

SITE DATA

OWNER OF RECORD: BIGELOW MEADOWBROOK, LLC
 ADDRESS: 6600 S NC 15 HWY
 FUQUAY-VARINA, NC 27526
 TAX PIN: 0076-15-0431-5
 0076-14-1446
 DEED REFERENCE: D.B. 16801, PG 2458
 PLAT REFERENCE: B.U.L. 1970, PG 217
 B.U.L. 2001, PG 883
 ZONING: RLD
BUILDING SETBACKS:
 Front: 20'
 Corner: 18'
 Side: 5'
 Rear: 20'

AREA SUMMARY

NUMBER OF PROPOSED LOTS: 55
 AREA IN LOTS: 620,890 S.F. (14.25 Ac.)
 AREA IN OPEN SPACE: 984,901 S.F. (22.61 Ac.)
 AREA IN RIGHT-OF-WAY: 331,837 S.F. (7.62 Ac.)
 TOTAL SITE AREA: 1,937,628 S.F. (44.48 Ac.)

NOTES:

- Original boundary survey performed April, 2018.
- All coordinates and bearings are based on the North American Datum of 1983 (NAD 83) using the NC Real-Time GPS Network. Units of measurement are US Survey Feet (ground distances).
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- Subject property is not located in a Special Flood Hazard per FEMA Flood Insurance Rate Map (FIRM 1703006800), last revised 05/12/16.
- All private storm drainage easements & stormwater measures will be maintained by the property owners association.
- All storm and utility easements are centered on as-built location of structures unless otherwise dimensioned.
- By submission of this plat map or approved by the Town of Fuquay-Varina, the owner(s) dedicates to the Town for public use all streets, easements, rights-of-way, water and sewer utilities, parks and/or greenways shown hereon for all lawful purposes to which the Town may devote or allow the same to be used, upon acceptance thereof and in accordance with Town policies, ordinances, regulations or conditions of the Town for the benefit of the public, said dedication shall be irrevocable, except dedication of easements outside the public right-of-way for storm drainage are not made to the Town, but irrevocably made for the subsequent owner(s) of any and all properties shown hereon for their use and benefit.
- Owner(s) (and any successor-in-interest) hereby warrants and agrees to make repairs to any and all streets, curbs, gutters, storm drainage, storm water facilities, utilities, and appurtenances, referred to herein as "improvements", installed by the owner(s) within the dedicated rights-of-way or easement(s) due to defective materials or faulty workmanship for a period of one (1) year beginning from the date of recordation of this plat map. In the event the owner(s) posts a bond for construction of future improvements, then the owner's warranty and agreement shall begin from the date said bond is released. Owner's obligation to repairs shall be triggered when, in the opinion of the Director of Engineering or Public Works Director, a defect in said improvements occurs.
- The street address number designated on the plat map shall not be used as the identifying number on the closing documents. The Wake County PIN number is the official identifying number. The street address number is subject to change in the future.
- RIPIARIAN BUFFER:** All areas delineated as a Riparian Buffer shall be maintained and remain in its natural state in perpetuity based on state and local regulations that are in force that may be amended from time to time. The owner(s), heirs, successors, administrators, executor and any and all assignees with property impacted by the riparian buffer may not disturb such buffer and shall protect and preserve said area(s) according to existing regulations by the Town and/or the State of North Carolina.

SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (drawn and description recorded in Book referenced etc.) (either) that the boundaries not surveyed are clearly indicated as drawn from information found in Book referenced) that the ratio of precision or positional accuracy as calculated is 1:112,000; that this plat was prepared in accordance with G.S. 47-36 as amended.

Furthermore, this survey creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and seal this 1st day of July, A.D., 2019.

Professional Land Surveyor
 License Number: 1-1841

J. TAYLOR
 LAND CONSULTANTS, PLLC
 License No. P-0829
 16740 Olive Chapel Road, #140
 Apex, NC 27520
 (919) 801-1104



SUBDIVISION PLAT **for** **MEADOWBROOK** **PHASE 1**

TOWN OF FUQUAY-VARINA, WAKE COUNTY, NORTH CAROLINA

NOVEMBER 1, 2018
 (LAST REVISED JUNE 19, 2019)



LOCATION MAP
 1" = 1000'

POSITIONAL ACCURACY CERTIFICATION

I, Jeremy Taylor, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: 2-D GPS
- Positional accuracy: 2-D GPS
- Type of GPS field procedure: Real Time Kinematic - NC Network
- Date of Survey: Jan, 2018
- Station / Epoch: NAD 83 (GRS2011)
- Published / Used control used: NC Real Time Network
- Geoid Model: Geoid 12b
- Combined grid factor (GK05): 0.999994271
- Units: US Survey Feet

WAKE COUNTY, NC 150
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 08/28/2019 15:56:51
 BOOK: 184219 PAGE: 01389

REVIEW OFFICER CERTIFICATION

State of North Carolina, County of Wake
 I, S. Smith, Review Officer of the Town of Fuquay-Varina, Wake County, North Carolina certify that the map of plat to which this certification is affixed meets all statutory local requirements for recordation.
 Review Officer, Town of Fuquay-Varina
 This 15 day of July, 2019.

MAJOR SUBDIVISION CERTIFICATION INFRASTRUCTURE

We hereby certify that (i) all streets, utilities, storm drainage, stormwater management and all other improvements and appurtenances have been installed in an acceptable manner and in accordance with the Town's Standard Specifications for Construction Details; and the approved subdivision plan meets the requirements of (ii) that a survey in the amount of \$5,000.00, or a cash bond in the amount of \$5,000.00, has been posted with the Town of Fuquay-Varina to assure completion of all required improvements in case of default.

August 19, 2019

[Signature]
 Town Manager, Town of Fuquay-Varina
[Signature]
 Director of Engineering, Town of Fuquay-Varina

MAJOR SUBDIVISION - PLAN APPROVAL

We hereby certify that this subdivision plat shown hereon complies with General Statutes 176a, Part 2, Subdivision Regulation and the Subdivision Regulations of the Town of Fuquay-Varina, North Carolina, and was approved by the Town Board of Commissioners with any exceptions or conditions as noted in the minutes by the Town Board of Commissioners, and that this plat has been approved for recording in the Office of the Wake County Register of Deeds.

Sept 13, 2019

[Signature]
 Town Manager, Town of Fuquay-Varina
[Signature]
 Town Clerk, Town of Fuquay-Varina



MAJOR SUBDIVISION - DEDICATIONS

The Town of Fuquay-Varina hereby certifies that the Town Board of Commissioners approved this plat and accepted dedication of the streets, sidewalks, rights-of-way, public easements with public water and/or sewer, and public parks and/or greenways shown on this plat, but assumes no responsibility to open or maintain the same until, in the opinion of the Town Board of Commissioners of the Town of Fuquay-Varina, it is in the public interest to do so.

August 19, 2019

[Signature]
 Town Manager, Town of Fuquay-Varina
[Signature]
 Town Clerk, Town of Fuquay-Varina



CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establishing the minimum building lines, lot sizes and dedicating all streets, rights-of-way, alleys, sidewalks, public water and sewer with associated easements, parks and/or greenways, and open space for public or private use as noted on this plat.

_____, 2019

Owner:
July 3, 2019
 Owner:

NOTARY STATEMENT

Sworn to and subscribed before me the 21st day of July, 2019.
 Notary Public, and for the State of North Carolina. My Commission Expires 2021
[Signature]
 Notary Public: AISHA HUNT TAYLOR Printed



MAJOR SUBDIVISION CERTIFICATE (Open Space)

Where a preliminary major subdivision plat has been submitted and approved by the Space Development Standards of the Land Development Ordinance the following certification shall also be included, in addition to the major subdivision certification herein identified:

Open Space:

By recording this subdivision plat as an Open Space Development and meeting all conditions and regulations set forth by the Town of Fuquay-Varina Land Development Ordinance, this plat is binding upon the owners, respective heirs, successors, administrators, executors, buyers and assigns hereto and shall meet all conditions as follows:

- All dedicated open space, common green areas and conservation easements shall be maintained as open space and shall not be sold, divided or disposed of in any manner that would allow construction of buildings of development which compromises the existence of the open space.
- The dedicated open space areas and conservation easements shall remain in its natural state, maintain existing vegetation and no land disturbing activity except for utilities, greenway trails and erosion control/stormwater management and, in such cases, shall be addressed in a specific manner to minimize disturbances and/or disturbance shall be limited only to the extent necessary for construction thereof.
- Conservation easements that are part of a lot shall not be disturbed, cleared or built on except for the intention of increasing or establishing planted vegetation as a natural area.
- Common green areas are for the purpose of enjoyment of the development and shall be maintained in its natural state with minimal disturbance other than to enhance the common green areas as part of the overall open space plan, as approved by the Town Board of Commissioners of the Town of Fuquay-Varina.
- All persons or entities taking title to any lot or property within the subject development shall be subject to this certification. Said certification is perpetual and shall run with the land.

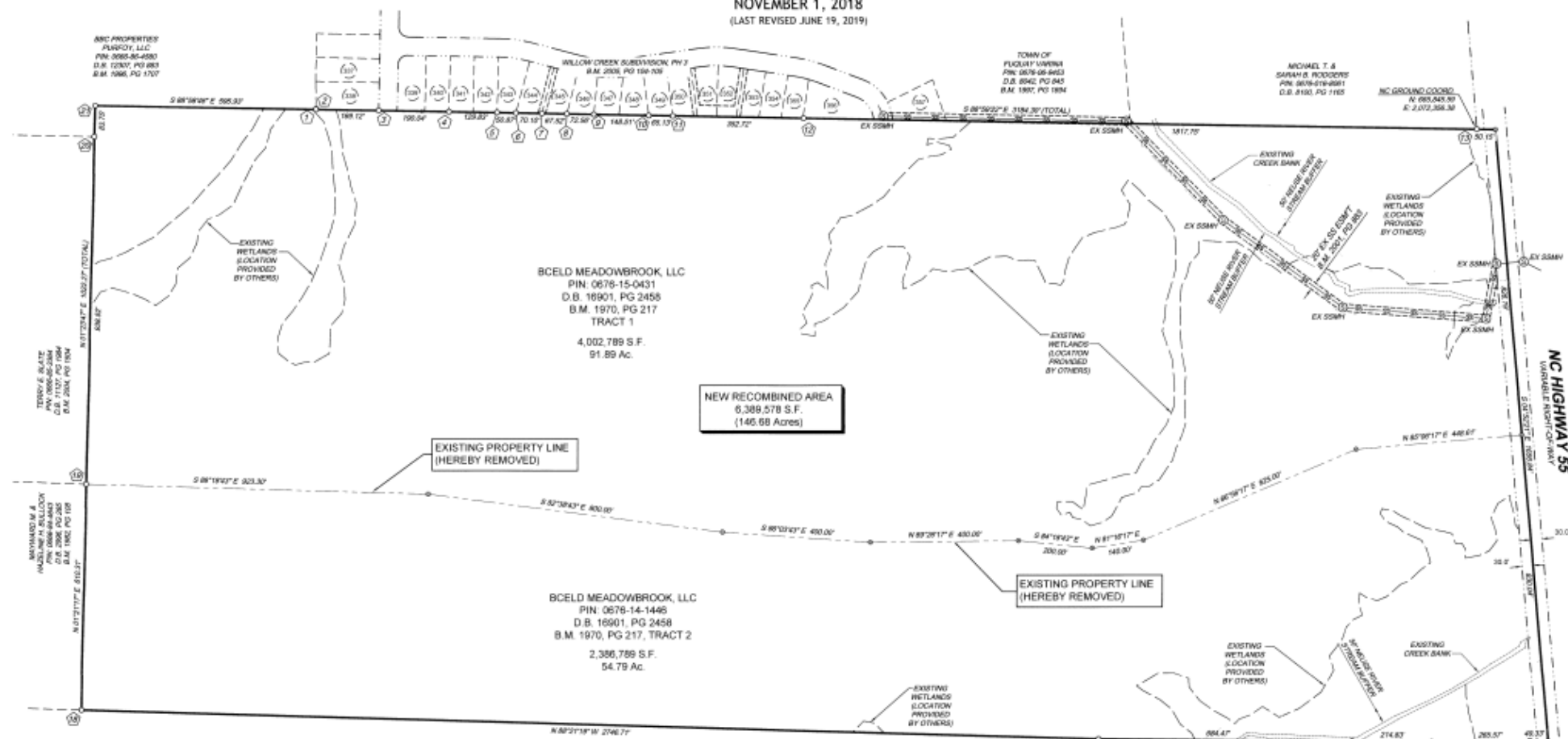
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopted this plan of subdivision with my (our) free consent, and establish the dedicated open space, common green areas and conservation easements and any other open space for public or private use in accordance with the standards of the Open Space Development.

July 3, 2019
 Owner:

SUBDIVISION PLAT OVERALL SITE PLAN for MEADOWBROOK PHASE 1

TOWN OF FUQUAY-VARINA
WAKE COUNTY
NORTH CAROLINA

NOVEMBER 1, 2018
(LAST REVISED JUNE 19, 2019)



NEW RECOMBINED AREA
6,389,578 S.F.
(146.68 Acres)

BCELD MEADOWBROOK, LLC
PIN: 0678-15-0431
D.B. 16901, PG 2458
B.M. 1970, PG 217
TRACT 1
4,002,789 S.F.
91.89 Ac.

BCELD MEADOWBROOK, LLC
PIN: 0678-14-1446
D.B. 16901, PG 2458
B.M. 1970, PG 217, TRACT 2
2,386,789 S.F.
54.79 Ac.

EXISTING PROPERTY LINE
(HEREBY REMOVED)

EXISTING PROPERTY LINE
(HEREBY REMOVED)

EXISTING CONTROL

- | | | |
|---|--|--|
| 1 EXISTING 24" IRON PIPE
CAP AND TACK
(8.3' ABOVE GROUND)
EXISTING 24" IRON PIPE
WITH CAP
(15.3' ABOVE GROUND)
0.15' NORTH OF PROPERTY LINE | 8 EXISTING 12" IRON PIPE
CAP AND TACK
(GROUND LEVEL)
EXISTING 12" IRON PIPE
CAP AND TACK
(0.2' ABOVE GROUND)
0.17' SOUTH OF PROPERTY LINE | 15 EXISTING 24" IRON PIPE
(IN CREEK)
NAIL FOUND
(ON BASE OF RAILROAD TIE) |
| 2 EXISTING 12" IRON PIPE
WITH CAP
(GROUND LEVEL)
EXISTING 12" IRON PIPE
WITH CAP
(GROUND LEVEL) | 9 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.14' SOUTH OF PROPERTY LINE
EXISTING 12" IRON PIPE
WITH CAP (GROUND LEVEL)
0.45' SOUTH OF PROPERTY LINE | 16 EXISTING 12" IRON PIPE
(1.8' ABOVE GROUND IN
CONCRETE CYLINDER)
EXISTING 12" IRON PIPE
(GROUND LEVEL) |
| 3 EXISTING 34" IRON PIPE
(GROUND LEVEL)
EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL) | 10 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.30' NORTH OF PROPERTY LINE
EXISTING 12" IRON PIPE
CAP AND TACK
(0.2' ABOVE GROUND) | 17 EXISTING 12" IRON PIPE
(GROUND LEVEL)
EXISTING 12" IRON PIPE
(1.7' ABOVE GROUND IN
CYLINDER) |
| 4 EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL)
EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL) | 11 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.11' SOUTH OF PROPERTY LINE
EXISTING 24" IRON PIPE
CAP AND TACK
(1.15' ABOVE GROUND)
0.2' SOUTH OF PROPERTY LINE | 18 EXISTING 12" IRON PIPE
(GROUND LEVEL)
EXISTING 12" IRON PIPE
(GROUND LEVEL) |
| 5 EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL)
EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL) | 12 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.11' SOUTH OF PROPERTY LINE
EXISTING 24" IRON PIPE
CAP AND TACK
(1.15' ABOVE GROUND)
0.2' SOUTH OF PROPERTY LINE | 19 EXISTING 12" IRON PIPE
(GROUND LEVEL)
EXISTING 12" IRON PIPE
(GROUND LEVEL) |
| 6 EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL)
EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL) | 13 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.11' SOUTH OF PROPERTY LINE
EXISTING 24" IRON PIPE
CAP AND TACK
(1.15' ABOVE GROUND)
0.2' SOUTH OF PROPERTY LINE | 20 EXISTING 12" IRON PIPE
(GROUND LEVEL)
EXISTING 12" IRON PIPE
(GROUND LEVEL) |
| 7 EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL)
EXISTING 34" IRON PIPE
CAP AND TACK
(GROUND LEVEL) | 14 EXISTING 12" IRON PIPE
(GROUND LEVEL)
0.11' SOUTH OF PROPERTY LINE
EXISTING 24" IRON PIPE
CAP AND TACK
(1.15' ABOVE GROUND)
0.2' SOUTH OF PROPERTY LINE | 21 EXISTING 12" IRON PIPE
(GROUND LEVEL)
EXISTING 12" IRON PIPE
(GROUND LEVEL) |

ADCOCK CHILDREN LLC
PIN: 0695-03-1802
D.B. 0336, PG 509

WAKE COUNTY, NC 151
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/20/2019 15:56:51



SHEET 2 OF 6



TAYLOR
LAND CONSULTANTS, PLLC
1600 Olive Chapel Road, #140
Apex, NC 27502
(919) 851-1184

BUILDING SETBACKS:
Front: 20'
Corner: 18'
Side: 8'
Rear: 20'

LEGEND & NOMENCLATURE

- Existing Property Corner
- New 3/4" Iron Pipe
- Computed Point
- D.B. Deed Book
- Pg. Page
- S.F. Square Feet
- Acres Acres

SUBDIVISION PLAT for MEADOWBROOK, PHASE 1

TOWN OF FUQUAY-VARINA
WAKE COUNTY
NORTH CAROLINA

NOVEMBER 1, 2018
(LAST REVISED JUNE 19, 2019)



NC GIS (MAY 03/2011)

WAKE COUNTY, NC 152
CHARLES P. GILLIAM
REGISTERED OF DEEDS
PRESENTED & RECORDED ON
08/20/2019 15:56:51
BOOK: 9M2019 PAGE: 01391

BUILDING SETBACKS:

Front: 30'
Corner: 15'
Side: 5'
Rear: 20'

NOTE:

CENTER OF EASEMENTS
CENTERED ON AS-BUILT
LOCATIONS OF PIPES AND
STRUCTURES UNLESS
OTHERWISE NOTED

LEGEND & NOMENCLATURE

Existing Property Corner
New 3/4" Iron Pipe
Compacted Gravel
Dredged Bank
Book of Maps
Page
Square Feet
Acres
Address



SUBDIVISION PLAT for MEADOWBROOK, PHASE 1

TOWN OF FUQUAY-VARINA
WAKE COUNTY
NORTH CAROLINA

NOVEMBER 1, 2018
(LAST REVISED JUNE 19, 2019)



NC GRID (NAD 83/2011)

WAKE COUNTY, NC 153
CHARLES P. GILLIAM
REGISTER OF DEEDS
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08/20/2019 15:56:15

BOOK: 882019 PAGE: 01392

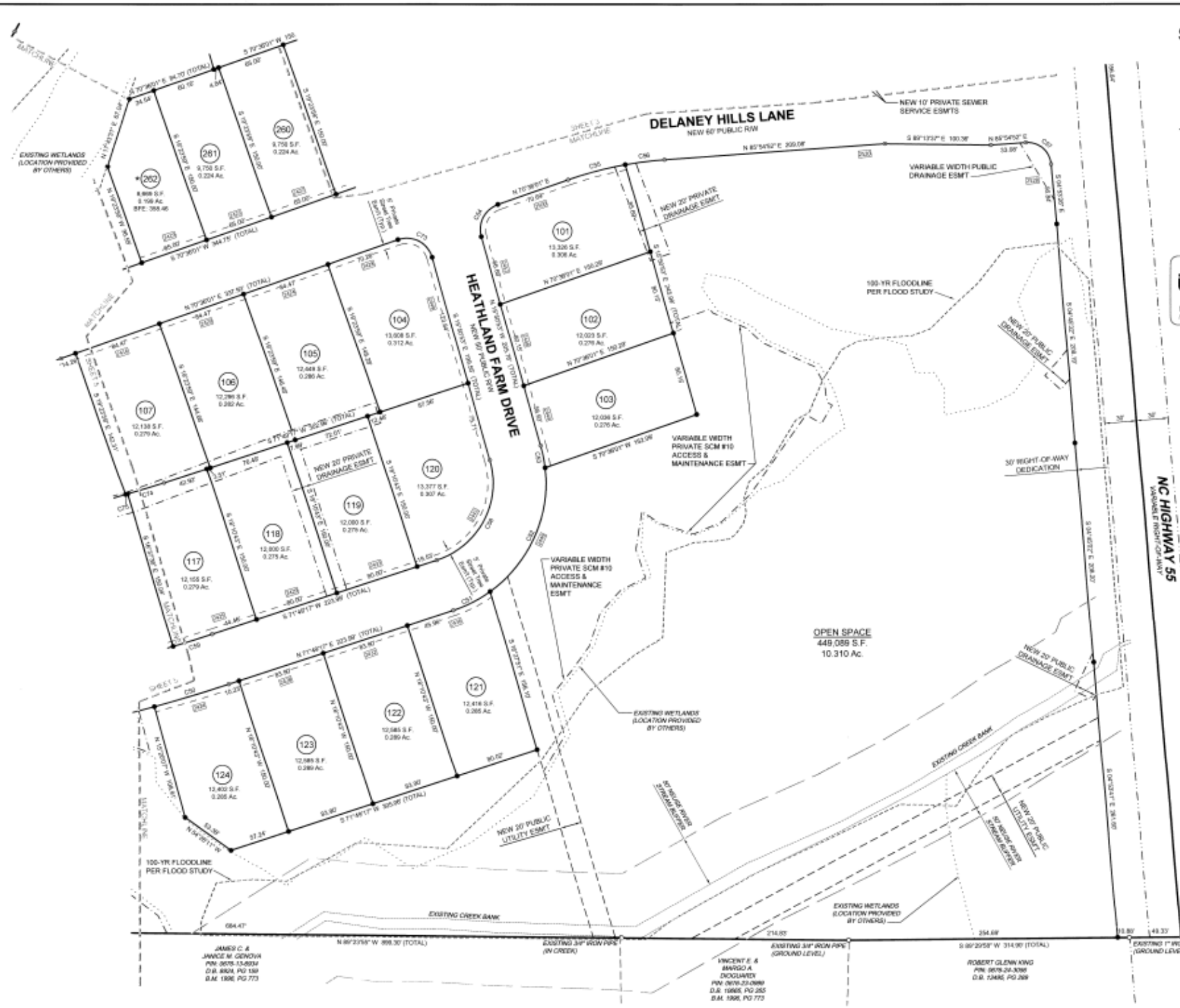
BUILDING SETBACKS:
Front: 20'
Corner: 15'
Side: 8'
Rear: 20'

NOTE:
CENTER OF EASEMENTS CENTERED
ON AS-BUILT LOCATIONS OF PIPES
AND STRUCTURES UNLESS
OTHERWISE NOTED

LEGEND & NOMENCLATURE

- Existing Property Corner
- New 1/4" Iron Pipe
- ⊙ Computed Point
- D.B. Deed Book
- Pg. Page
- S.F. Square Feet
- Ac. Acres
- Address

GRAPHIC SCALE
0 30 60 120
FOOT
1 inch = 90 ft.



SUBDIVISION PLAT for MEADOWBROOK, PHASE 1

TOWN OF FUQUAY-VARINA
WAKE COUNTY
NORTH CAROLINA

NOVEMBER 1, 2018
(LAST REVISED JUNE 19, 2019)



BUILDING SETBACKS:
Front: 20'
Corner: 10'
Side: 8'
Rear: 20'

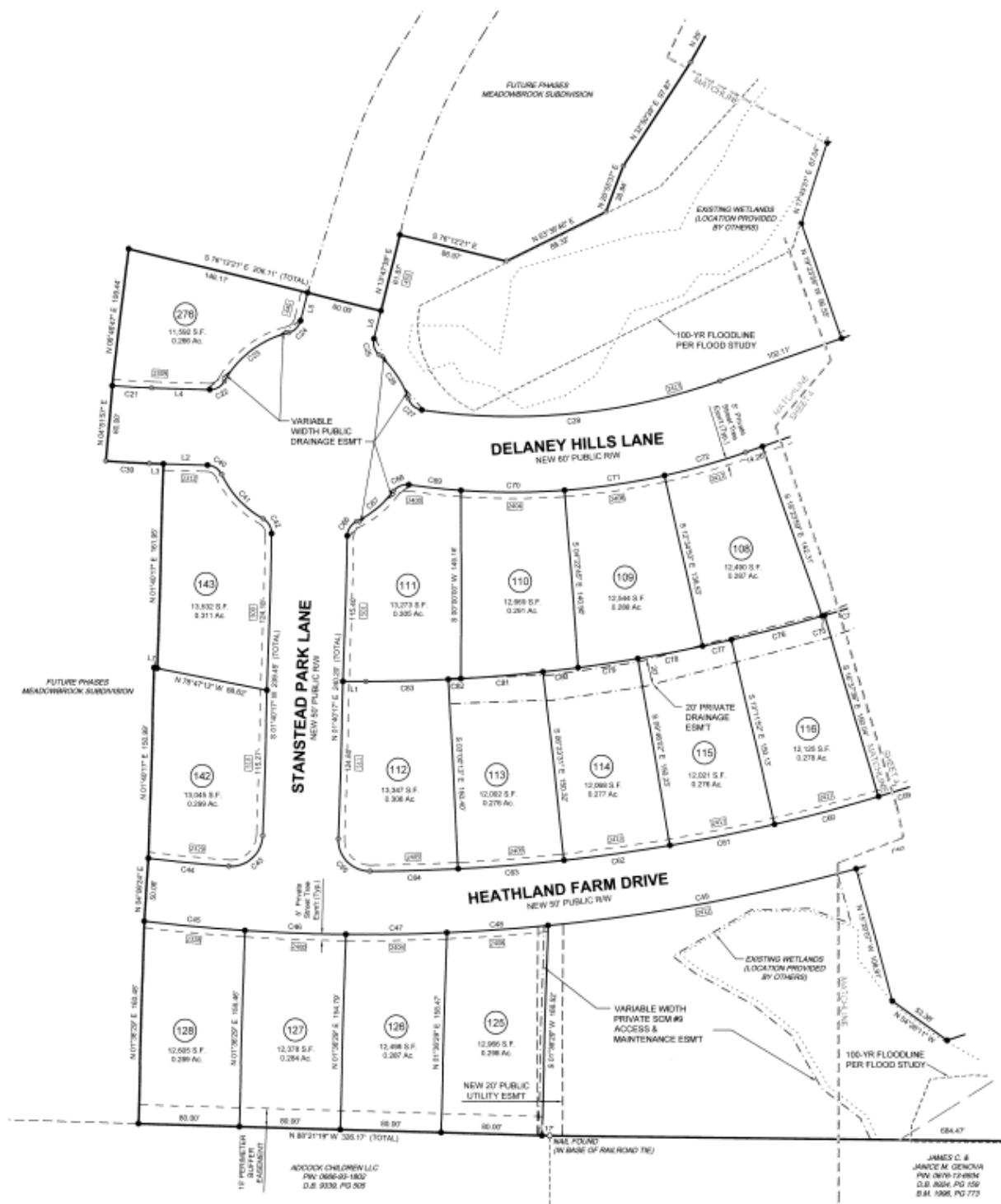
NOTE:
CENTER OF EASEMENTS CENTERED ON AS-BUILT
LOCATIONS OF PIPES AND STRUCTURES UNLESS
OTHERWISE NOTED

LEGEND & NOMENCLATURE

- Existing Property Corner
- New 3/4" Iron Pipe
- Conspicuous Point
- Bench Mark
- Book of Allege
- Page
- Square Feet
- Acres
- Address



WAKE COUNTY, NC 154
CHARLES P. GILLIAM
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08/20/2019 15:56:51



NOVEMBER 1, 2018
(LAST REVISED JUNE 19, 2019)

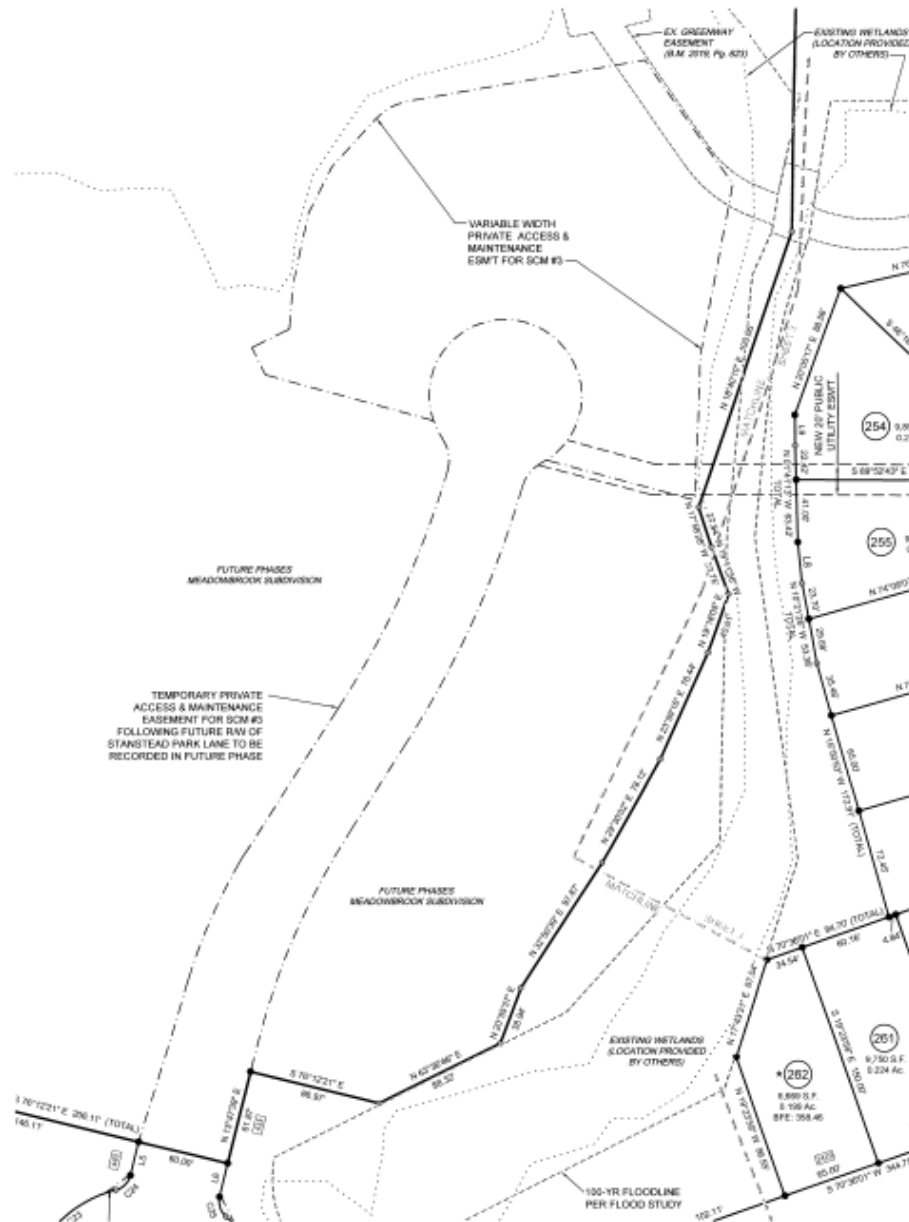


BUILDING SETBACKS:
Front: 20
Corner: 15
Side: 8
Rear: 20

NOTE:
CENTER OF EASEMENTS CENTERED ON AS-BUILT
LOCATIONS OF PIPES AND STRUCTURES UNLESS
OTHERWISE NOTED

LEGEND & NOMENCLATURE

☉	Exhibing Property Owner
●	New 1/4" Iron Pipe
10	Computed Point
D.B.	Deed Book
Est.	Book of Acre
Pg.	Page
S.F.	Square Feet
Ac.	Acre
	Address



LINE	DEPARTING	DEST. (MILES)
1.1	N 80° 00' 00" W	78.10
1.2	N 88° 19' 43" W	54.94
1.3	N 88° 19' 43" W	51.50
1.4	S 80° 00' 00" E	40.15
1.5	N 13° 41' 58" E	32.17
1.6	N 13° 41' 58" E	32.17
1.7	S 20° 00' 00" E	2.94
1.8	N 8° 20' 21" W	27.18
1.9	N 8° 30' 26" W	59.92
1.10	S 50° 20' 00" W	36.17
1.11	N 55° 20' 00" E	21.18

[illegible]

WAKE COUNTY, NC 155
CHARLES P. GILLIAM
REGISTER OF DEEDS
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08/20/2019 15:56:51

BOOK: BM2019 PAGE: 81394