

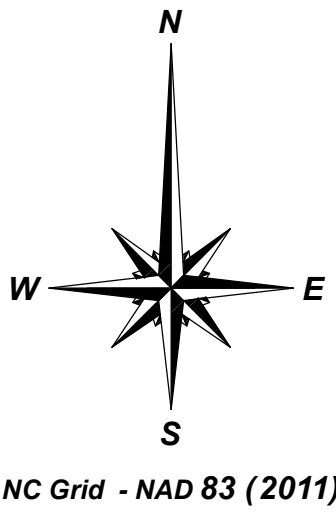


VICINITY MAP (NOT TO SCALE)

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 MANAGE 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 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 ALTERNATES THE NEED FOR PLACING SIGNS AT EACH LOT.

CERTIFICATION CHECKLIST FOR PRIVATE EASEMENT. FOR EASEMENTS SERVING MORE THAN ONE (1) LOT: Complete (Please check here). Travelway has a minimum unobstructed clearance of 12 feet. Overhead Clearance is a minimum of 14 feet high. Roadway has an all weather travel surface. Slope = 1/2" per foot. Compacted subgrade passed a proof roll with a fully loaded double axle dump truck or other equivalent weighted equipment (25-50 ton). Travelway has 6" ABC stone compacted to 90% modified proctor density. If the length of the easement is more than 250 feet long: within the easement that meets design shown on figure 8 in Section 7.4 B (3) of the Subdivision Regulations (please write in which design the easement meets). If the length of the easement is more than 500 feet in length: a 22 foot wide x 40 linear foot pull-put per Section 7.4 B (3), Figure 9 of the Subdivision Regulations, has been provided every 500 feet, measured from the center of the pull-out.



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 Name and Date fields for certification.

ADEQUATE SOILS CERTIFICATION OF REVIEW BY A LICENSED SOIL SCIENTIST

I hereby certify that Lots 1 through 28 shown on this plat for Ridgcrest 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) and DATE fields.

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 Name and Date fields.

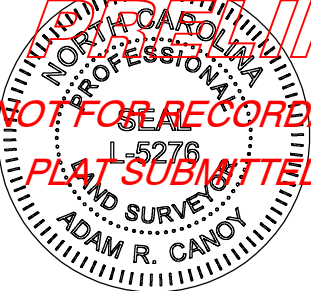
SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOE, 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 RECORDATION, CONVEYANCES OR SALES.

PLAT SUBMITTED FOR REVIEW PURPOSES ONLY. ADAM R. CANOE, 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 2 2024 SEAL



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 Name and Date fields for certification.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROADS MINIMUM DESIGN STANDARDS CERTIFICATION. APPROVED DISTRICT ENGINEER. DATE

Jurisdiction and permanence of the features shown has been determined by TERRACON (Robert Turnbull). Required buffers were measured landward from the outer limit of jurisdiction. Chatham County Watershed Protection Ordinance provides descriptions of allowable uses within protected areas. Lot number(s) 1-9; 12-15; 21-24; is subject to Chatham County buffer requirements.

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 and Title fields for utility approval.

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 Name and Date fields.

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) PUBLISHED / FIXED CONTROL USED: CORS (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

SIGHT DISTANCE EASEMENT CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows SEC1 through SEC5.

SIGHT DISTANCE EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L27.

SIGHT DISTANCE EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows EL1 through EL10.

SIGHT DISTANCE EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows EL11 through EL40.

STREAM FEATURE TABLE

Table with columns: LOT, Feature Acreage, Lot Acreage without Feature, Lot Acreage with Feature. Rows 1 through 24.

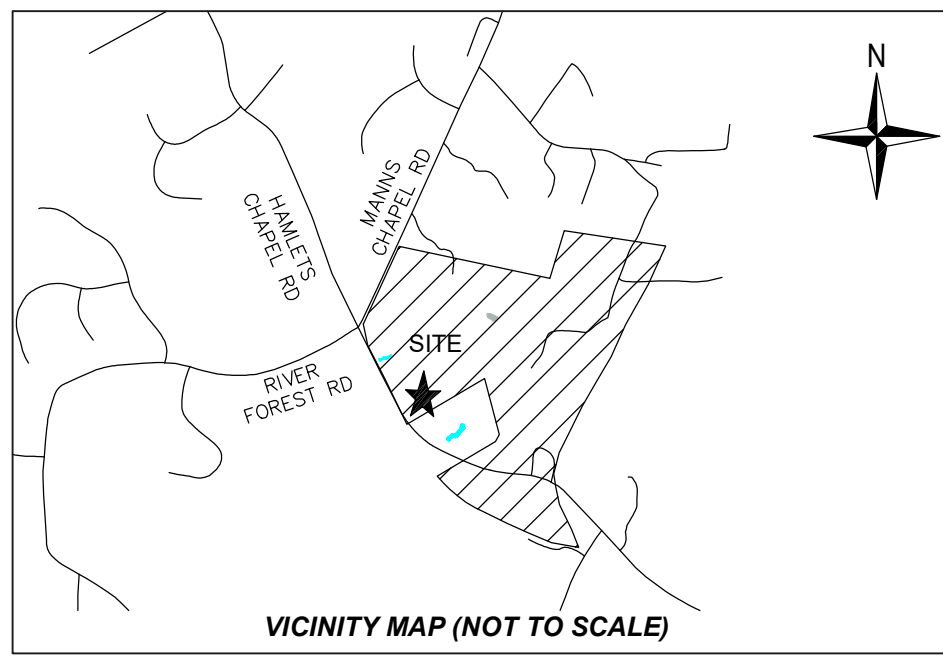
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Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C12 through C27.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C28 through C39.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C40 through C51.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows EC1 through EC6.



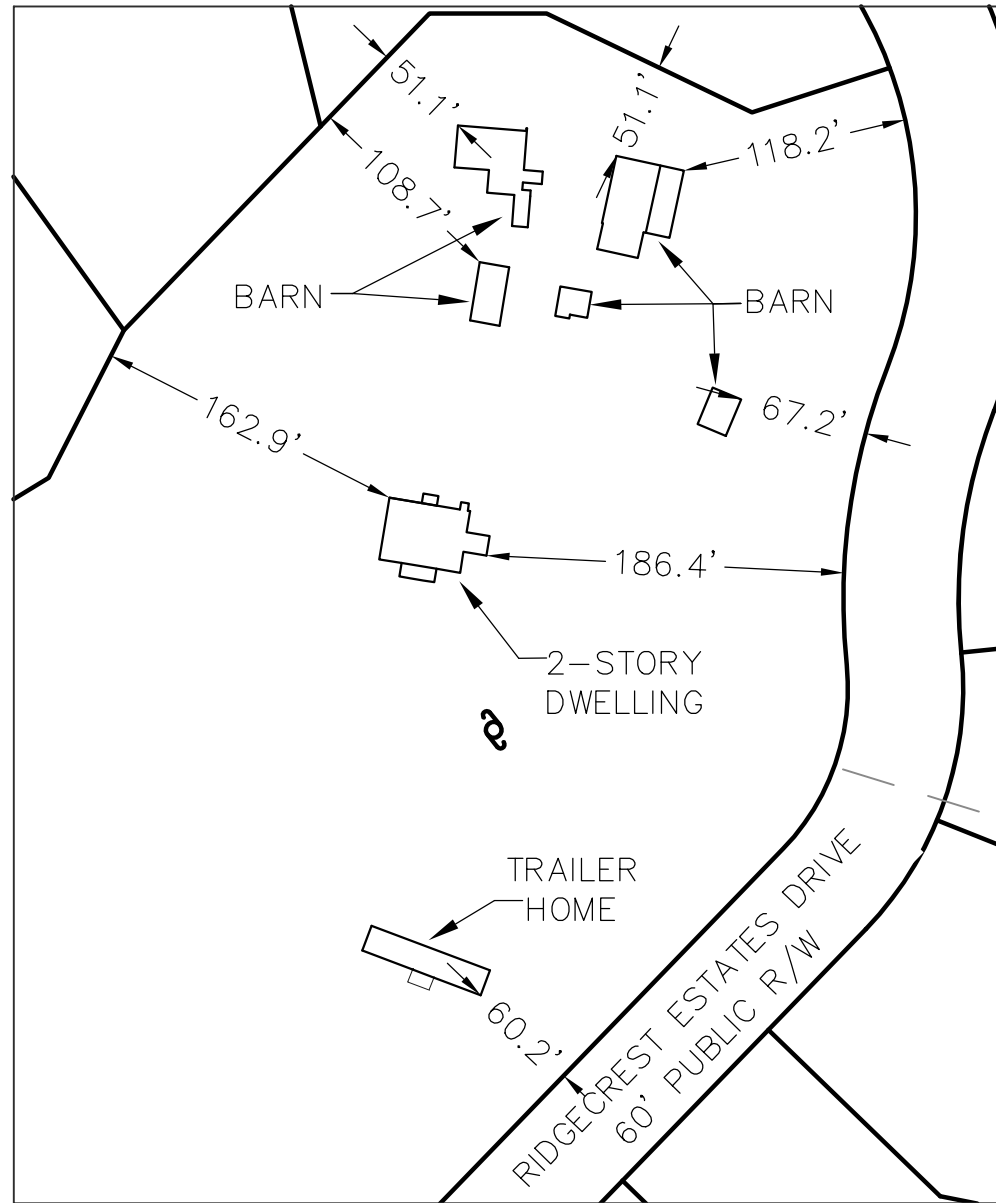
LINE LEGEND

- 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
- CASING PIPE (DATUR)

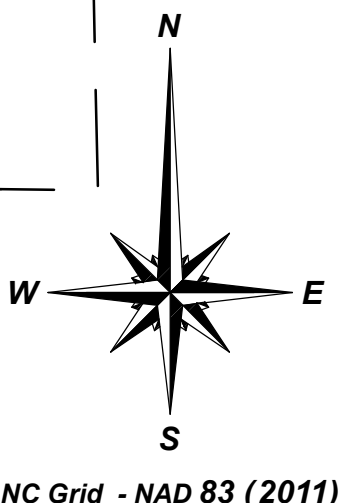
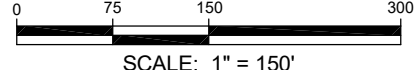
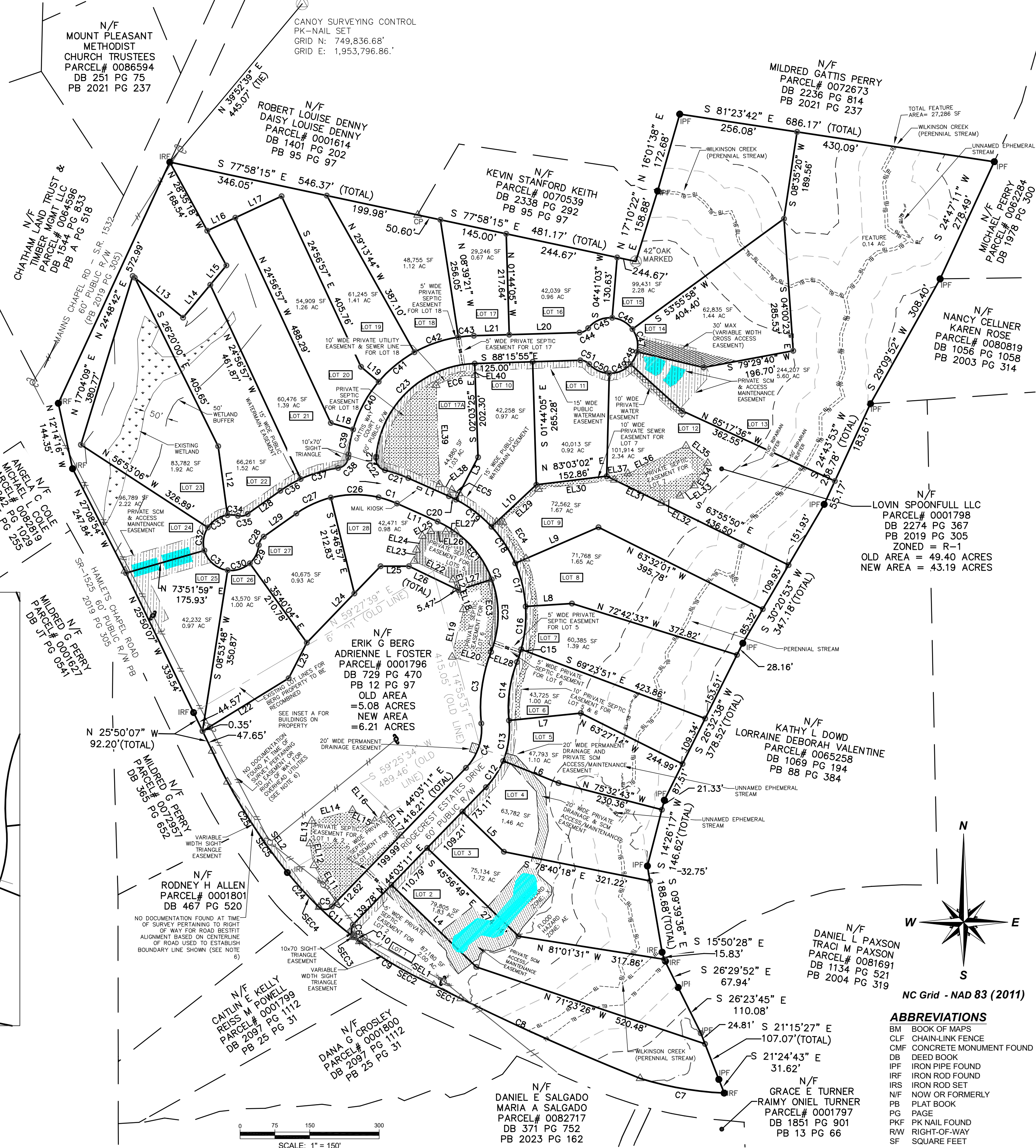
SYMBOL LEGEND

- CONTROL POINT
- IRON REBAR SET
- COMPUTED POINT
- UTILITY POLE
- SEPTIC ESMT
- SCM / ACCESS ESMT
- PRIVATE WATER ESMT
- CROSS ACCESS ESMT
- WETLANDS
- SIGHT TRIANGLE
- SEPTIC ESMT FOR LOT 5

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



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



ABBREVIATIONS

- BM BOOK OF MAPS
- CLF CHAIN-LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- DB DEED BOOK
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- PKF PK NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

PREPARED FOR:
C3 DESIGN AND ENGINEERING
 P-1938
 1154 SHONELE LANE
 STEM, NC 27581
 PHONE (984) 377-2626

PREPARED BY:
CANOY SURVEYING

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

REVISIONS:
 12/28/2025: Revised per Chatham Planning Dept. Comments
 1/9/2026: Revision made per comments received.
 1/12/2026: Revision made to SCM hatch over lots 1-3.

DATE OF SURVEY: 2/14/2024
 SCALE: 1" = 150'
 DRAWN BY: OS
 CHECKED BY: ARC
 PROJECT: RIDGECRESTESTATES
 SHEET: 2 / 2