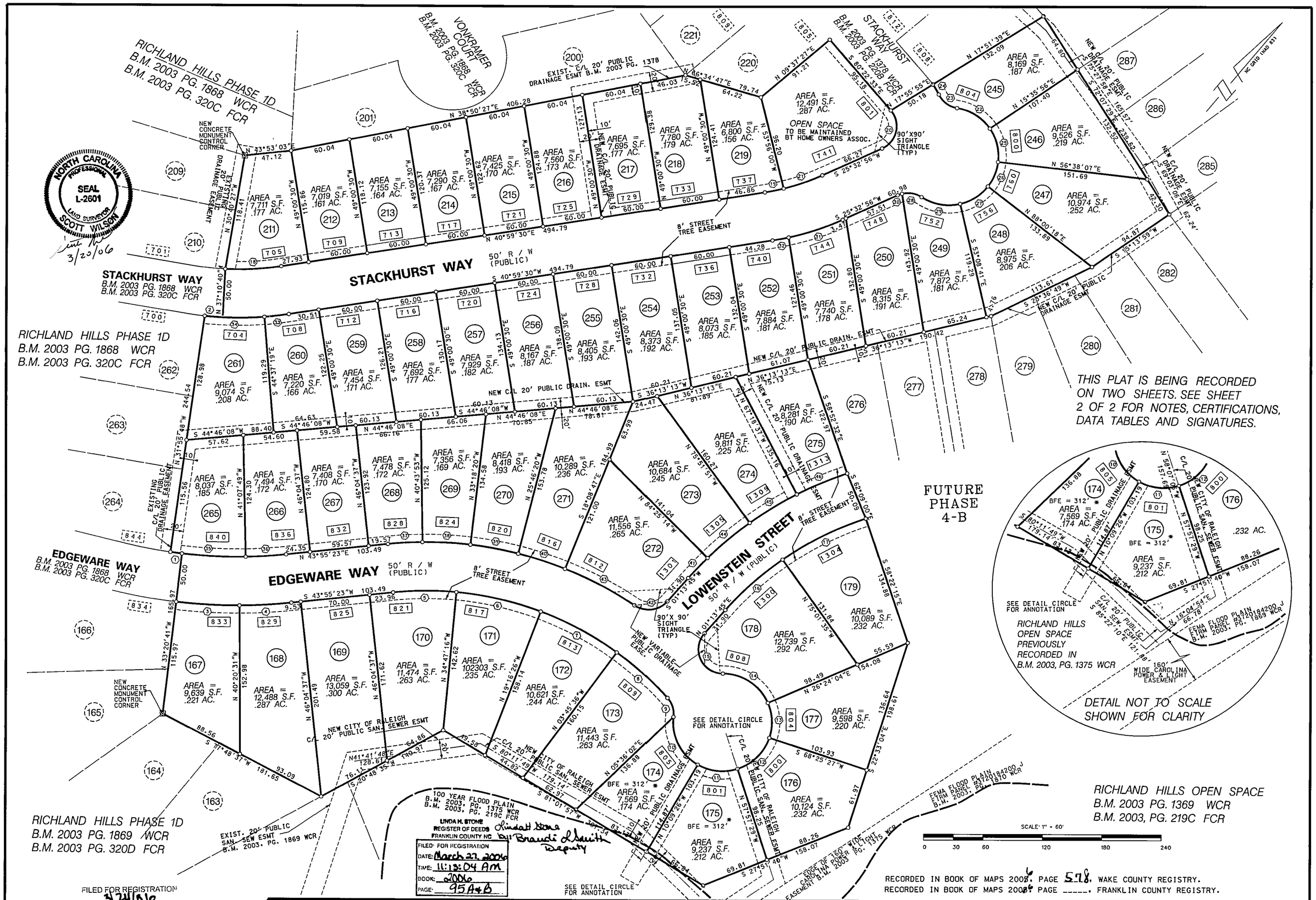


FILED FOR REGISTRATION
3/24/06
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY _____ ASST/DEPUTY
TIME 11:16:20am

RECORDED IN BOOK OF MAPS 2006, PAGE 578, WAKE COUNTY REGISTRY.
RECORDED IN BOOK OF MAPS 2006, PAGE _____, FRANKLIN COUNTY REGISTRY.

REV.	DATE	DESCRIPTION

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
•6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
•10405E LIGON MILL ROAD
WAKE FOREST, NORTH CAROLINA 27587
•TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968 (Ral.), (919)570-1362 (WF)

SURVEYED BY	
DRAWN BY	LBC
CHECKED BY	SW
DATE	03/17/06

FINAL SUBDIVISION PLAT

RICHLAND HILLS
PHASE 3-B
DEVELOPED BY RICHLAND HILLS ASSOCIATES, LLC
TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

SHEET 1 OF 2

R:/2004jobs/04076000/survey/recordph3B/050205 RECORD PH 3dwg.dgn

Job Number Book 2006 Page 95-A 3-27-06

STATE OF NORTH CAROLINA WAKE COUNTY

I, SCOTT WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED ~~DESCRIPTION~~ RECORDED IN BOOK 2006, PAGE 087; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20 DAY OF MARCH, A.D., 2005.

PROFESSIONAL LAND SURVEYOR - LICENSE # 2601

NORTH CAROLINA PROFESSIONAL SEAL L-2601 LAND SURVEYOR SCOTT WILSON

I, SCOTT WILSON, PROFESSIONAL LAND SURVEYOR NO. L-2601 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND:

SCOTT WILSON P.L.S. NO. 2601

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST, OR OTHER PUBLIC AGENCY AS STATED ON THIS PLAT.

3/24/06 DATE — Richland Hills Associates LLC, Tillery Development Company III LLC manager, Pres. — OWNER (S)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, CHAD SARV, REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3/22/06 DATE — REVIEW OFFICER

"The areas shown on the recorded plat (identify) as Riparian Buffer Protection Areas shall be maintained in perpetuity in their natural or mitigated condition. No person or entity shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures or add any additional impervious surfaces, nor allow animal grazing or watering or any other agricultural use on such protected areas without written authorization from the Division of Water Quality (DWQ) or compliance with the Riparian Buffer Protection Rules (15A NCAC 2B .0233 or .0259). This covenant is intended to ensure continued compliance with authorizations issued by the State of North Carolina, Division of Water Quality, DWQ Project Number _____, and therefore may be enforced by the State of North Carolina. This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it."

FILED FOR REGISTRATION
3/24/06
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY _____ ASST./DEPUTY
TIME 11:16:20 am

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
1	1°24'53"	475.00	11.73	5.86	S 57°21'45"W	11.73
2	3°12'19"	325.00	18.18	9.09	N 54°25'29"E	18.18
3	6°59'50"	525.00	64.12	32.10	N 53°09'24"E	64.08
4	5°44'06"	525.00	52.55	26.30	N 46°47'26"E	52.53
5	11°17'21"	325.00	64.04	32.12	N 49°34'04"E	63.93
6	15°30'50"	325.00	88.00	44.27	N 62°58'09"E	87.73
7	15°30'50"	325.00	88.00	44.27	N 78°28'59"E	87.73
8	12°10'11"	325.00	69.03	34.65	S 87°40'30"E	68.90
9	48°11'23"	25.00	21.03	11.18	S 57°29'43"E	20.41
10	66°45'24"	50.00	58.26	32.94	S 66°46'44"E	55.02
11	47°48'03"	50.00	41.71	22.16	N 55°56'33"E	40.51
12	53°37'04"	50.00	46.79	25.27	N 05°13'59"E	45.10
13	42°01'23"	50.00	36.67	19.20	N 42°35'15"W	35.86
14	66°10'52"	50.00	57.75	32.58	S 83°18'38"W	54.60
15	131°00'33"	25.00	57.16	54.87	N 64°16'31"W	45.50
16	13°44'39"	325.00	77.96	39.17	N 08°06'04"E	77.77
17	16°39'20"	325.00	94.48	47.57	N 23°18'04"E	94.14
18	11°49'50"	275.00	56.78	28.49	S 46°54'25"W	56.68
19	4°55'30"	225.00	19.34	9.68	S 38°31'45"W	19.33
20	105°55'29"	25.00	46.22	33.13	S 27°24'49"E	39.91
21	10°31'04"	225.00	41.30	20.71	S 30°48'28"W	41.25
22	46°17'35"	50.00	40.40	21.37	S 82°27'08"W	39.31
23	55°01'43"	25.00	24.01	13.02	S 86°49'13"W	23.10
24	9°09'47"	75.00	11.99	6.01	N 70°14'49"W	11.98
25	41°02'11"	50.00	35.81	18.71	N 53°52'59"W	35.05
26	31°22'11"	50.00	27.38	14.04	N 17°40'48"W	27.03
27	38°50'42"	50.00	33.90	17.63	N 17°25'39"E	33.25
28	47°20'10"	25.00	20.65	10.96	N 59°51'46"E	20.07
29	46°40'51"	50.00	40.74	21.58	N 60°11'26"E	39.62
30	10°38'45"	25.00	4.65	2.33	N 30°52'19"E	4.64
31	11°59'15"	275.00	57.54	28.87	N 31°32'33"E	57.43
32	3°27'19"	275.00	16.58	8.29	N 39°15'51"E	16.58
33	4°23'11"	325.00	24.88	12.45	N 43°11'05"E	24.87
34	10°38'58"	325.00	60.41	30.29	N 50°42'10"E	60.32
35	9°12'01"	475.00	76.27	38.22	S 53°28'11"W	76.19
36	4°56'48"	475.00	41.01	20.52	S 46°23'47"W	41.00
37	5°20'44"	375.00	34.99	17.51	S 46°35'45"W	34.97
38	7°25'33"	375.00	48.60	24.34	S 52°58'53"W	48.57
39	7°32'00"	375.00	49.31	24.69	S 60°27'40"W	49.27
40	7°37'33"	375.00	49.91	24.99	S 68°02'26"W	49.87
41	4°21'01"	375.00	28.47	14.24	S 03°24'15"W	28.47
42	82°49'09"	25.00	36.14	22.05	S 42°38'19"W	33.07
43	12°11'41"	375.00	79.81	40.06	S 77°57'03"W	79.66
44	8°33'23"	375.00	56.00	28.05	S 09°51'27"W	55.95
45	8°33'14"	375.00	55.99	28.04	S 18°24'46"W	55.93
46	8°26'05"	375.00	55.21	27.65	S 26°54'25"W	55.16

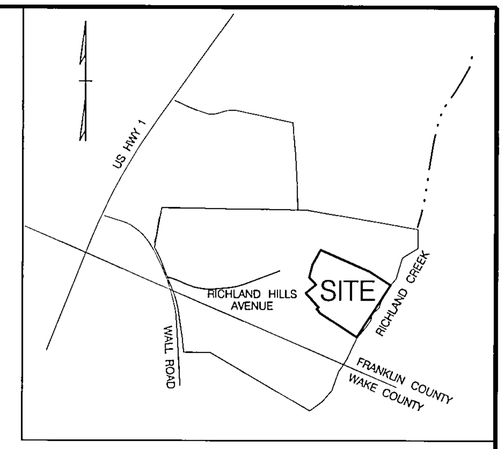
"THERE SHALL BE NO FILLING OR THE ERECTION OF PERMAMENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA."

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "*" (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED: FOR REGISTRATION
DATE: March 27, 2006
TIME: 11:13:04 AM
BOOK: 2006
PAGE: 95 A&B
By: Brandi L. Smith Deputy

NUMBER OF LOTS THIS SHEET: 43
AREA IN OPEN SPACE = 12,491 SQ. FT, 0.287 ACRES
AREA IN LOTS = 443,400 SQ. FT, 10.179 ACRES
AREA IN R\W = 92,121 SQ. FT, 2.115 ACRES
TOTAL AREA = 548,012 SQ. FT, 12.581 ACRES

ZONING: C.U. R-5
(case no. RZ-00-10).
MIN. LOT WIDTH = 50'
MIN. LOT SIZE = 5,000 SQ. FT.
MIN. YARDS =
F - 20'
S - 8' OR 2' MINIMUM
& 16' AGGREGATE
R - 10'



VICINITY MAP NOT TO SCALE

LEGEND

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
○	DENOTES LOT NUMBER
▭	DENOTES STREET ADDRESS
⊡	NEW CONCRETE MONUMENT
FCR	FRANKLIN COUNTY REGISTRY
WCR	WAKE COUNTY REGISTRY
PIN	PARCEL IDENTIFICATION NUMBER
ESMT	EASEMENT

REFERENCES:

B.M. 2005, PG. 0087
PARENT PARCEL:
Parcel Id. FCR 1842-35-7153

NOTE :
THE MASTER PLAN FOR RICHLAND HILLS SUBDIVISION WAS APPROVED ON DECEMBER 18, 2001. AN AMOUNT OF OPEN SPACE SHALL BE DEDICATED AS THE PROJECT IS DEVELOPED TO MAINTAIN THE OPEN SPACE REQUIREMENTS.

RESTRICTIVE COVENANTS RECORDED IN BOOK 1376, PAGE 63, WAKE COUNTY REGISTRY.

NOTES
1. AREAS COMPUTED BY COORDINATE GEOMETRY.
2. BASIS OF BEARINGS: NC GRID NAD 83
3. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. 100 YEAR FLOOD PLAIN PER FEMA'S FLOOD INSURANCE RATE MAP 3720184200 J ZONE X WITH EFFECTIVE DATE OF JAN. 16,2004 FOR FRANKLIN COUNTY FOR RICHLANDS CREEK. FLOOD STUDY BY BASS, NIXON & KENNEDY, INC. FOR 100 YEAR FLOOD PLAIN ON UNNAMED BRANCH AND APPROVED BY THE TOWN OF WAKE FOREST. FOR REFERENCE ONLY SEE FEMA'S FLOOD INSURANCE RATE MAP # 37183C0090 E ZONES A AND X WITH EFFECTIVE DATE OF MARCH 3, 1992, FOR WAKE COUNTY.
6. NO NCGS MONUMENT RECOVERED WITHIN 2000'.
7. ZONING: C.U. R-5 (Case No. RZ-00-10.)
8. ALL LOTS SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE.
9. MAINTENANCE OF PUBLIC DRAINAGE EASEMENT TERMINATES AT THE END OF PIPE/STRUCTURE. THE REMAINDER OF EASEMENT IS TO BE PRIVATE.
10. ALL EASEMENTS ARE CENTERED ON THE PIPE/FACILITY UNLESS OTHERWISE NOTED.
11. STREAM BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED EXCEPT AS MAY BE NECESSARY TO ACCOMMODATE DRAINAGE FACILITIES AND UTILITIES. STREAM BUFFER IS SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES ESTABLISHED BY NC-DWQ.
12. WATER LINES OWNED, OPERATED AND MAINTAINED BY THE COUNTY OF FRANKLIN. SEWERAGE SYSTEM OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
13. THIS SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF WAKE FOREST AND THE COUNTY OF FRANKLIN.
14. THIS PROPERTY IS SOLELY LOCATED IN FRANKLIN COUNTY AND DOES NOT HAVE WAKE COUNTY PARCEL IDENTIFICATION NUMBERS.
15. ALL OPEN SPACE TO BE MAINTAINED BY RICHLAND HILLS HOME OWNERS ASSOCIATION.

I, _____ SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CREATE A SUBDIVISION SUBJECT TO THE WAKE COUNTY SUBDIVISION ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE — SUBDIVISION ADMINISTRATOR/REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____

OWNER :
RICHLAND HILLS ASSOCIATES, LLC
8729 FALLS OF THE NEUSE ROAD
RALEIGH, N.C. 27604
PHONE : 919-676-1857
CONTACT : TOM BEEBE

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, DONNA WOOD, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3-27-06 DATE — REVIEW OFFICER

SCALE: 1" = 60'
0 30 60 120 180 240

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST
03-27-06 DATE — TOWN CLERK

RECORDED IN BOOK OF MAPS 2006 PAGE 579 WAKE COUNTY REGISTRY.
RECORDED IN BOOK OF MAPS 2006 PAGE _____, FRANKLIN COUNTY REGISTRY.

REV.	DATE	DESCRIPTION

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
•6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
•10405E LIGON MILL ROAD
WAKE FOREST, NORTH CAROLINA 27587
•TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968 (Ral.), (919)570-1362 (WF)

SURVEYED BY
DRAWN BY LBC
CHECKED BY SW
DATE 03/17/06

FINAL SUBDIVISION PLAT
RICHLAND HILLS
PHASE 3-B
DEVELOPED BY RICHLAND HILLS ASSOCIATES, LLC
TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

SHEET 2 OF 2

Job Number R:/2004jobs/04076000/survey/recordph3B/050205_RECORD PH 3dwg.dgn

Book 2006 Page 95-B 3-27-06