

PREPARED FOR:

CANOY SURVEYING

P-1938

1154 SHONELE LANE
STEM, NC 27581

PHONE (984) 377-2626

PREPARED BY:

MAJOR SUBDIVISION PLAT

RIDGECREST ESTATES

PROPERTY OF: LOVIN SPOONFULL LLC

RIDGECREST- PARCEL# 0001798
CHATHAM COUNTY - BALDWIN TOWNSHIP - NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: 2/14/2024

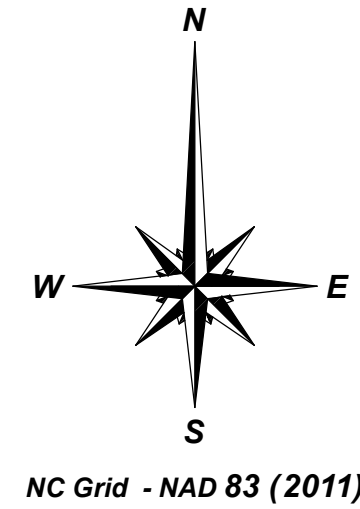
SCALE: 1" = 150'

DRAWN BY: OS

CHECKED BY: ARC

PROJECT: RIDGECRESTESTATES

SHEET: 1 / 2



CERTIFICATION CHECKLIST FOR PRIVATE EASEMENT table with columns for item description and completion status. Items include travelway clearance, overhead clearance, roadway surface, slope, compacted subgrade, and easement length requirements.

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TRACT OF LAND WITH PARCEL # 0001798... 2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011)... 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES... 4. AREA BY COORDINATE GEOMETRY... 5. REFERENCES: DB 2274, PG 367; DB 729 PG 470; PB 12 PG 97; PB 2019, PG 305; OF THE CHATHAM COUNTY REGISTRY. PIN: 975400388220; 975400482914; 6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH... 7. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" & "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3710975400K DATED 11/17/2017... 8. NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT CHATHAM CO PLANNING FOR FURTHER RESTRICTIONS... 9. ZONE: R-1; SETBACKS: FRONT:40', REAR:25', SIDE:25'. REF CHATHAM CO UDO, CONTACT CHATHAM CO PLANNING FOR FURTHER RESTRICTIONS... 10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET... 11. NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY... 12. FLOOD HAZARD LINES ARE OF APPROXIMATE LOCATION. DATA DOWNLOADED FROM FRIS.NC.GOV... 13. THE DEPICTION OF SURFACE UTILITIES IS DERIVED SOLELY FROM VISIBLE EVIDENCE. CONTACT RELEVANT UTILITY COMPANIES FOR COMPREHENSIVE UTILITY INFORMATION AND EASEMENT DETAILS... 14. DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF RIDGECREST ESTATE DRIVE AND GATTIS WAY UNTIL THE ROAD IS RELEASED TO NCDOT... 15. THE RIGHT OF ANY UTILITY LOCATED ON A SUBDIVISION ROAD THAT IS ADDED TO THE STATE SYSTEM SHALL BE SUBORDINATE TO THE NCDOT'S RIGHT OF WAY, AND THE UTILITY SHALL BE SUBJECT TO REGULATION BY THE NCDOT... 16. THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT. THE O&M AGREEMENT WILL BE RECORDED ONCE THERE IS TRANSFER OF OWNERSHIP... 17. STORMWATER CONTROL MEASURES SHALL BE POSTED WITH CONSPICUOUS SIGNAGE STATING WHO IS RESPONSIBLE FOR REQUIRED MAINTENANCE AND ANNUAL INSPECTIONS. SIGNAGE SHOULD READ: "THIS LOT CONTAINS A STORMWATER CONTROL MEASURE. THE O&M/POA IS RESPONSIBLE FOR REQUIRED MAINTENANCE AND ANNUAL INSPECTIONS. PLEASE CONTACT THE WATERSHED PROTECTION DEPARTMENT AT (XXX-XXX-TBD AT FINAL PLAT) FOR FURTHER INFORMATION". SIGNAGE SHOULD BE PLACED AT THE ACCESS POINT WHERE THE EASEMENT IS CONNECTED TO THE PUBLIC RIGHT-OF-WAY. ADDITIONALLY, IF THE SCM IS ON MULTIPLE LOTS THE SIGNAGE SHOULD CALL OUT EACH LOT THAT CONTAINS THE SCM. EXAMPLE: "LOTS 1-5 CONTAIN A STORMWATER CONTROL MEASURE..." PROVIDING THIS ON THE SIGNAGE ALLEVIATES THE NEED FOR PLACING SIGNS AT EACH LOT.



VICINITY MAP (NOT TO SCALE)

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

Property Owner _____ Date _____
Property Owner _____ Date _____
Property Owner _____ Date _____

ADEQUATE SOILS CERTIFICATION OF REVIEW BY A LICENSED SOIL SCIENTIST

I hereby certify that Lots 1 through 28 shown on this plat for Ridgecrest Estates have been reviewed in accordance with the .1900 North Carolina laws and rules for sewage treatment and disposal systems. As of this date, and based on this review of existing site conditions the lots numbered above on this plat meet these regulations.

Certification does not represent approval or a permit for any site work. Final site approval for issuance of improvement permits is based on regulations in force at the time of permitting and is dependent on satisfactory completion of individual site evaluations following application for an improvement permit detailing a specific use and siting.

Any change in use or any site alteration may result in suspension or revocation of certification.

NC LICENSED SOIL SCIENTIST (SEAL) _____ DATE _____
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 _____

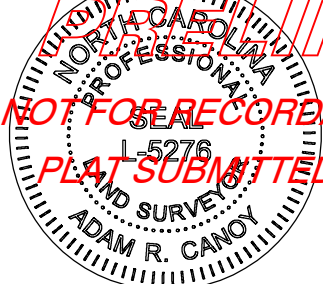
SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY THAT ONE OF THE FOLLOWING: THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR NOT FOR THE PURPOSE OF THE CREATION OF A SUBDIVISION OR PLAT SUBMITTED FOR REVIEW PURPOSES ONLY

ADAM R. CANOY, P.L.S. N.C. REG. No.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 440, PAGE 324; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FROM PERSON CO GIS; THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND THAT DOES CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THE RATIO OF PRECISION IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS _____ DAY OF _____ 20____



CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Chatham County utility policy and/or the Chatham County Subdivision Regulations, except as noted hereon; or property provisions have been made for their installation.

Signature _____ Title _____
Date _____

CERTIFICATION 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

Planning Director or Authorized Representative _____ DATE _____

GPS GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS A
2) HORIZONTAL POSITIONAL ACCURACY: 0.1'
3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
4) DATE OF GPS SURVEY: 2/14/2024
5) DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011)
6) CONTROL USED:
PUBLISHED / FIXED CONTROL USED:
GORS (NC RTN)
7) CONTROL MODEL: GEIOD 18
8) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
9) ROOT MEAN SQUARE ERROR AT 95%
CONFIDENCE LEVEL USED TO CHECK ACCURACY

SPECIAL INSTRUCTIONS FOR FINAL PLAT, DEEDS, AND COVENANTS:

- 1. FUTURE LOT PROPERTY DEEDS, FINAL PLAT, AND RESTRICTIVE COVENANTS, OR A COMBINATION THEREOF SHALL CONTAIN LANGUAGE INFORMING ANY FUTURE PROPERTY OWNERS OF THE PRESENCE OF A STORMWATER CONTROL MEASURE AND ANY MAINTENANCE OR OTHER LEGAL OBLIGATIONS THEY MAY BE SUBJECT TO SA IT PERTAINS TO THE STORMWATER CONTROL MEASURE.
2. WHEN THE DEED FOR LOT 13 IS RECORDED IT SHOULD READ: "LASTLY, SHOULD THE WATER SERVICE RUPTURE AND CAUSE NEGATIVE IMPACTS, OR OTHERWISE IMPAIR THE FUNCTION OF THE STORMWATER CONTROL MEASURES, THEN THE PROPERTY OWNER OF LOT 13, SHALL BE RESPONSIBLE FOR ANY REPAIRS AND MAINTENANCE NOT ASSOCIATED WITH THAT OF ROUTINE MAINTENANCE AT THE TIME OF THE FAILURE AND REPAIR. ALL REMEDIATION EFFORTS SHALL RETURN THE STORMWATER CONTROL MEASURE TO EQUIVALENT WORKING FASHION AS EXISTED PRIOR TO THE FAILURE."

LINE LEGEND table with symbols for Property Line (PL), PL Not Surveyed, Tie Line, Edge of Concrete, Easement, Setback/Buffer, PL Hereby Removed, Overhead Utility Line, Chain-Link Fence, Flood Hazard Line, Top of Bank, and Casings Pipe (Datur).

SYMBOL LEGEND table with symbols for Control Point, Iron Rebar Set, Computed Point, Utility Pole, Septic Esmnt, SCM / Access Esmnt, Private Water Esmnt, Cross Access Esmnt, Wetlands, Sight Triangle, and Septic Esmnt for Lot 5.

LINE BEARING DISTANCE table listing bearings and distances for lines L1 through L27.

LINE BEARING DISTANCE table listing bearings and distances for lines EL1 through EL10.

LINE BEARING DISTANCE table listing bearings and distances for lines EL11 through EL40.

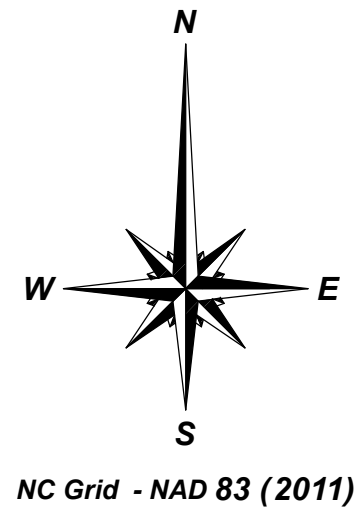
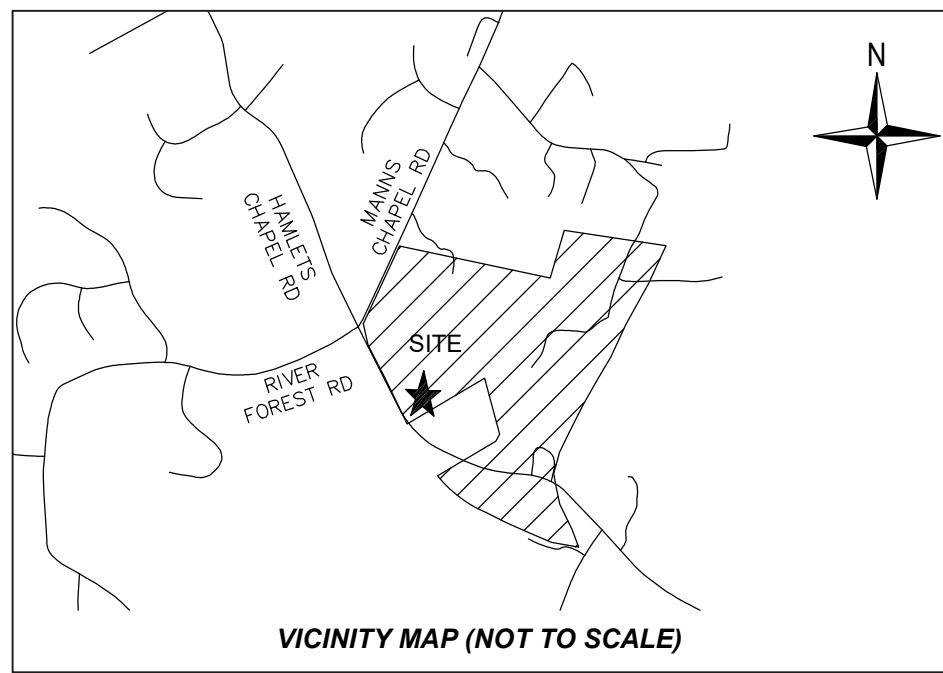
STREAM FEATURE TABLE

Table with columns: LOT, Feature Acreage, Lot Acreage without Feature, Lot Acreage with Feature. Lists features for lots 1 through 24.

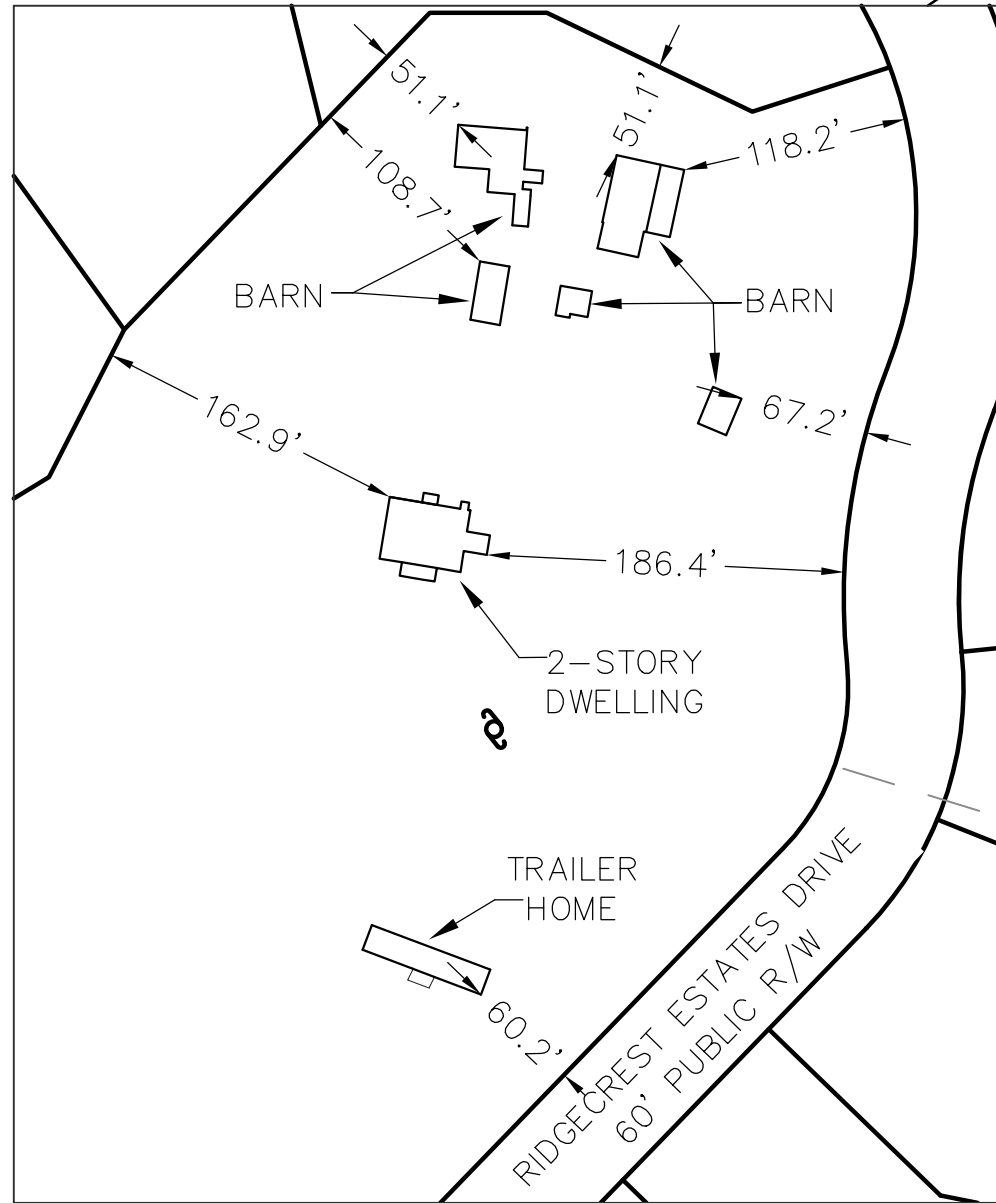
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE table for curves C1 through C11.

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE table for curves C12 through C51.

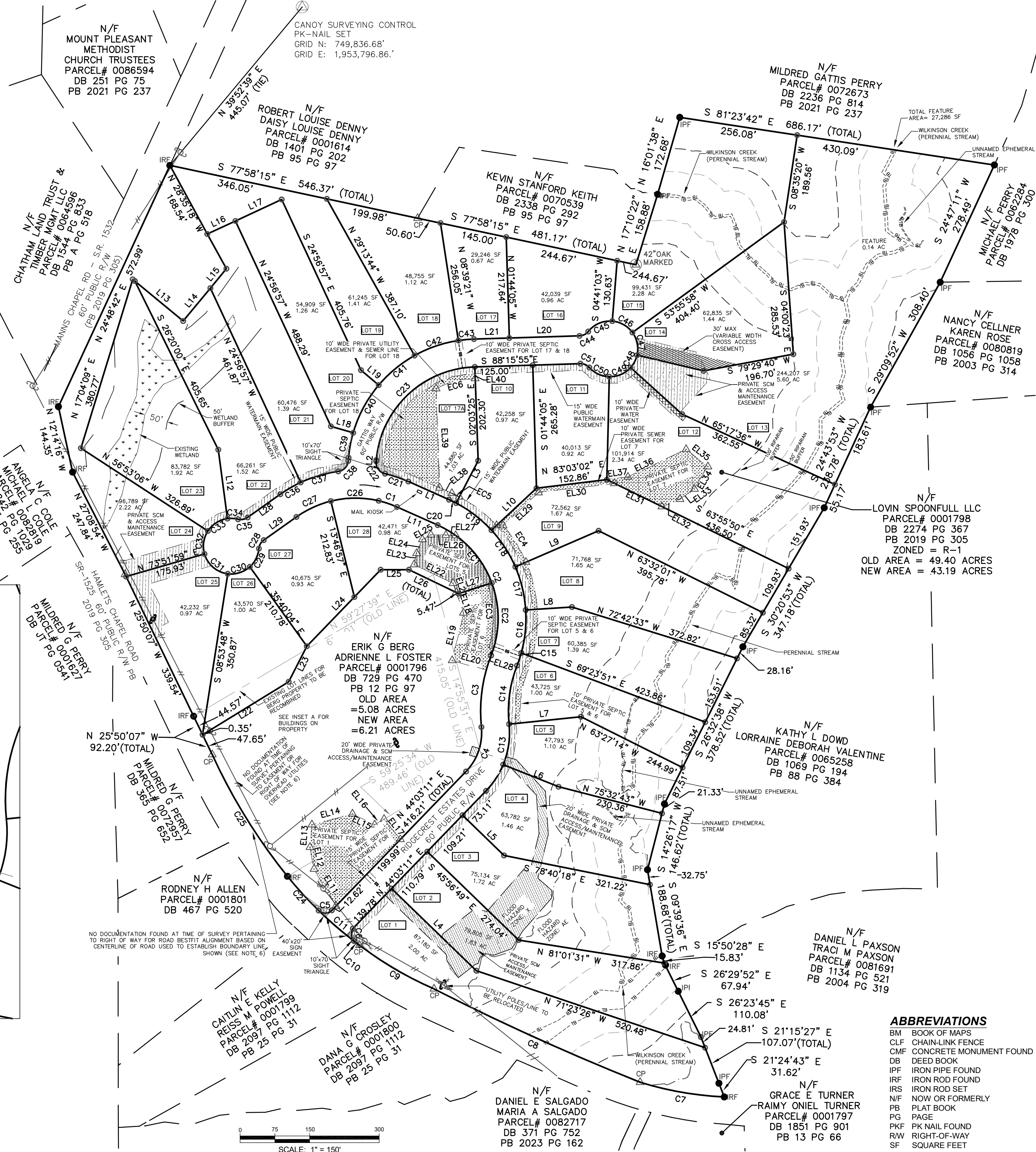
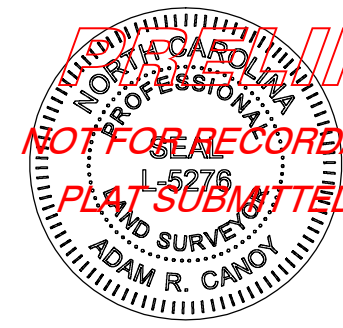
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE table for curves EC1 through EC6.



**INSET A
BUILDINGS ON BERG
PROPERTY SCALE: (1" = 100')**



PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES;
 PLAT SUBMITTED FOR REVIEW PURPOSES ONLY



CANOE SURVEYING
 P-1938
 1154 SHONELE LANE
 STEM, NC 27581
 PHONE (984) 377-2626

**MAJOR SUBDIVISION PLAT
 RIDGECREST ESTATES**
 PROPERTY OF: LOVIN SPOONFULL LLC
 RIDGECREST-PARCEL# 0001798
 CHATHAM COUNTY - BALDWIN TOWNSHIP - NORTH CAROLINA

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