

LINE	BEARING	DISTANCE
12-13	S07°-11'-45"W	57.16'
13-14	S06°-40'-01"W	74.84'
14-15	S06°-28'-19"W	5.00'
15-17	N83°-09'-44"W	144.00'
16-14	S83°-09'-44"E	143.97'
18-19	S58°-47'-09"W	65.59'
20-21	N58°-47'-09"E	65.59'
22-23	N43°-53'-55"E	59.49'
23-24	N37°-10'-22"E	62.13'
24-25	N04°-13'-22"E	18.46'
25-26	N44°-03'-51"E	58.77'
26-27	N50°-54'-37"E	65.91'
27-28	N71°-07'-18"E	45.16'
28-29	N88°-52'-53"E	28.90'
29-30	N64°-29'-36"E	49.00'

LINE	BEARING	DISTANCE
30-31	S60°-00'-14"E	12.86'
31-32	N72°-31'-55"E	27.83'
33-34	S37°-21'-00"W	71.34'
34-35	S27°-07'-05"W	45.15'
35-36	S15°-02'-26"W	85.73'
36-37	S15°-02'-26"W	20.00'
37-38	S22°-21'-58"E	48.05'
38-39	S35°-41'-10"W	17.91'

I, LINWOOD E. BYRD, Professional Land Surveyor certify that 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.

Linwood E. Byrd
LINWOOD E. BYRD

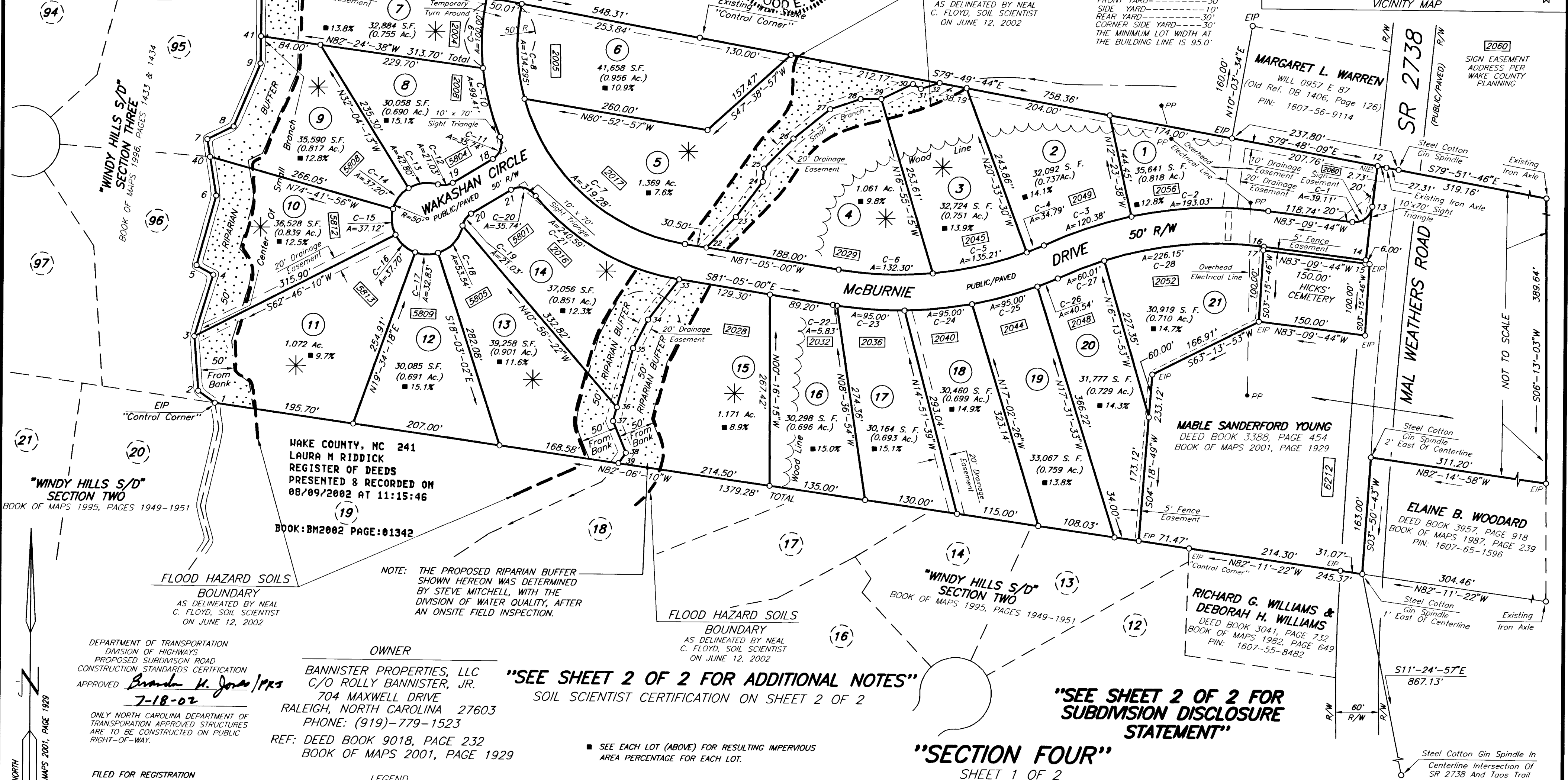
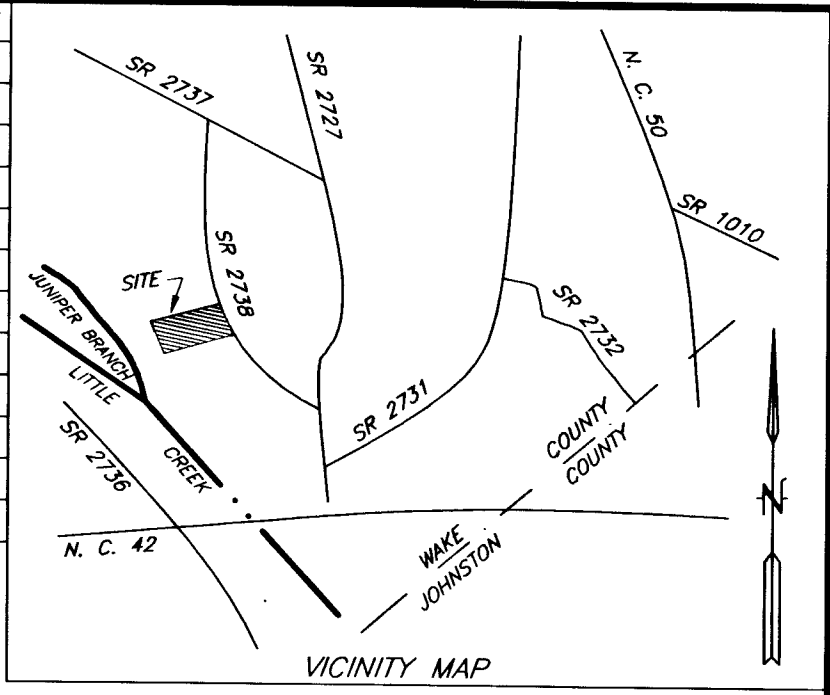
JAMES L. JONES
NELLIE S. JONES
ESTATE FILE 0388-S-88
DEED BOOK 2873, PAGE 639 (OLD REF.)
BOOK OF MAPS 1988, PAGE 634
PIN: 1607-36-9525

NOTE: If McBurnie Drive is extended in the future, the temporary turn around shall be abandoned and the construction shall be done at the expense of the developer of the future extension.

NORTH CAROLINA
WAKE COUNTY
I, LINWOOD E. BYRD, certify that this plat was drawn under my supervision from an actual survey made under my supervision; title references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1: 10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 17th day of JUNE, A. D., 2002.
Linwood E. Byrd Professional Land Surveyor
License No. L-1354

LINE	BEARING	DISTANCE
1-2	N54°-18'-18"W	28.72'
2-3	N04°-31'-49"W	76.46'
3-4	N16°-45'-56"E	90.23'
4-5	N60°-50'-45"W	27.02'
5-6	N15°-28'-30"E	100.80'
6-40	N09°-15'-26"W	54.84'
40-7	N09°-15'-26"W	25.00'
7-8	N63°-24'-21"E	40.89'
8-9	N22°-48'-54"E	96.22'
9-41	N00°-22'-55"E	37.78'
41-10	N00°-22'-55"E	70.00'
10-11	N32°-15'-23"E	47.81'

Points 2 Through Point 10 Are Existing Iron Stakes in Center Of Branch.
MINIMUM BUILDING SETBACK LINE
FRONT YARD-----30'
SIDE YARD-----10'
REAR YARD-----30'
CORNER SIDE YARD-----30'
THE MINIMUM LOT WIDTH AT THE BUILDING LINE IS 95.0'



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *Brandon H. Jones/PRS*
7-18-02

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

FILED FOR REGISTRATION

DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

By: _____
ASST/DEPUTY

TIME: _____

THIS PLAT RECORDED IN BOOK OF MAPS 2002 PAGE 1342

OWNER
BANNISTER PROPERTIES, LLC
C/O ROLLY BANNISTER, JR.
704 MAXWELL DRIVE
RALEIGH, NORTH CAROLINA 27603
PHONE: (919)-779-1523
REF: DEED BOOK 9018, PAGE 232
BOOK OF MAPS 2001, PAGE 1929

"SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES"
SOIL SCIENTIST CERTIFICATION ON SHEET 2 OF 2

SEE EACH LOT (ABOVE) FOR RESULTING IMPERVIOUS AREA PERCENTAGE FOR EACH LOT.

"SECTION FOUR"
SHEET 1 OF 2

"SEE SHEET 2 OF 2 FOR SUBDIVISION DISCLOSURE STATEMENT"

NOTE: THERE WERE NO EXISTING N.C. GRID MONUMENTS FOUND WITHIN 2000 FEET OF THIS PROPERTY.
ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

GRAPHIC SCALE
100' 50' 0 100' 200'

WINDY HILLS

TOWNSHIP: PANTHER BRANCH	COUNTY: WAKE
CITY OR TOWN:	STATE: NORTH CAROLINA
ZONE: R-30	PIN: 1607.02-55-2828

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
112 E. JOHNSTON ST. SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
FAX: 919-989-9301

DATE: 6-17-2002	SURVEYED BY: GHM	DRAWING NO.
SCALE: 1"=100'	DRAWN BY: CCT/LEBJ	02-093
CHECKED & CLOSURE BY: LEB		SHEET 1 OF 2

S-46-01