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	132.45	502.50	N84°18'37"E	132.06
C2	136.23	502.50	N68°59'35"E	135.81
C3	209.28	502.50	N49°17'43"E	207.77
C4	209.28	502.50	N49°17'43"E	207.77
C5	30.00	55.00	N39°54'52"E	29.63
C6	33.82	55.00	N05°50'23"E	33.29
C7	33.82	55.00	N29°23'41"W	33.29
C8	57.63	55.00	N77°01'40"W	55.03
C9	10.02	55.00	S87°44'16"W	10.00
C10	10.25	55.00	S87°10'46"W	10.24
C11	30.54	55.00	S35°55'52"W	30.15
C12	63.97	397.50	S41°58'27"W	63.90
C13	203.95	397.50	S61°16'57"W	201.72
C14	110.17	397.50	S83°55'16"W	109.62
C15	39.27	25.00	N43°08'20"W	35.36
C16	29.01	225.00	N05°33'16"E	28.99
C17	41.43	225.00	N14°31'22"E	41.37
C18	7.99	255.00	N18°54'01"E	7.99
C19	28.38	25.00	N50°31'17"E	26.88
C20	64.46	55.00	N49°27'54"E	60.83
C21	41.63	55.00	N05°47'33"W	40.64
C22	50.28	55.00	N53°39'59"W	48.55
C23	28.38	25.00	N47°20'21"W	26.88
C24	61.46	255.00	N21°43'31"W	61.31

Line Table

Line #	Length	Direction
L1	4.14	S88°08'20"E
L2	49.47	N19°47'52"E
L3	18.45	N29°54'54"W
L4	14.43	S01°35'58"E
L5	30.29	S82°38'09"E
L6	12.52	S29°57'42"E
L7	10.90	S29°54'54"E
L8	23.72	N88°08'20"W
L9	11.83	N88°08'20"W
L10	20.78	S65°12'04"E
L11	4.92	S85°12'04"E

SURVEY REFERENCES

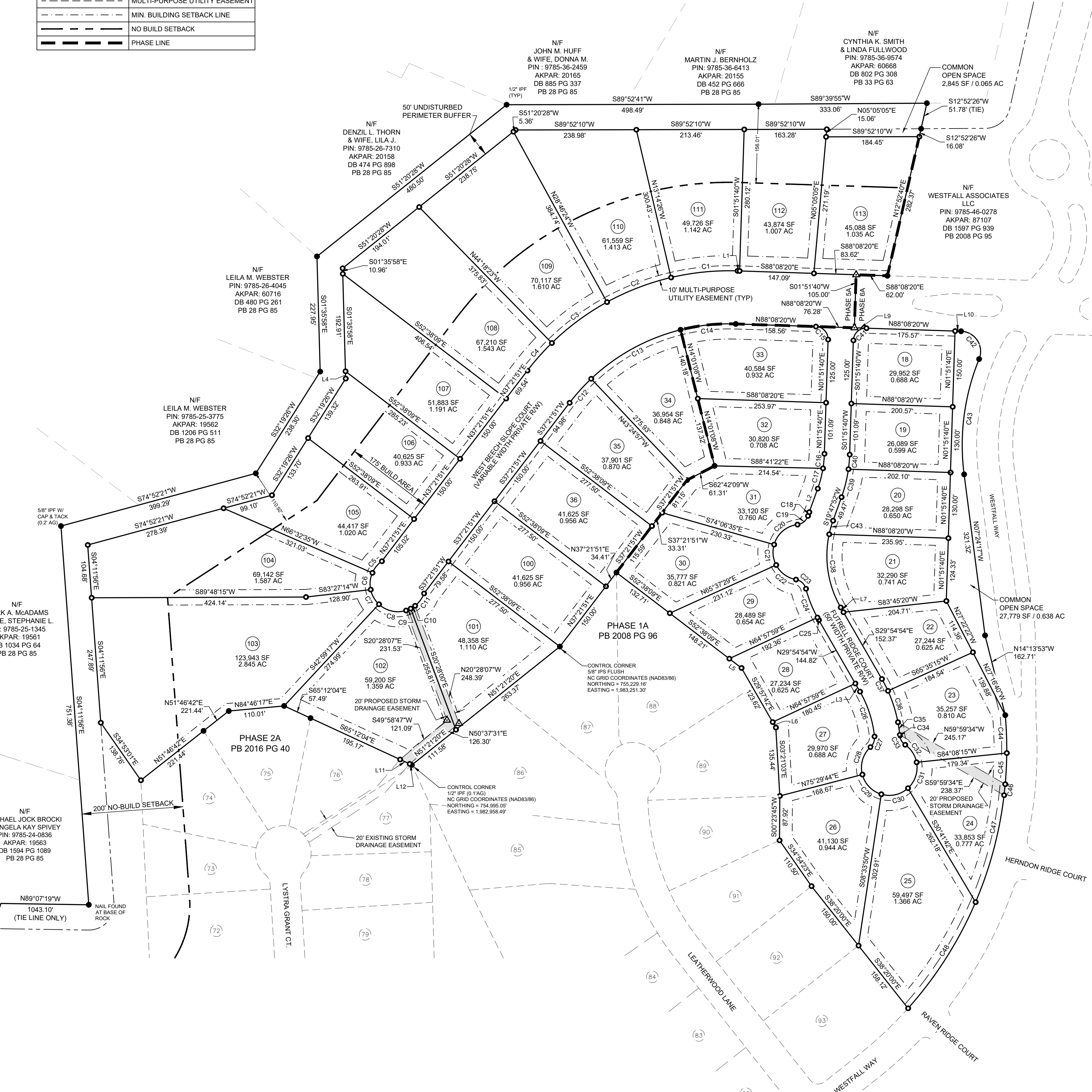
PLAT BOOK 2017 PAGE 242 (CURRENT)
 PLAT BOOK 2014 PAGE 261
 PLAT BOOK 2015 PAGE 327
 PLAT BOOK 2008 PAGE 300
 PLAT BOOK 28 PAGE 85
 PLAT BOOK 2008 PAGE 95
 PLAT BOOK 2008 PAGE 96
 PLAT BOOK 2016 PAGE 40
 PLAT BOOK 2016 PAGE 292
 PLAT BOOK 2014 PAGE 261
 PLAT BOOK 2014 PAGE 230
 DEED BOOK 1597 PAGE 939 (CURRENT)
 DEED BOOK 1755 PAGE 327
 DEED BOOK 880 PAGE 689
 DEED BOOK 1611 PAGE 395
 DEED BOOK 1422 PAGE 186
 DEED BOOK 398 PAGE 682
 DEED BOOK 678 PAGE 1007
 DEED BOOK 1692 PAGE 625
 DEED BOOK 436 PAGE 22
 DEED BOOK 1584 PAGE 1089
 DEED BOOK 1034 PAGE 64
 DEED BOOK 1206 PAGE 511
 DEED BOOK 1235 PAGE 775
 DEED BOOK 480 PAGE 261
 DEED BOOK 474 PAGE 898
 DEED BOOK 885 PAGE 337
 DEED BOOK 452 PAGE 666
 DEED BOOK 802 PAGE 308
 DEED BOOK 1597 PAGE 939
 DEED BOOK 1597 PAGE 939
 DEED BOOK 1755 PAGE 327

PROPERTY DATA

CURRENT OWNER: WESTFALL ASSOCIATES, LLC
 SITE ADDRESS: JACK BENNETT RD., CHATHAM COUNTY, NC
 REFERENCES: DB 1597 PG 939; PB 2017 PG 242
 PIN: 9785-25-7351
 AKPAR: 20092
 ZONED: R-1 CUP PUD
 MINIMUM BUILDING RESTRICTIONS:
 FRONT: 30'; REAR: 25'; SIDE: 15'
 WATERSHED: WS-IV-PA

ABBREVIATIONS

AG ABOVE GROUND
 BG BELOW GROUND
 BM BOOK OF MAPS
 DB DEED BOOK
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 NOW OR FORMERLY
 PG PAGE
 POB POINT OF BEGINNING
 RW RIGHT OF WAY
 TYP TYPICAL
 PL PROPERTY LINE
 OS OFFSET



CERTIFICATE OF WATER EASEMENT

THE "TIMBER CREEK PATH" ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE, (STREETS, SIDEWALKS, CURBS AND GUTTER, LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM. CHATHAM COUNTY WILL RESTORE REPAIR AREA TO GRADE SUCH THAT NO SAFETY HAZARD IS CREATED.

OWNER OR AUTHORIZED AGENT

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM

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

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

2019

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

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 PUBLIC OR PRIVATE USE AS NOTED.

2019

OWNER(S) / AUTHORIZED AGENT
 JAN R. FUTRELL - MEMBER / MANAGER
 WESTFALL ASSOCIATES LLC

CERTIFICATION OF NOTARY

STATE OF NORTH CAROLINA
 WAKE COUNTY

I, JOHN DUBOIS, A NOTARY PUBLIC FOR SAID

COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK _____ PAGE _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: _____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
 THIS _____ DAY OF _____, A.D., 2019.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

JAMIE SHANE STRICKLAND, PLS L-4669

I, JAMIE SHANE STRICKLAND, 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.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

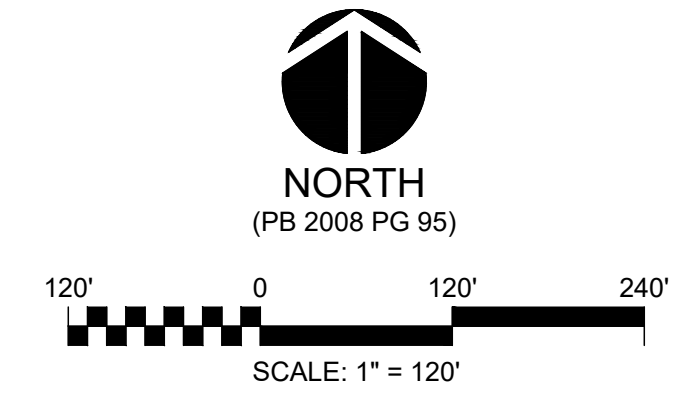
JAMIE SHANE STRICKLAND, PLS L-4669

SITE DATA PHASE 5A

TOTAL LOTS	17 RESIDENTIAL LOTS
TOTAL AREA	1,059,206 SF / 24.316 AC
MINIMUM LOT SIZE	36,954 SF / 0.848 AC
MAXIMUM LOT SIZE	123,943 SF / 2.845 AC
AVERAGE LOT SIZE	54,897 SF / 1.260 AC
NEW PRIVATE RW	125,956 SF / 2.892 AC

SITE DATA PHASE 6A

TOTAL LOTS	16 RESIDENTIAL LOTS
TOTAL AREA	625,348 SF / 14.356 AC
MINIMUM LOT SIZE	26,089 SF / 0.599 AC
MAXIMUM LOT SIZE	59,497 SF / 1.366 AC
AVERAGE LOT SIZE	33,725 SF / 0.774 AC
NEW PRIVATE RW	57,966 SF / 1.331 AC



REVISIONS

NO.	TRC REVIEW COMMENTS	DATE
1		04/17/19

CE GROUP

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SUBDIVISION PLAT

WESTFALL - PHASE 5A & 6A

PROPERTY OF

WESTFALL ASSOCIATES, LLC

WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: MARCH 25, 2019

Scale: 1" = 120'

Drawn: ARP

Checked: JSS

Project No. 800-12

Computer Dwg. Name Westfall_PH4B_SubdivisionPlat.dwg

Sheet No. 1 Of 1