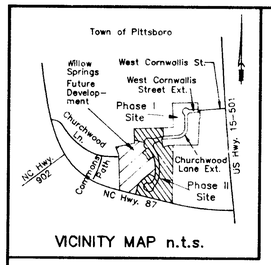


VICINITY MAP n.t.s.

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 regarding 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 842 Page 584

8) Lots in Willow Springs Subdivision are subject to impervious surface restrictions and must comply with Section 5.5.3 of the Pittsboro Town Zoning Ordinance.

Phase Two :

7.383 Acres	(Area in lots)
1.713 Acres	(Area in R/W)
2.221 Acres	(Area in Common Land)
11.317 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)	= 0.220 Ac.
Area in Sidewalk	= 0.290 Ac.
Total Open Space	= 2.731 Ac.

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.

R.A. Hartford 11/14/2001
Robert O. Nutter 11/14/2001
Owner(s) Date

North Carolina, Chatham County

I, James H. Holland, Jr. a Notary Public for said County and State, do hereby certify that R.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 14 day of Nov 2001.

Notary Public
11/12/04
My Commission Expires

JAMES H. HOLLAND, JR. NOTARY PUBLIC CHATHAM COUNTY, NC

Curve Table :

Curve	Arc	Radius	Chord	
C1	39.02'	60.00'	S 12° 40' 21" W	38.34'
C2	42.10'	60.00'	S 51° 24' 24" W	41.25'
C3	46.57'	60.00'	N 86° 15' 13" W	45.41'
C4	20.32'	25.00'	N 87° 18' 03" W	19.76'
C5	73.36'	255.00'	S 77° 39' 26" W	73.11'
C6	23.55'	25.00'	N 09° 10' 01" W	22.69'
C7	9.22'	60.00'	N 13° 24' 46" E	9.22'
C8	28.05'	25.00'	N 41° 09' 10" E	26.60'
C9	45.09'	205.00'	N 79° 35' 54" E	45.00'
C10	46.50'	175.00'	N 28° 32' 20" W	46.36'
C11	52.80'	175.00'	N 12° 17' 00" W	52.60'
C12	38.57'	255.00'	N 00° 41' 34" E	38.53'
C13	117.67'	255.00'	N 18° 14' 43" E	116.63'
C14	75.00'	255.00'	N 39° 53' 26" E	74.73'
C15	57.00'	255.00'	N 54° 43' 12" E	56.88'
C16	23.55'	25.00'	N 34° 08' 23" E	22.69'
C17	6.00'	60.00'	N 10° 01' 14" E	6.00'
C18	119.07'	60.00'	N 69° 44' 10" E	100.47'
C19	67.10'	60.00'	S 21° 22' 28" E	63.66'
C20	89.27'	60.00'	S 53° 17' 16" W	81.26'
C21	14.58'	25.00'	S 77° 49' 50" W	14.37'
C22	64.23'	205.00'	S 52° 08' 53" W	63.97'
C23	70.93'	125.00'	S 19° 53' 44" E	69.98'
C24	23.55'	25.00'	S 63° 08' 06" E	22.69'
C25	12.63'	60.00'	S 84° 05' 17" E	12.61'
C26	24.26'	25.00'	N 74° 08' 57" E	23.32'
R1	20.09'	60.00'	S 74° 29' 54" E	19.99'
R2	8.97'	25.00'	S 75° 11' 08" E	8.92'
R3	143.79'	205.00'	N 23° 04' 41" E	140.86'
R4	42.16'	25.00'	N 45° 19' 42" W	37.34'
R5	39.27'	25.00'	N 41° 21' 36" E	35.36'
R6	22.83'	25.00'	N 20° 11' 53" E	22.04'

Line Table (Tie Line) :

T1	N 40° 22' 21" W	50.08'
T2	S 32° 15' 26" W	62.09'
T3	N 02° 15' 49" W	50.01'

NC Grid North (NAD 83)
PS 98-393

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.

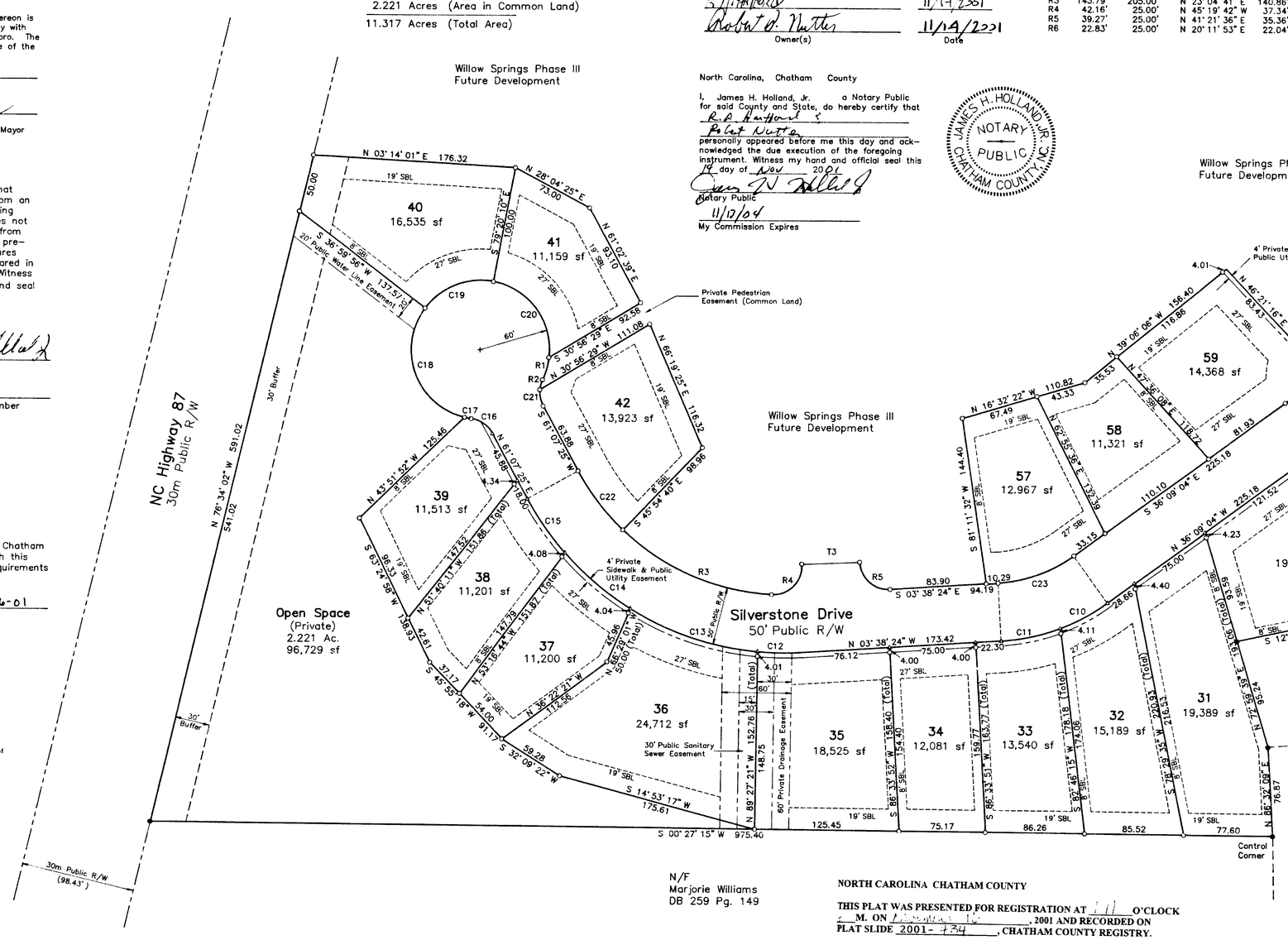
11/12/01
Date of Board Approval

11/15/01 Agnes 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 28th day of August, A.D., 2001.

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

Surveyor
L-2680
Registration Number



State of North Carolina
County of Chatham

I, 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 11-16-01
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 :

NORTH CAROLINA CHATHAM COUNTY

THIS PLAT WAS PRESENTED FOR REGISTRATION AT 1:11 O'CLOCK P M. ON November 16, 2001 AND RECORDED ON PLAT SLIDE 2001-434, CHATHAM COUNTY REGISTRY.

REBA G. THOMAS
REGISTER OF DEEDS BY: Verna Ellis 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

FILED 2001 NOV 16 P 1:11

FINAL PLAT
WILLOW SPRINGS SUBDIVISION PHASE TWO
A CLUSTER SUBDIVISION
CENTER TWP., CHATHAM CO., NC
SCALE : 1" = 60'
DATE : OCTOBER 10, 2001

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

Revisions :
Nov. 6, 2001
Nov. 13, 2001

Proj. No. 98-073
PITTSD2.DWG

2001-434