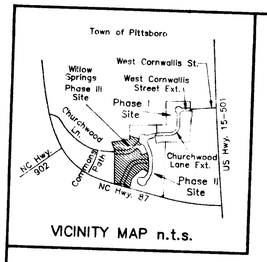

VICINITY MAP n.t.s.

Phase Three :

7.835 Acres	(Area in lots)
1.556 Acres	(Area in R/W)
0.450 Acres	(Area in Park)
9.841 Acres	(Total Area)

Open Space :

Required Open Space (Sect 6.5.A.2.a Pittsboro Subdivision Regulations) :
0.033 Acres x 64 Total Lots = 2.112 Ac.

Provided Open Space :

Park (Phase Two)	= 2.221 Ac.
Park (Phase Three)	= 0.450 Ac.
Area in Sidewalk	= 0.290 Ac.
Total Open Space	= 2.961 Ac.

Notes :

1) All streets are to be dedicated to the Town of Pittsboro.

2) Cluster style mail boxes for Phases I, II and III will be located in the Common Area as shown on the plat for Phase III.

3) Distances shown are horizontal ground distances unless otherwise noted.

4) Building setbacks as per R15 cluster subdivision :

Front = 27'
Side = 8'
Rear = 19'

5) Willow Springs Subdivision is a Cluster Subdivision.

6) All lots are served by public water and sewer.

7) Public Water Supply Watershed Protection Statement :
All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions reguarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this project. Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners association pursuant to the Operation and Maintenance Agreements filed with the Chatham County Register of Deeds in Book 942 Page 534

Curve Table :

Curve	Arc	Radius	Chord	
C1	128.84'	205.00'	S 70° 42' 04" W	126.73'
C2	22.69'	205.00'	S 49° 31' 32" W	22.68'
C3	22.83'	25.00'	S 20° 11' 53" W	22.04'
C4	42.16'	25.00'	S 45° 19' 42" E	37.34'
C5	143.79'	205.00'	S 23° 04' 41" W	140.86'
C6	61.80'	475.00'	N 82° 37' 58" E	61.75'
C7	31.32'	278.44'	N 60° 56' 58" E	31.30'
C8	102.07'	475.00'	N 70° 19' 40" E	101.87'
C9	120.26'	278.44'	N 45° 21' 15" E	119.32'
C10	95.00'	278.44'	N 23° 12' 26" E	94.54'
C11	56.86'	328.44'	S 18° 23' 31" W	56.78'
C12	80.00'	328.44'	S 30° 19' 45" W	79.80'
C13	80.00'	328.44'	S 44° 17' 06" W	79.80'
C14	16.18'	525.00'	S 65° 03' 18" W	16.18'
C15	74.00'	328.44'	S 57° 43' 03" W	73.84'
C16	97.01'	525.00'	S 71° 13' 55" W	96.88'
C17	70.01'	525.00'	S 82° 32' 23" W	69.96'
C18	39.27	25.00'	S 41° 21' 36" W	35.36'
C19	5.99'	255.00'	N 47° 01' 42" E	5.99'
C20	97.76'	255.00'	N 63° 10' 43" E	97.16'
C21	54.73'	255.00'	N 81° 26' 00" E	54.56'
R1	20.08'	475.00'	N 77° 41' 40" E	20.08'
R2	20.10'	525.00'	S 77° 37' 21" W	20.10'
R3	20.01'	255.00'	N 49° 56' 54" E	20.00'
R4	8.97'	25.00'	N 75° 11' 08" W	8.92'
R5	20.09'	60.00'	N 74° 29' 54" W	19.99'

Line Table :

L1	N 01° 47' 51" W	12.57'
L2	N 78° 06' 35" E	18.82'
L3	N 68° 26' 13" W	70.71'
L4	N 06° 15' 08" E	40.00'
L5	S 20° 36' 49" W	40.00'
L6	N 84° 41' 50" W	70.71'
L7	S 86° 21' 36" W	4.78'

Tie Line Table :

T1	N 01° 47' 51" W	50.00'
T2	N 40° 22' 21" W	50.08'
T3	N 02° 15' 49" W	50.01'

Final Plat Approval

I hereby certify that the subdivision plat shown hereon is a Major Subdivision and has been found to comply with the subdivision regulations for the Town of Pittsboro. The plat has been approved for recording in the office of the County Register of Deeds.

June 10, 2002
Date of Board Approval

6/10/02 Nancy R. May
Date Mayor

I, James H. Holland, Jr., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures 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 6th day of May, A.D., 2002.

NORTH CAROLINA PROFESSIONAL SEAL L-2680 LAND SURVEYOR JAMES H. HOLLAND, JR.

Surveyor

L-2680
Registration Number

State of North Carolina
County of Chatham

Kim Horton, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Kim Horton by Lynda Hall 6-11-02
Review Officer GIS Tech Date

I, hereby certify :

☒ A - 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.

☐ B - That this survey is located in such 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 this survey is of an existing parcel or parcels of land and does not creat a new street or change an existing street.
☐ 2 - That this survey is of an existing building or other structure, or natural feature, such as a watercourse.
☐ 3 - That this survey is a control survey.

☐ D - That this 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.

Professional Land Surveyor

LEGEND :

O Iron Pipe Set (Unless Otherwise Designated)
● Existing Iron Pipe or Stake
△ Computed Corner (Nothing Set)
□ Concrete Monument Set
■ Existing Concrete Monument

Tax Parcel :

Zoning : R15/WSIV-PA

Recorded :

Ownership Certificate

I (We) hereby certify that I (we) am (are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deeds recorded as referenced and shown hereon: and that I (we) hereby adopt this plan with my (our) free consent, established minimum building setback lines and dedicate all streets, alleys, walks, parks, water lines, solid waste systems, utilities, easements and other open spaces to public or private use as noted. Furthermore, I (we) certify that the land as shown hereon is within an area that is zoned and regulated by the Town of Pittsboro with a zoning ordinance and subdivision regulations.

Robert A Hartford 6/6/2002
Robert Nutter 6/6/2002
Owner(s) Date

North Carolina, Chatham County

I, Peggy R. Hackney a Notary Public for said County and State, do hereby certify that Robert A Hartford & Robert Nutter personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 6th day of June 2002

Peggy R. Hackney
Notary Public
December 30, 2005
My Commission Expires

PEGGY R. HACKNEY NOTARY PUBLIC CHATHAM COUNTY, N.C.

FILED
2002 JUN 11 A 9:52
REBA G. THOMAS REGISTER OF DEEDS CHATHAM COUNTY, N.C.

Willow Springs Phase II

NORTH CAROLINA CHATHAM COUNTY

THIS PLAT WAS PRESENTED FOR REGISTRATION AT 9:52 O'CLOCK A.M. ON June 11, 2002 AND RECORDED ON PLAT SLIDE 2002-220, CHATHAM COUNTY REGISTRY.

REBA G. THOMAS
REGISTER OF DEEDS BY: Beverly Mitchell ASSISTANT

60 30 0 60 120 180
SCALE IN FEET

References :

DB 769 Pg. 621
DB 767 Pg. 818
PS 98-289
PS 98-393

Owner/Developer :

Willow Springs Subdivision, L.L.C.
5424 Hough Road
Hillsborough, NC 27278

2002-220

FINAL PLAT
WILLOW SPRINGS SUBDIVISION PHASE THREE

A CLUSTER SUBDIVISION
CENTER TWP., CHATHAM CO., NC
SCALE : 1" = 60'
DATE : MAY 6, 2002

HOLLAND Land Surveying
608 Airport Rd. Chapel Hill, NC 27514
(919) 942-9401

Proj. No. 98-073
PITTSD3.DWG