

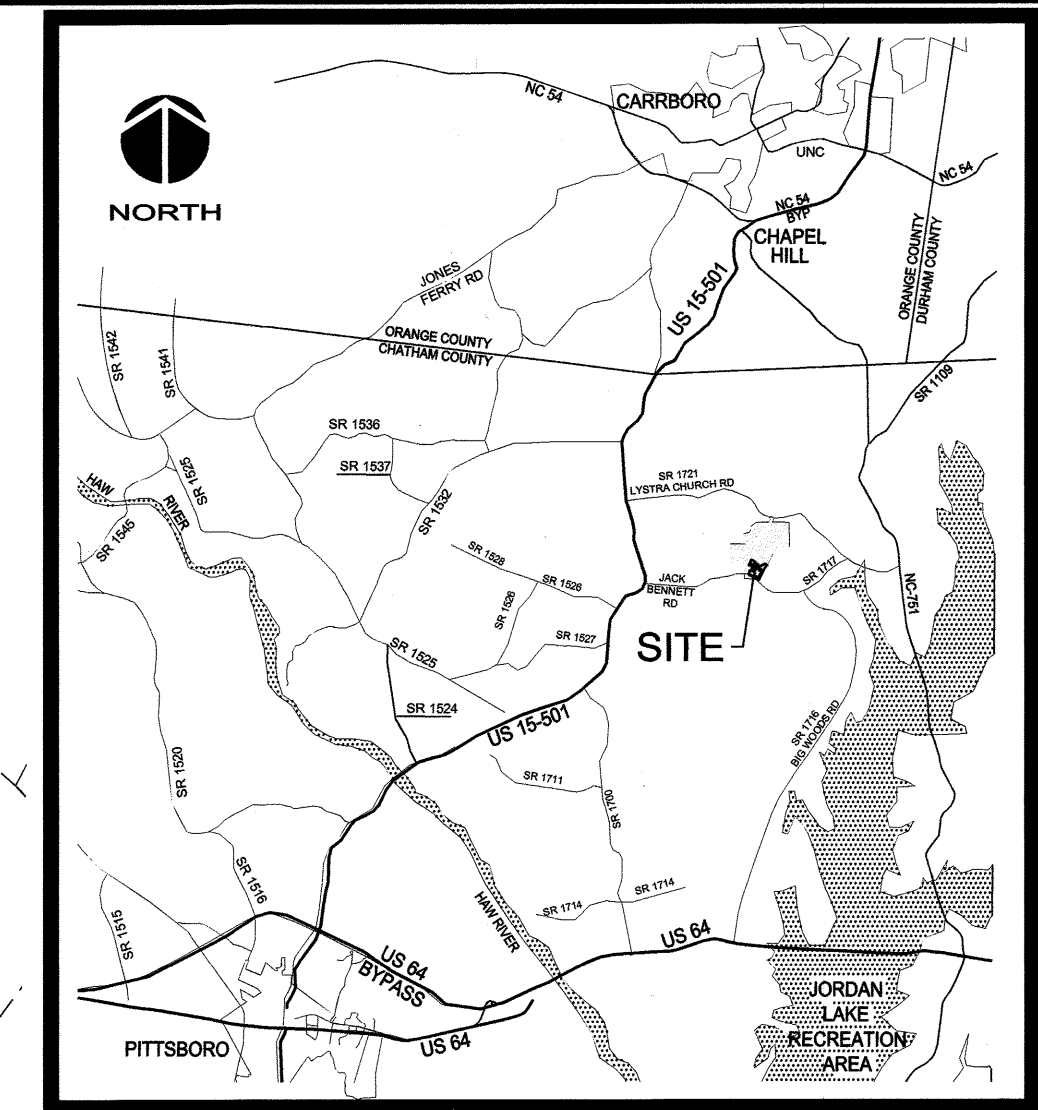
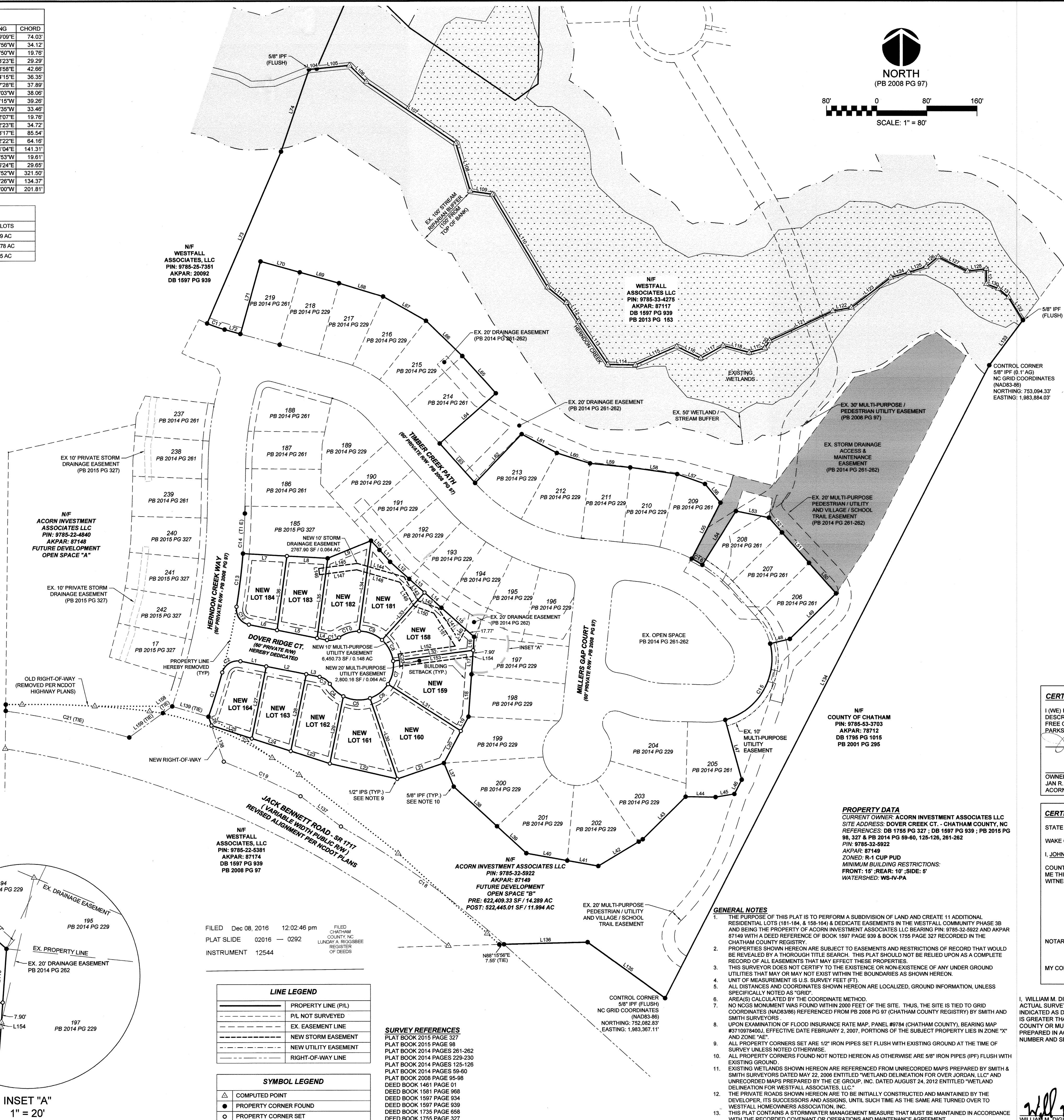
LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°40'51"E	42.02'
L2	S78°40'51"E	65.00'
L3	S78°40'51"E	21.77'
L4	N78°40'51"W	18.11'
L5	N78°40'51"W	65.14'
L6	N78°40'51"W	45.75'
L7	S86°41'49"E	70.19'
L8	S86°41'49"E	65.18'
L9	S67°49'18"W	74.86'
L10	S41°47'17"E	20.05'
L11	S41°47'17"E	25.86'
L12	S48°08'30"E	40.94'
L13	S48°08'30"E	32.96'
L14	S48°08'30"E	36.34'
L15	S48°08'30"E	69.87'
L16	S03°58'46"W	21.46'
L17	S03°58'46"W	38.57'
L18	S03°58'46"W	67.75'
L19	S27°56'02"W	25.90'
L20	S27°56'02"W	58.02'
L21	S71°22'01"W	78.69'
L22	N77°07'17"W	110.41'
L23	N72°02'54"W	65.44'
L24	N72°02'54"W	65.44'
L25	N72°02'54"W	67.68'
L26	N18°49'35"W	14.89'
L27	N11°19'09"E	117.61'
L28	N11°19'09"E	125.17'
L29	N11°19'09"E	109.77'
L30	N18°37'59"W	136.28'
L31	N27°13'31"W	138.69'
L32	S82°28'28"W	128.95'
L33	S41°59'26"W	101.58'
L34	S07°33'31"W	145.93'
L35	S07°33'31"W	128.54'
L36	S07°33'31"W	119.43'
L37	N22°44'09"W	40.79'
L38	N47°19'40"W	93.68'
L39	N47°19'40"W	63.66'
L40	S79°49'50"E	66.38'
L41	S79°49'50"E	50.29'
L42	N59°02'18"E	75.20'
L43	N45°11'57"E	96.57'
L44	N69°16'46"W	47.89'
L45	N80°50'19"E	30.45'
L46	S27°04'08"W	25.65'
L47	S15°21'57"E	99.18'
L48	N76°24'05"E	32.12'
L49	N45°22'20"E	103.53'
L50	S41°27'49"E	65.10'
L51	S41°27'49"E	65.10'
L52	S41°27'49"E	31.43'
L53	S78°37'48"E	53.51'
L54	N32°00'32"E	101.21'
L55	N27°03'05"E	100.36'
L56	S39°15'11"E	38.83'
L57	S70°29'22"E	47.01'
L58	S81°15'51"E	73.71'
L59	S84°09'08"E	64.39'
L60	S72°27'20"E	55.69'
L61	S81°42'16"E	63.68'
L62	S43°36'43"W	107.68'
L63	N41°46'47"W	84.68'
L64	N48°12'43"E	120.00'
L65	N41°47'17"E	80.07'
L66	S45°48'13"E	81.06'
L67	S80°30'14"E	78.86'
L68	S73°00'24"E	73.51'
L69	N74°28'14"W	65.00'
L70	N74°28'14"W	65.00'
L71	S15°31'46"W	120.00'
L72	N74°28'14"W	26.09'
L73	S23°15'25"W	298.60'
L74	N18°45'49"E	138.56'
L75	N84°17'56"E	12.41'
L76	N84°18'01"E	52.40'
L77	S45°40'58"E	37.48'
L78	S55°26'06"E	174.26'
L79	S16°36'41"E	79.47'
L80	S81°36'37"E	35.79'
L81	S30°37'32"E	172.62'
L82	S50°22'28"E	38.73'
L83	S32°42'29"E	35.91'
L84	S34°12'25"E	83.12'
L85	S88°54'57"E	43.95'
L86	N66°05'19"E	72.46'
L87	S84°07'18"E	42.42'
L88	N60°48'22"E	40.80'
L89	S75°10'50"E	43.06'
L90	N74°30'34"E	26.99'
L91	N22°24'54"E	13.86'
L92	N84°44'19"E	111.65'
L93	N79°17'57"E	30.17'
L94	N62°34'34"E	79.18'
L95	N74°21'49"E	29.56'
L96	N71°44'27"E	29.49'
L97	N50°55'42"E	24.72'
L98	S63°59'06"E	51.68'
L99	N82°50'38"E	30.25'
L100	S00°36'48"E	24.15'
L101	S88°48'48"E	20.46'
L102	S49°22'19"E	21.52'
L103	S32°11'19"E	42.99'
L104	S36°30'55"W	99.94'
L105	S27°04'08"W	1135.93'
L106	N54°03'22"W	152.70'
L107	S88°36'25"W	133.51'
L108	S53°06'56"E	80.62'
L109	N18°49'35"W	61.14'
L110	N73°48'55"W	60.09'
L111	N28°45'15"E	21.17'
L112	S32°55'52"E	63.09'
L113	S70°28'14"E	32.97'
L114	S30°45'25"E	45.10'
L115	S73°50'42"E	77.86'
L116	N82°33'07"E	61.99'
L117	N07°29'55"W	10.00'
L118	S27°33'07"W	59.90'
L119	N73°50'42"W	71.82'
L120	N30°45'25"W	44.76'
L121	N70°28'14"W	33.18'
L122	N32°55'52"W	62.91'
L123	N82°19'30"E	92.25'
L124	S82°19'30"E	117.76'
L125	N03°59'04"E	1.96'
L126	N00°36'10"E	402.91'
L127	S54°07'04"W	66.11'

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	74.05'	1050.27'	N17°19'09"E
C2	37.56'	25.00'	S58°16'56"W
C3	20.32'	25.00'	N65°23'50"W
C4	29.65'	55.00'	S47°33'23"E
C5	43.81'	55.00'	S85°48'58"E
C6	37.05'	55.00'	N52°04'15"E
C7	38.69'	55.00'	N12°37'28"E
C8	38.86'	55.00'	N27°46'03"W
C9	40.15'	55.00'	N68°55'15"W
C10	34.00'	55.00'	S72°27'36"W
C11	20.32'	25.00'	N78°02'07"E
C12	38.37'	25.00'	S34°42'23"E
C13	85.56'	1041.60'	N06°53'17"E
C14	64.17'	1030.00'	N02°42'22"E
C15	156.31'	101.50'	N30°31'04"E
C16	19.62'	189.38'	N59°32'53"W
C17	29.67'	220.00'	S70°36'24"E
C18	322.09'	1530.00'	N54°02'52"W
C19	134.41'	1542.00'	N65°39'26"W
C21	201.96'	1530.00'	N77°44'00"W

SITE DATA	
TOTAL LOTS	11 RESIDENTIAL LOTS
MINIMUM LOT SIZE	7,785.53 SF / 0.179 AC
MAXIMUM LOT SIZE	12,105.91 SF / 0.278 AC
AVERAGE LOT SIZE	8,911.34 SF / 0.205 AC

ABBREVIATION TABLE	
AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DR	DEED BOOK
EX	EXISTING
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
PG	PLAT BOOK
PG	PAGE
N/F	NOW OR FORMERLY
SF	SQUARE FEET
TY	TYPICAL

NEW LOT DATA TABLE	
LOT	PARCEL AREA
184	7,785.53 SF / 0.179 AC
183	8,059.26 SF / 0.185 AC
182	9,114.22 SF / 0.209 AC
181	8,557.10 SF / 0.196 AC
180	9,181.06 SF / 0.211 AC
179	11,018.12 SF / 0.253 AC
178	12,105.91 SF / 0.278 AC
177	8,813.60 SF / 0.198 AC
176	7,913.17 SF / 0.182 AC
175	7,890.36 SF / 0.181 AC
174	7,786.45 SF / 0.178 AC
173	19,237.45 SF / 0.442 AC



CERTIFICATE OF WATER EASEMENT

THE "DOVER RIDGE COURT" ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (STREETS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM. CHATHAM COUNTY WILL RESTORE REPAIR AREA TO GRADE SUCH THAT NO SAFETY HAZARD IS CREATED.

Jan R. Dutcher
OWNER OR AUTHORIZED AGENT

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

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

Amy W. Moore
REVIEW OFFICER

12-8-2016
DATE

CERTIFICATE 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.

Jan R. Dutcher 12/1/2016
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

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.

Jan R. Dutcher 11/10/2016
OWNER(S) / AUTHORIZED AGENT
JAN R. FUTRELL - MEMBER / MANAGER
ACORN INVESTMENT ASSOCIATES LLC

CERTIFICATION OF NOTARY

STATE OF NORTH CAROLINA
WAKE COUNTY

I, *JOHN DUBOIS*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *JAN R. FUTRELL* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF November, 2016.

John Dubois
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/1/2018

PROPERTY DATA

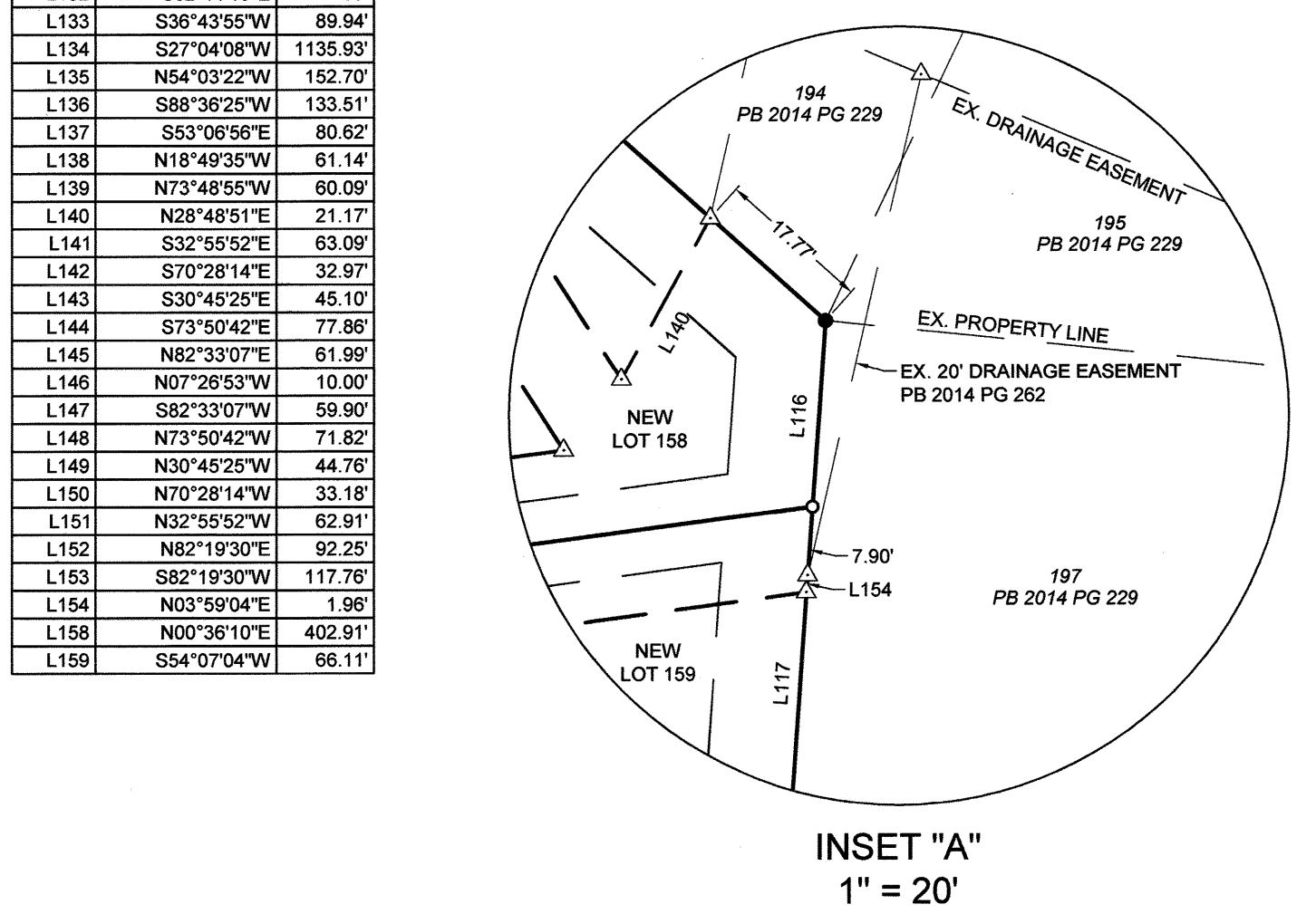
CURRENT OWNER: ACORN INVESTMENT ASSOCIATES LLC
SITE ADDRESS: DOVER CREEK CT., CHATHAM COUNTY, NC
REFERENCES: DB 1755 PG 327 ; DB 1597 PG 939 ; PB 2015 PG 98, 327 & PB 2014 PG 59-60, 125-126, 261-262
PIN: 9785-32-5922
AKPAR: 87148
ZONED: R-1 CUP PUD
MINIMUM BUILDING RESTRICTIONS:
FRONT: 15' REAR: 10' SIDE: 5'
WATERSHED: WS-IV-PA

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 11 ADDITIONAL RESIDENTIAL LOTS (181-184) & DEDICATE EASEMENTS IN THE WESTFALL COMMUNITY PHASE 3B AND BEING THE PROPERTY OF ACORN INVESTMENT ASSOCIATES LLC BEARING PIN: 9785-32-5922 AND AKPAR 87148 WITH A DEED REFERENCE OF BOOK 1897 PAGE 939 & BOOK 1755 PAGE 327 RECORDED IN THE CHATHAM COUNTY REGISTRY.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- NO NCDS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE. THUS, THE SITE IS TIED TO GRID COORDINATES (NAD83/86) REFERENCED FROM PB 2008 PG 97 (CHATHAM COUNTY REGISTRY) BY SMITH AND SMITH SURVEYORS.
- UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL 89784 (CHATHAM COUNTY), BEARING MAP #8710794001, EFFECTIVE DATE FEBRUARY 2, 2007, PORTIONS OF THE SUBJECT PROPERTY LIES IN ZONE "X" AND ZONE "AE".
- ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOUND NOT NOTED HEREON AS OTHERWISE ARE 5/8" IRON PIPES (IPF) FLUSH WITH EXISTING GROUND.
- EXISTING WETLANDS SHOWN HEREON ARE REFERENCED FROM UNRECORDED MAPS PREPARED BY SMITH & SMITH SURVEYORS DATED MAY 22, 2008 ENTITLED "WETLAND DELINEATION FOR OVER JORDAN, LLC" AND UNRECORDED MAPS PREPARED BY THE CE GROUP, INC. DATED AUGUST 24, 2012 ENTITLED "WETLAND DELINEATION FOR WESTFALL ASSOCIATES, LLC".
- THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE SAME ARE TURNED OVER TO WESTFALL HOMEOWNERS ASSOCIATION, INC.
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

I, WILLIAM M. DIGIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+; 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; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 13th DAY OF SEPTEMBER, 2016.

William M. DiGiacomo
WILLIAM M. DIGIACOMO, P.L.S. N.C. REG. NO. L-4968



LINE LEGEND	
---	PROPERTY LINE (P/L)
---	P/L NOT SURVEYED
---	EX. EASEMENT LINE
---	NEW STORM EASEMENT
---	NEW UTILITY EASEMENT
---	RIGHT-OF-WAY LINE

SYMBOL LEGEND	
▲	COMPUTED POINT
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET

SURVEY REFERENCES

PLAT BOOK 2015 PAGE 327
PLAT BOOK 2016 PAGE 98
PLAT BOOK 2014 PAGES 261-262
PLAT BOOK 2014 PAGES 229-230
PLAT BOOK 2014 PAGES 125-126
PLAT BOOK 2014 PAGES 59-60
PLAT BOOK 2008 PAGE 95-98
DEED BOOK 1461 PAGE 01
DEED BOOK 1581 PAGE 968
DEED BOOK 1597 PAGE 934
DEED BOOK 1597 PAGE 939
DEED BOOK 1735 PAGE 658
DEED BOOK 1755 PAGE 327

DATE

REVISIONS

NO.

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

**WESTFALL COMMUNITY
PHASE 3B - FINAL SUBDIVISION PLAT
PROPERTY OF
ACORN INVESTMENT ASSOCIATES LLC
WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA**

Survey Date:
JULY 15, 2016

Scale:
1" = 80'

Drawn:
CTC

Checked:
WMD

Project No:
800-12

Computer Dwg. Name:
800-12_1755B_FINAL SUBDIVISION PLAT.DWG

Sheet No:
1
Of 1

2016-292