

**CERTIFICATE OF SURVEY AND ACCURACY**

I, WILLARD T. SIGLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 405, PAGE 862 AND IN DEED BOOK 405, PAGE 878; THAT THE ERROR OF CLOSURE IS AT LEAST 1: 15, 000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17th DAY OF May, 2002

Willard T. Sigler  
SURVEYOR

L-4318  
REGISTRATION NO.

**CERTIFICATE OF EXEMPTION (AS TO LOTS 1 & 7-14)**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS LOTS 1 & 7-14, INCLUSIVE, WHICH WAS CONVEYED TO US BY DEEDS RECORDED IN DEED BOOK 405, PAGE 862 AND IN DEED BOOK 405, PAGE 878 AND THAT THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF CASWELL COUNTY, NC UNDER SECTION 2-A-2.

Anthony L. Riggs  
CEDAR CREEK LAND CO., LLC

5/24/2002  
DATE

Michael S. Dameron 5/28/02  
CHAIRMAN, CASWELL COUNTY PLANNING BOARD OR SUBDIVISION ADMINISTRATOR

FILED FOR RECORD IN THE CASWELL COUNTY REGISTER OF DEEDS OFFICE  
AT 4:10 AM/PM ON THE 28th DAY OF May, 2002  
& RECORDED IN BOOK 15, PAGE 24

Debras S. Dameron

BY: Anthony W. Riggs  
REGISTER OF DEEDS - Asst.

STATE OF NORTH CAROLINA  
COUNTY OF CASWELL

I CERTIFY THAT THE MAP OR PLAT  
TO WHICH THIS CERTIFICATION  
IS APPLIED MEETS ALL STATUTORY  
REQUIREMENTS FOR RECORDING.  
DATE 5/28/02  
Michael S. Dameron  
REVIEW OFFICER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF CASWELL COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

5/24/2002  
DATE

Anthony L. Riggs  
CEDAR CREEK LAND CO., LLC

**CERTIFICATE OF APPROVAL FOR RECORDING (AS TO LOTS 2-6)**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE FOR CASWELL COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF MINOR SUBDIVISIONS.

5/28/02  
DATE

Michael S. Dameron  
CHAIRMAN, CASWELL COUNTY PLANNING BOARD OR SUBDIVISION ADMINISTRATOR

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL OF THE ENCUMBRANCES ON THE PROPERTY.
  2. LINEAR FEET OF NEW PRIVATE STREETS = 2461'
  3. TOTAL NO. OF LOTS = 14
  4. ALL STREETS ARE PRIVATE.
  5. IRON PINS SET ARE 40' ON LINE FROM CENTERLINE OF PRIVATE ROAD (LOUNDERMON'S WAY) AND 30' FROM CENTERLINE OF ALLISON ROAD (SR 1308) UNLESS OTHERWISE SHOWN. NO CORNERS WERE SET ALONG THE CENTERLINES OF CREEKS OR ROADS UNLESS OTHERWISE NOTED.
  6. BY GRAPHIC SCALING ONLY, PART OF THIS PROPERTY IS LOCATED IN ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE HUD FLOOD HAZARD BOUNDARY (COMMUNITY # 370300 - PANEL # 0001A). NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
  7. TOTAL AREA SUBDIVIDED = 118.20 ACRES (INCLUDING QUIT CLAIM AREA OF 4.05 ACRES AND PARCEL "A")
  8. CASWELL COUNTY REQUIRES A MINIMUM SETBACK OF 40' HORIZONTALLY FROM NORMAL SHORELINES, INCLUDING STREAM BANKS. A 50' RIPARIAN BUFFER HAS BEEN RESERVED AS SHOWN HEREON.
  9. ALL LOTS TO BE SERVED BY PRIVATE WELL AND SEWER SYSTEM AND WILL COMPLY TO CASWELL COUNTY HEALTH STANDARDS.
  10. THERE ARE NO NCGS OR NGS MONUMENTS WITHIN 2000' OF THE SUBJECT PROPERTY.
  11. THIS PROPERTY IS NOT LOCATED WITHIN A CASWELL COUNTY PUBLIC SUPPLY WATERSHED PER CONVERSATION WITH CASWELL COUNTY WATERSHED ADMINISTRATOR.
  12. BUILDING SETBACK MINIMUMS: FRONT - AS SHOWN    SIDE - 15'    SIDE, ABUTTING STREET - 20'    REAR - 25'
  13. ALL OF THE AREA OF PARCEL A (0.232 AC.) THAT IS NOT INCLUDED WITHIN THE RIGHT OF WAY OF ALLISON ROAD IS TO BE CONSIDERED PART OF THE RIGHT OF WAY OF LOUNDERMON'S WAY.
  14. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
  15. THE CONSERVATION EASEMENT AREA (CEA) SHOWN AT THE REAR OF LOTS 7, 10, 11, & 12 IS THAT AREA WHICH IS UNSUITABLE FOR DEVELOPMENT DUE TO HIGH MOISTURE CONTENT OF THE SOIL. THIS AREA SHALL REMAIN UNDISTURBED.

**CERTIFICATE OF DISCLOSURE, PRIVATE ROADS**

WE, THE DEVELOPERS OF "LOUNDERMON'S LOST POND" HEREBY STATE THAT THE SUBDIVISION ROADS IN THE SUBDIVISION ARE PRIVATE ROADS. OWNERSHIP AND MAINTENANCE OF THE PRIVATE ROADS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS. RIGHT OF ACCESS TO PRIVATE ROADS WITHIN SAID SUBDIVISION IS GUARANTEED TO ALL LOTS SERVED BY SUCH ROADS. WE, AS THE DEVELOPERS FURTHER STATE THAT ALL OWNERSHIP AND MAINTENANCE AGREEMENTS FOR THE PRIVATE ROADS HAVE BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR AND THE CASWELL COUNTY PLANNING BOARD AND THE PROVISIONS OF NC GENERAL STATUTE 136-102.6 RELATIVE TO PRIVATE ROADS.

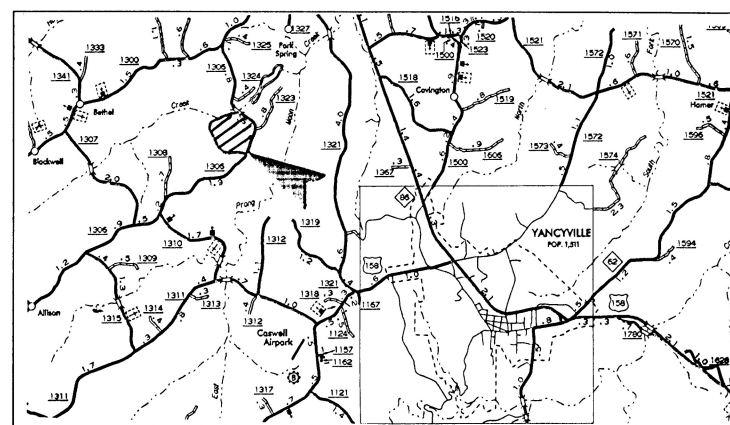
DATE 5/24/2002

Anthony L. Riggs  
CEDAR CREEK LAND CO., LLC

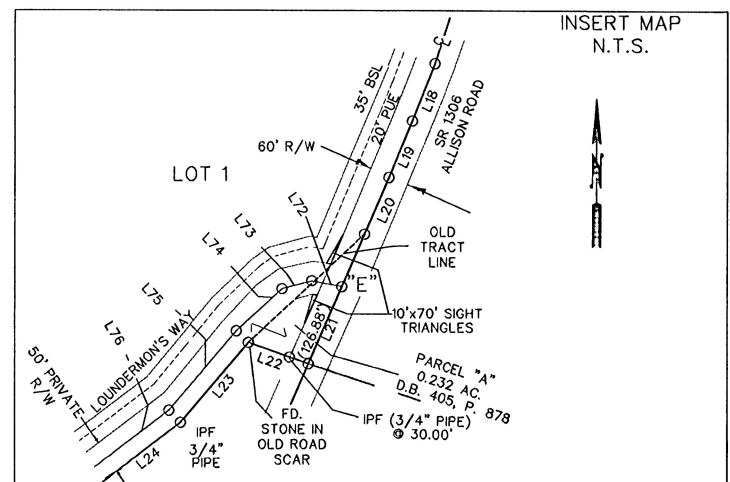
<input checked="" type="checkbox"/>	THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;	AS TO LOTS 2-6
<input type="checkbox"/>	THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO ANY ORDINANCES THAT REGULATES PARCELS OF LAND;	
<input type="checkbox"/>	THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;	
<input checked="" type="checkbox"/>	THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;	AS TO LOTS 1 & 7-14
<input type="checkbox"/>	THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.	

Willard T. Sigler  
SURVEYOR

L-4318  
REGISTRATION NO.



VICINITY MAP



OWNER  
CEDAR CREEK LAND CO., LLC  
710 NORTH MAIN STREET  
ROXBORO, NC 27573  
PHONE: (336) 503-0962

BERKLEY-HOWELL & ASSOC., P.C. ENGINEERS - SURVEYORS - PLANNERS 306 ENTERPRISE DRIVE, SUITE C FOREST, VA 24551 PHONE: (434)385-7548    FAX: (434)385-6178		PLAT OF SURVEY OF <b>LOUNDERMON'S LOST POND</b> PELHAM AND LOCUST HILL TOWNSHIPS CASWELL COUNTY, N.C.	
SCALE: AS SHOWN	DATE: 03-04-02	COMM. NO. 020015	F.B.REF. 01-8
T.M.# 51-45	REVISED 05-17-02	020015P3.DWG	SHEET 1 OF 2

5/24/02