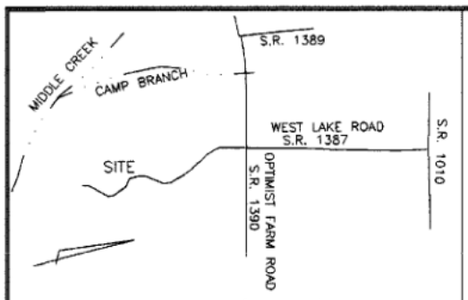
1304

BKBM2006PG00369



VICINITY MAP (no scale)

SITE DATA

– TRACT SIZE	24.11 ACS.
– NO. LOTS	35
– AREA IN OPEN SPACE	10.29 ACS.
– PERCENT IN OPEN SPACE	42.3%
– MIN. LOT SIZE ALLOWED	12,000 SF
– MIN. LOT SIZE SHOWN	12,000 SF.
– AVERAGE LOT SIZE	0.31 acs.
– DENSITY	1.45 UNITS PER ACRE

(1.452 x 24.11 = 76.15 = 35 (LOTS MAX.)

MINIMUM BUILDING SETBACKS
- FRONT = 15' (SEE NOTE)
- SIDE = 5' (SEE NOTE)
- REAR = 15' (SEE NOTE)

NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

(SEE REFERENCES) SURVEY BY KENNETH CLOSE, INC.

SEE SHEET 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD.
C1	475.00	136.94	16°31'03"	S01°52'02"E	136.46
C2	475.00	10.27	01°14'18"	S10°44'42"E	10.27
C3	25.00	34.10	78°08'58"	S50°26'20"E	31.52
C4	275.00	46.91	09°46'26"	N84°37'36"W	46.85
C5	275.00	89.19	18°34'59"	N70°26'53"W	88.80
C6	275.00	58.55	12°11'57"	N55°03'25"W	58.44
C7	1260.00	65.63	02°59'04"	S50°26'59"E	65.62
C8	1260.00	104.03	04°43'50"	S54°18'25"E	104.00
C9	1260.00	104.03	04°43'49"	S59°02'15"E	104.00
C10	1260.00	104.16	04°44'12"	S63°46'15"E	104.13
C11	1260.00	104.09	04°44'00"	S68°30'21"E	104.06
C12	1260.00	104.16	04°44'11"	S73°14'27"E	104.13
C13	1260.00	103.95	04°43'36"	S77°58'20"E	103.92
C14	1260.00	103.98	04°43'42"	S82°41'59"E	103.95
C15	1260.00	92.36	04°11'59"	S87°09'50"E	92.34
C16	1310.00	41.46	01°48'48"	S88°21'25"E	41.46
C17	1310.00	94.42	04°07'46"	S85°23'08"E	94.40
C18	1310.00	94.42	04°07'46"	S81°15'22"E	94.40
C19	1310.00	94.42	04°07'46"	S77°07'35"E	94.40
C20	1310.00	94.42	04°07'46"	S72°59'49"E	94.40
C21	1310.00	94.42	04°07'46"	S68°52'02"E	94.40
C22	1310.00	94.42	04°07'46"	S64°44'16"E	94.40
C23	1310.00	102.33	04°28'32"	S60°26'07"E	102.30
C24	25.00	38.34	87°52'19"	S77°52'00"W	34.69
C25	25.00	21.03	48°11'23"	S09°50'09"W	20.41
C26	50.00	41.68	47°45'37"	N09°37'16"E	40.48
C27	50.00	50.91	58°20'29"	N62°40'19"E	48.74
C28	50.00	52.65	60°19'43"	S57°59'35"E	50.25
C29	50.00	52.54	60°12'08"	S02°16'20"W	50.15
C30	50.00	43.41	49°44'49"	S57°14'49"W	42.06
C31	25.00	38.33	87°50'06"	N09°59'13"W	34.68
C32	1310.00	82.77	03°37'13"	S52°05'40"E	82.76
C33	1310.00	30.34	01°19'37"	S49°37'15"E	30.34
C34	225.00	19.81	05°02'36"	N51°28'45"W	19.80
C35	225.00	124.60	31°43'41"	N69°51'53"W	123.01
C36	25.00	41.90	96°01'59"	S46°15'16"W	37.17
C37	525.00	65.66	07°09'58"	N01°49'16"E	65.62
C38	525.00	93.93	10°15'03"	S02°42'11"E	93.80
C39	525.00	32.40	03°32'09"	S09°35'47"E	32.39
C40	475.00	77.86	09°23'31"	N06°40'05"W	77.78
C41	475.00	61.15	07°22'35"	N01°42'58"E	61.11
C42	25.00	21.03	48°11'23"	N58°01'32"E	20.41

NOTE:
STORMWATER CONTROL DEVICES HAVE BEEN APPROVED BY THE TOWN OF CARY FROM PLANS DRAWN FROM THIS OFFICE, TITLED "STORM WATER CONTROL PLAN THE PARK AT WESTLAKE THE WOODLANDS PHASE 2" AND DATED MARCH 3, 2005. PLANS ALSO STATE THAT MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA FOR LOTS SHALL BE LIMITED TO 4,500 SF. PER LOT.

PERMANENT OPEN SPACE PARK AT WESTLAKE THE WOODLANDS PH. 2 B.M. 2005, PG. 883–885

30' TOWN OF CARY SANITARY SEWER EASEMENT D.B. 4385, PG. 764

20' TOWN OF CARY UTILITY EASEMENT

PERMANENT OPEN SPACE PARK AT WESTLAKE THE WOODLANDS PH. 2 B.M. 2005, PG. 883–885

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

REFERENCES
1. SURVEY BY KENNETH CLOSE, INC. "ENTITLED L & H INCORPORATED – TOWN OF CARY MIDDLE CREEK TREATMENT PLANT SITE"
2. B.M. 2003, PG. 1832.
3. B.M. 1989, PG. 912.
4. B.M. 2004, PGS. 835–837
5. B.M. 2004, PG. 1678
6. ALL DEEDS AND PLATS SHOWN WITH ADJOINERS.
7. MAPS SUPPLIED BY WAKE COUNTY G.I.S.

CAPULIN CREST DRIVE 50' PUBLIC R/W

GOLDENVIEW COURT 50' PUBLIC R/W

LARBOARD DRIVE 50' PUBLIC R/W

FUTURE DEVELOPMENT

(PUBLIC) 20' DRAINAGE EASEMENT

20' UTILITY EASEMENT

(PUBLIC) 20' DRAINAGE & PEDESTRIAN ACCESS EASEMENT

(PUBLIC) 20' DRAINAGE & PEDESTRIAN ACCESS EASEMENT

LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85

PARK AT WESTLAKE THE WOODLANDS PH. 1 B.M. 2004, PG. 835–837

PARK AT WESTLAKE THE WOODLANDS PH. 2 B.M. 2005, PG. 883–885

NOTES:
1. AREAS BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY–AT–LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO GRID OR CONTROL MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
7. DASHED LINES REPRESENT LINES NOT SURVEYED.
8. LOTS TO BE SERVED BY TOWN OF CARY WATER AND SEWER.
9. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
10. DRAINAGE EASEMENTS CENTERED ABOUT NATURAL DRAINAGEWAYS OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
11. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK 11828, PAGE 194 – 203

LEGEND
- ● EIP = EXISTING IRON PIPE
- ● ERRS = EXISTING RAILROAD SPIKE
- ● ECM = EXISTING CONCRETE MONUMENT
- ○ = IRON PIPE SET
- ○ CP = COMPUTED POINT (NOT FOUND OR SET)
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE
- N/F = NOW OR FORMERLY
- (0000 SF) = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT.
- [0000] = WAKE COUNTY ADDRESS
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

Approved: A. Britt Whitley, IV, PE/REB
District Engineer
Date: 2-16-2006

SIGN-OFF BY N.C.D.O.T. FOR RECORDING PURPOSES ONLY. TOWN OF CARY TO ASSUME MAINTENANCE OF ROADS UPON ANNEXATION OF PROPERTY. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA

I, Celena Everette, SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY SUBDIVISION ORDINANCE AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE. WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHT-OF-WAY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS AND ASSOCIATED PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY.

Celena Everette 2/22/06
SUBDIVISION ADMINISTRATOR / REVIEW OFFICER DATE*

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE: 3/9/06

I, Herbert H. Proctor Jr., certify 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.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/ 10,000 +; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____ page ____; 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 FEBRUARY, 2006.

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR, JR.

Professional Land Surveyor L-3621

DISCLOSURE STATEMENT

1. ALL REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE, EXCEPT FOR THE LISTED IMPROVEMENTS AND THESE SHALL BE COMPLETED BY THE FOLLOWING DATES:
   A. PUBLIC ROAD – JUNE 30, 2008.
   B. DRAINAGE FACILITIES AND EASEMENTS, AND STORMWATER MANAGEMENT DEVICES – JUNE 30, 2006.
   C. EROSION AND SEDIMENTATION CONTROL DEVICES – JUNE 30, 2006.
   D. TOWN OF CARY WATER AND SEWER – JUNE 30, 2006 – BEFORE FIRST C.O.
2. AS OWNERS, WE, WINSLOW PROPERTIES, 740 LOCH HIGHLANDS DRIVE RALEIGH, N.C. 27606 (919) 362–4122, ARE RESPONSIBLE FOR:
   1. CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION PLANS;
   2. COMPLETION OF ALL IMPROVEMENTS PER SCHEDULE ABOVE;
   3. MAINTENANCE OF EACH REQUIRED IMPROVEMENT UNTIL ASSUMED BY:
      A. NORTH CAROLINA D.O.T. FOR PUBLIC ROADS;
      B. INDIVIDUAL LOT OWNER AFTER ISSUANCE OF A FINAL CERTIFICATE OF COMPLETION BY WAKE COUNTY CDS–ENGINEERING FOR DRAINAGE FACILITIES AND EASEMENTS AND STORM WATER MANAGEMENT DEVICES
      C. INDIVIDUAL LOT OWNER AFTER ISSUANCE OF A FINAL CERTIFICATE OF COMPLETION BY CDS–ENGINEERING FOR EROSION AND SEDIMENTATION CONTROL DEVICES.
      D. TOWN OF CARY WATER AND SEWER SYSTEM.
   4. PROVISION TO THE PROSPECTIVE BUYER OF ANY LOT SHOWN ON THIS RECORD PLAT WITH WRITTEN DISCLOSURE OF:
      A. MY (OUR) RESPONSIBILITY FOR COMPLETING THE REQUIRED IMPROVEMENTS AND ITS SCHEDULE AND
      B. THOSE PROVISIONS OF THE WAKE COUNTY SUBDIVISION REGULATIONS REGARDING THE WITHHOLDING OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING THE COMPLETION OF IMPROVEMENTS, SECTION 3–3–11(D) (AND THE RECOMMENDATION OF ACCEPTANCE OF PUBLIC ROADS BY NCDOT, SECTION 3–3–11(E)).

John Brown 2/16/06
JOHN BROWN D.B.A. WINSLOW PROPERTIES

STATE OF NORTH CAROLINA
WAKE COUNTY

I, JOHN A. TEEL, A NOTARY PUBLIC OF THE ABOVE COUNTY AND STATE, DO HEREBY CERTIFY THAT JOHN BROWN, OWNER OF WINSLOW PROPERTIES PERSONALLY APPEARED BEFORE ME THIS 16 DAY OF FEBRUARY, 2006 AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

John A. Teel 11/23/2006
NOTARY PUBLIC MY COMMISSION EXPIRES:

CONTACT THE WAKE COUNTY INSPECTIONS & LAND USE DIVISION FOR CURRENT INFORMATION ABOUT THE SUBDIVISIONS STATUS CONCERNING COMPLETION OF REQUIRED IMPROVEMENTS AND THE APPLICATION OF WAKE COUNTY SUBDIVISION REGULATIONS REGARDING THE WITHHOLDING OF CERTAIN BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING COMPLETION OF REQUIRED IMPROVEMENTS (AND THE RECOMMENDATION BY NCDOT THAT PUBLIC ROADS BE ACCEPTED FOR MAINTENANCE).

NOTE: NO BUILDING PERMIT MAY BE ISSUED AFTER EITHER 50% OF THE LOTS HAVE OBTAINED BUILDING PERMITS UNLESS ALL APPLICABLE REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE OR ANY DEADLINE HAS PASSED WITHOUT THE ADMINISTRATION OF SUBDIVISIONS RECEIPT OF THE CERTIFICATE OF COMPLETION. FOR PUBLICLY DEDICATED ROADS, BUILDING PERMITS MAY BE ISSUED FOR NOT MORE THAN 75% OF THE LOTS UNTIL THE NCDOT DISTRICT ENGINEER RECOMMENDS THE ACCEPTANCE OF ALL NEW ROADS SHOWN ON THIS PLAT, EXCEPT 100% OF BUILDING PERMITS MAY BE ISSUED PRIOR TO PUBLIC ROAD ACCEPTANCE IF THE ROADS ARE COMPLETE, PETITIONED FOR ACCEPTANCE, AND THE SUBDIVIDER AND COUNTY ENTER INTO A MAINTENANCE AGREEMENT WITH A FINANCIAL GUARANTEE.

WAKE COUNTY, NC 371
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/23/2006 AT 14:08:15

BOOK:BM2006 PAGE:00369

BOOK: 2006 pg: 369

OWNER/DEVELOPER:
JOHN BROWN
WINSLOW PROPERTIES
740 LOCH HIGHLANDS DRIVE
RALEIGH, N.C. 27606
(919) 362–4122

S-023-03
FINAL PLAT SHEET 1 OF 2

THE PARK AT WEST LAKE
THE WOODLANDS
PHASE 3
(A CLUSTER SUBDIVISION)
LOTS 27 thru 32, 51 thru 78, and 92

MIDDLE CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	
ZONED R–30	P.I.N. 0679.03–13–6148

STEWART–PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE RD. SUITE 106
RALEIGH, NC 27603
TEL. 919 779–1855 FAX 919 779–1661

DATE 02/14/06	SURVEYED BY	JOB	
SCALE 1"=100'	DRAWN BY	DWG. NO.	
REVISIONS		BJ–WEST–WOODLANDS–PH3–SHT–1	