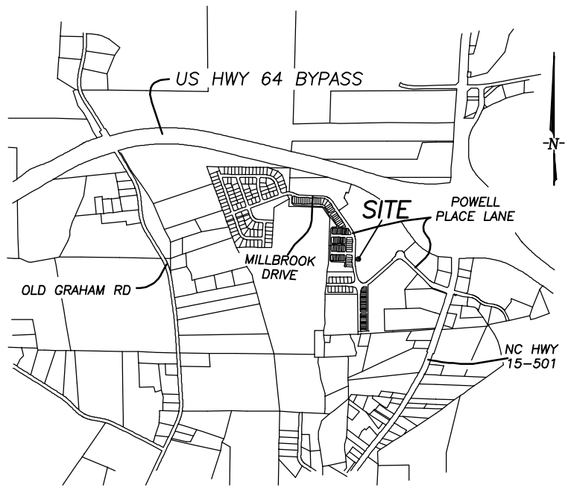

VICINITY MAP NOT TO SCALE

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON _____, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____, A.D., 2014.

TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

L-3639

MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM 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.

_____

OWNER(S) SIGNATURE

NOTARY PUBLIC

I, _____,Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the _____day of _____, 2014.

_____

NOTARY PUBLIC

_____

MY COMMISSION EXPIRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	41.11'	36.63'	S67°07'15"E
C2	72.50'	12.09'	12.07'	N60°59'57"E
C3	25.00'	8.68'	8.64'	N46°16'28"E
C4	25.00'	12.69'	12.56'	N21°46'54"E
C5	55.00'	47.32'	45.87'	S31°52'58"W
C6	55.00'	36.92'	36.23'	S75°45'33"W
C7	55.00'	44.64'	43.42'	N61°45'32"W
C8	55.00'	50.44'	48.69'	N12°14'16"W
C9	55.00'	41.60'	40.62'	N35°42'06"E
C10	55.00'	45.92'	44.60'	N81°17'21"E
C11	25.00'	15.56'	15.31'	S87°22'24"W
C12	25.00'	5.81'	5.80'	S62°52'50"W
C13	127.50'	38.01'	37.87'	N64°45'49"E
C14	25.00'	34.87'	32.11'	S33°20'38"W
C15	25.00'	39.27'	35.36'	S43°18'32"E
C16	10.00'	15.71'	14.14'	N46°41'28"E
C17	56.00'	16.78'	16.72'	S10°16'31"W
C18	56.00'	35.60'	35.00'	S37°04'10"W
C19	56.00'	35.59'	34.99'	S73°29'07"W
C20	56.00'	42.07'	41.09'	N66°47'11"W
C21	56.00'	45.89'	44.62'	N21°47'11"W
C22	60.00'	28.56'	28.29'	N15°19'40"E
C23	60.00'	51.57'	50.00'	N53°35'20"E
C24	60.00'	14.11'	14.08'	N84°57'08"E
C25	25.00'	39.27'	35.36'	S46°41'28"W
C26	427.50'	34.48'	34.47'	N00°37'11"W
C27	427.50'	27.50'	27.50'	N04°46'24"W
C28	427.50'	99.99'	99.76'	N13°19'00"W
C29	427.50'	102.67'	102.42'	N26°53'50"W
C30	11.00'	34.56'	22.00'	N88°18'32"W
C31	11.00'	34.56'	22.00'	S88°18'32"E

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 56°13'22" E	36.00'
L2	N 56°13'22" E	52.00'
L3	N 56°13'22" E	43.50'
L4	S 56°13'22" W	48.24'
L5	S 56°13'22" W	54.26'
L6	S 56°13'22" W	29.00'
L7	S 88°18'32" E	95.00'
L8	S 88°18'32" E	52.00'
L9	S 88°18'32" E	52.00'
L10	S 88°18'32" E	45.00'
L11	N 01°41'28" E	82.46'
L12	S 01°41'28" W	65.40'
L13	S 01°41'28" W	22.06'
L14	N 88°18'32" W	35.99'
L15	N 88°18'32" W	54.00'
L16	N 88°18'32" W	54.00'
L17	N 88°18'32" W	54.00'
L18	N 88°18'32" W	108.01'
L19	N 01°41'28" E	56.00'
L20	N 01°41'28" E	54.00'
L21	N 01°41'28" E	54.00'
L22	N 01°41'28" E	20.58'
L23	N 01°41'28" E	19.47'
L24	N 19°07'13" E	14.63'
L25	N 68°17'35" E	60.34'
L26	N 68°17'35" E	28.96'
L27	N 65°38'41" E	10.76'
L28	N 65°38'41" E	15.09'
L29	N 65°38'41" E	54.58'
L30	N 68°26'01" E	61.40'
L31	N 01°41'28" E	105.00'
L32	N 01°41'28" E	31.00'
L33	N 01°41'28" E	54.00'
L34	N 01°41'28" E	54.00'
L35	N 01°41'28" E	19.56'
L36	N 33°46'38" W	14.24'
L37	S 42°41'19" W	21.38'
L38	N 88°07'07" W	97.95'
L39	S 42°41'19" W	10.68'
L40	N 88°07'07" W	106.14'
L41	S 88°18'32" E	56.00'
L42	S 75°58'02" E	55.00'
L43	N 01°41'28" E	57.99'
L44	S 01°41'28" W	57.99'

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES, OR SALES

CERTIFICATE OF APPROVAL

I DO HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HEREON COMPLIES WITH THE SUBDIVISION ORDINANCE FOR THE TOWN OF PITTSBORO, NC WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED ON THIS PLAT AND IN THE MINUTES OF THE TOWN OF PITTSBORO TOWN BOARD OF COMMISSIONERS AND IS APPROVED FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS.

_____, 2014

BY: _____
MAYOR

VOID IF NOT RECORDED IN THE LAND RECORDS OFFICE OF CHATHAM COUNTY WITHIN 180 DAYS OF THE ABOVE SIGNATURE. THE REGISTER OF DEEDS SHALL NOT RECORD THIS DOCUMENT MORE THAN 180 DAYS AFTER THE ABOVE DATE.

PUBLIC WATER SUPPLY WATERSHED PROTECTION STATEMENT

ALL PORTIONS OF THE PROPERTY CONTAINED IN THIS SUBDIVISION ARE LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS REGARDING SUCH MATTERS AS RESIDENTIAL DENSITY, MAXIMUM IMPERVIOUS SURFACE AREA AND STORM WATER CONTROL MEASURES MAY APPLY TO THIS PROPERTY. ANY ENGINEERED STORM WATER CONTROLS SHOWN ON THIS PLAT ARE TO BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AS NOTED.

REVIEW OFFICER CERTIFICATE – STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I _____, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____

REVIEW OFFICER DATE

The record owners of all lots in the Powell Place Mixed Use Planned Development that are served by the streets shown on this plat shall have a perpetual easement for access on such streets, which easement shall run with the land shown hereon until such time as the streets are accepted for maintenance by the Town of Pittsboro or the North Carolina Department of Transportation. The streets shown on this plat shall be maintained by Powell Place Development Company in accordance with the standards set for approval of acceptance into the State Road System until such time as the streets are accepted for maintenance by the Town of Pittsboro or the North Carolina Department of Transportation."

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: PLAT BOOK 93 PAGE 172. NO NC GRID MONUMENT IS LOCATED WITHIN 2000'.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. THERE SHALL BE NO DIRECT ACCESS TO U.S. HIGHWAY 64-BYPASS AS IT IS A CONTROLLED ACCESS HIGHWAY.
7. THIS PARCEL IS NOT WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA PER NC FLOOD INSURANCE RATE MAP #3710974200J, DATED 2/2/07.

AREA SUMMARY

R/W AREA	54,768 SF	/ 1.257 AC
COMMON OPEN SPACE		0.038 AC
LOT AREA	252,656 SF	/ 5.800 AC
TOTAL	309,080 SF	/ 7.095 AC

BUILDING SETBACKS

FRONT	10'
SIDE/CORNER SIDE	3'/6'
REAR	3'
US 64	50'
MINMUM LOT SIZE	6,163 SF

ZONING:

MU-PD

MAP/DEED REFERENCES:

DB 1039 PG 329 (SOURCE)
BM 2007 PG 321
DB 1613 PG 433
BM 2014 PG 81

LEGEND:

IRON PIPE FOUND ● IPF
CONCRETE MONUMENT ■
CONTROL CORNER △ CC

POWELL PLACE DEVELOPMENT COMPANY
190 FINLEY GOLF COURSE RD.
CHAPEL HILL, NC 27517

RECORDED IN BOOK OF MAPS _____, PAGE _____, CHATHAM COUNTY

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 Corporate License #C-832

POWELL PLACE, LOTS 5-34
A PORTION OF PHASE 2D
POWELL PLACE DEVELOPMENT COMPANY
CENTER TOWNSHIP CHATHAM COUNTY NORTH CAROLINA
SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 8/5/14	SCALE: N/A
DRAWN: MED	CHECKED: MED
SHEET: 1 OF 2	
CAD FILE: BD_14141A	
PROJECT NO: 02050351.1	