BKBM2006PG00285

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Gina M. Babber, REVIEW OFFICER OF Wake COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

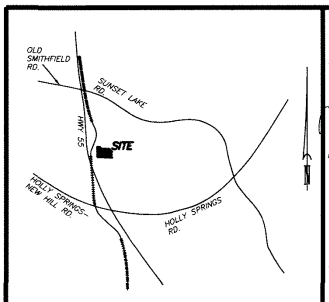
THE SUBDIVIDER SHALL FILE THE APPROVED FINAL PLAT WITH THE REGISTER OF DEEDS OF WAKE COUNTY WITHIN SIXTY (60) DAYS OF FINAL APPROVAL; OTHERWISE SUCH APPROVAL SHALL BE NULL AND VOID.

Gina M. Babber
REVIEW OFFICER
DATE 2.5.2006

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $ 570.00 HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

Scott Hunnicutt
SUBDIVISION ADMINISTRATOR
2-2-06
DATE



VICINITY MAP NO SCALE

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 THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

OWNERS _____ DATE 2-2, 2006

OWNERS _____ DATE _____, 20

WAKE COUNTY, NC 131
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/06/2006 AT 11:37:06

BOOK:BM2006 PAGE:00285

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT:

☒ ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS OR GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF HOLLY SPRINGS HAS BEEN RECEIVED.

☒ THE TOWN OF HOLLY SPRINGS APPROVES OF THE EASEMENTS/RIGHT-OF-WAY DEDICATION AS SHOWN AND DELINEATED ON THIS PLAT.

TOWN ENGINEER
TOWN OF HOLLY SPRINGS,
NORTH CAROLINA

2/3/06
DATE

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

☐ b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

☐ d. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Mark E. Wood
PROFESSIONAL LAND SURVEYOR
2-2-06
DATE

NOTE:
THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.

NORTH CAROLINA
WAKE COUNTY

MARK E. WOOD CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:32,269 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF FEBRUARY, A.D., 2006

Mark E. Wood
REGISTRATION No. L-3773 LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3773 LAND SURVEYOR MARK E. WOOD

THE HOMEOWNER/HOA SHALL BE RESPONSIBLE FOR: THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E. THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS; THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

CERTIFICATE OF COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS OPEN SPACE ORDINANCE FOR RESIDENTIAL DEVELOPMENT:

I HEREBY CERTIFY THAL ALL REQUIREMENTS FOR FEES IN LIEU OF LAND DEDICATION, OR AGREEMENTS FOR GREENWAY TRAIL CONSTRUCTION, PARK DEVELOPMENT, OR COMBINATION INCLUDING ANY OF THE ABOVE HAVE BEEN SATISFIED ACCORDING TO THE TOWN'S OPEN SPACE ORDINANCE AND PRELIMINARY PLAT APPROVAL.

N/A FEES-IN-LIEU OF DEDICATION PAID
N/A ACRES OF LAND DEDICATION
N/A AGREEMENT FOR PROPERTY IMPROVEMENTS

PARKS & RECREATION DIRECTOR
TOWN OF HOLLY SPRINGS, NORTH CAROLINA
2-2-06
DATE

LEGEND

(C)—CENTERLINE OF RIGHT OF WAY
(℄D.T.)—SIGHT DISTANCE TRIANGLE
(CSPK)—CONTROL SPIKE SET
(R/W)—RIGHT OF WAY
(P.D.E.)—PRIVATE DRAINAGE EASEMENT
—WETLANDS
—OPEN SPACE

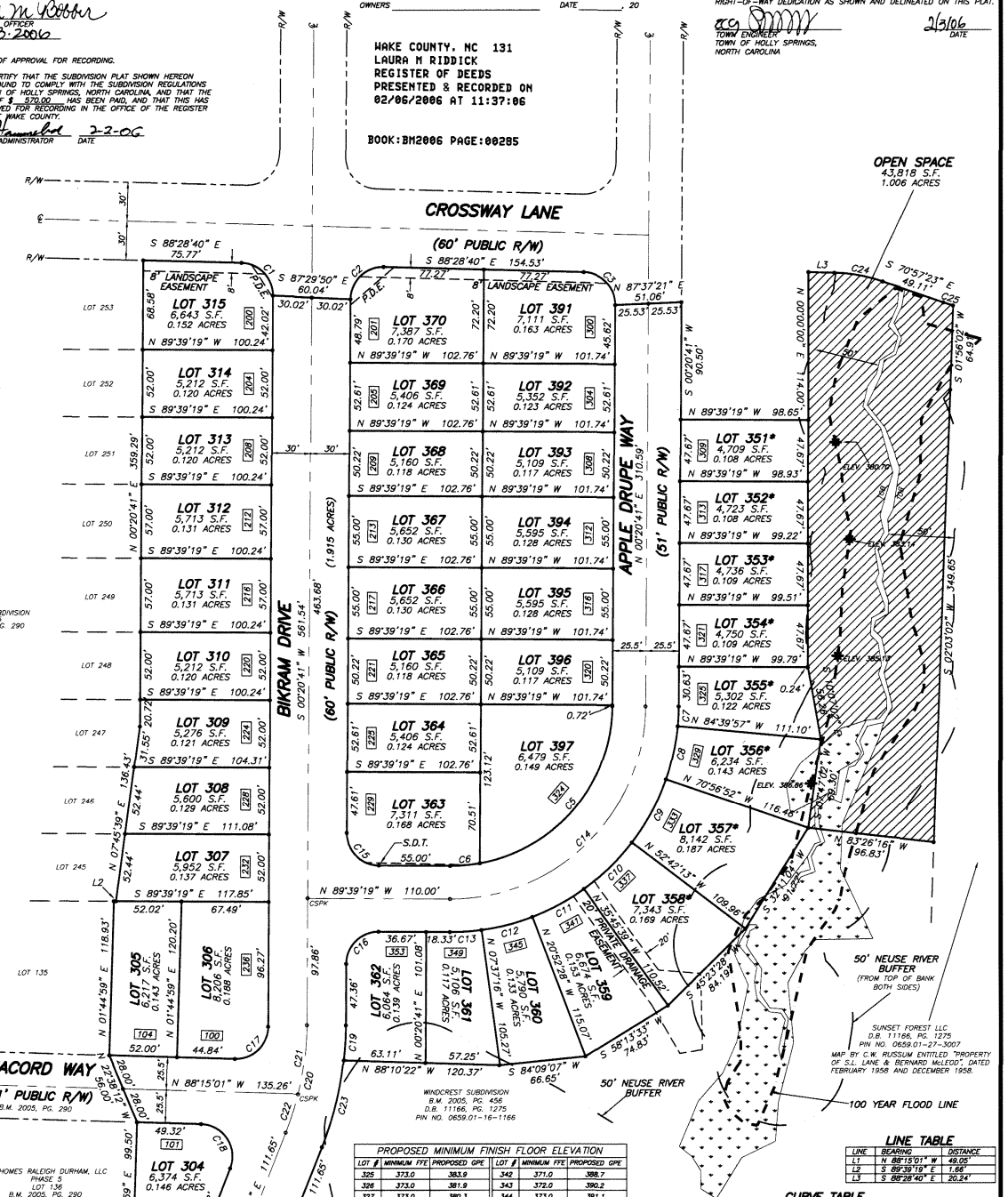
REFERENCES:
1. KB HOMES
D.B. 9221, PG. 227, D.B. 9221 PG. 268
D.B. 9221, PG. 223, D.B. 9221, PG. 276
D.B. 9221, PG. 265, D.B. 9249, PG. 328
D.B. 10933, PG. 724
TRACT A
B.M. 2001, PG. 2372
B.M. 1998, PG. 314
PIN 0649.02-96-9838
PIN 0649.02-97-2626
PIN 0659.01-16-0611
2. MAP BY KENNETH CLOSE INC. ENTITLED "EXTERNAL BOUNDARY SURVEY FOR COLONY HOMES, LLC, INVESTORS TITLE INSURANCE COMPANY, AND SUNTRUST BANK", DATED 8-20-01 AND LAST REVISED 12-7-01

NOTES:
- * DENOTES LOTS CONTAINING FLOOD HAZARD SOILS.
- 50' NEUSE RIVER BUFFER AND 100 YEAR FLOODLINE WERE TAKEN FROM A DIGITAL FILE PROVIDED BY SPAULDING & NORRIS, PA.
- IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE EDGE OF EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
- PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3718300660 E PANEL 660 OF 810 EFFECTIVE DATE MARCH 3, 1992.
- COMMON OPEN SPACE WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- BUFFERS SHALL NOT BE DISTURBED
- DRIVEWAYS FOR INDIVIDUAL LOTS WILL BE LIMITED TO 12' IN WIDTH FROM THE TURN-OUT TO THE RIGHT OF WAY LINE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ORDINANCE.
- LANDSCAPE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NOTE:
RATIO OF PRECISION 32,269+. MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

60' 30' 0' 60' 120' 180'
SCALE IN FEET

RECORDED IN BOOK OF MAPS 2006 PAGE 0285



PROPOSED MINIMUM FINISH FLOOR ELEVATION

LOT #	MINIMUM FFE	PROPOSED GPE	LOT #	MINIMUM FFE	PROPOSED GPE
325	373.0	383.9	342	371.0	388.7
326	373.0	381.9	343	372.0	390.2
327	373.0	380.3	344	373.0	391.1
328	365.0	378.3	345	375.0	392.4
329	365.0	376.4	346	376.0	393.7
330	364.0	376.2	351	386.0	395.3
331	364.0	372.0	352	387.0	395.6
332	364.0	370.4	353	388.0	396.1
333	368.0	370.4	354	389.0	397.9
334	360.0	371.5	355	391.0	399.3
335	360.0	372.4	356	392.0	400.0
336	360.0	376.9	357	394.0	402.0
337	362.0	379.4	358	395.0	403.0
338	363.0	381.8			
339	366.0	384.2			
340	369.0	385.8			
341	370.0	387.3			

MINIMUM FFE TO BE SET AT LEAST 2 FEET ABOVE 100 YEAR FLOOD PLAIN ELEVATION, OR AVERAGE MINIMUM FFE SET 4 FEET ABOVE 100 YEAR FLOOD PLAIN ELEVATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°15'01" W	49.05'
L2	S 89°39'19" E	1.66'
L3	S 88°28'40" E	20.24'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	88°49'21"	25.00'	38.76'	34.99'	24.49'	S 44°03'59" E
C2	91°10'39"	25.00'	39.78'	35.72'	25.51'	N 45°56'01" E
C3	88°49'21"	25.00'	38.76'	34.99'	24.49'	S 44°03'59" E
C5	78°27'53"	124.50'	172.67'	159.16'	103.48'	S 40°04'37" W
C6	10°32'07"	124.50'	22.89'	22.86'	11.48'	S 85°04'37" W
C7	04°39'22"	175.50'	15.28'	15.28'	7.65'	S 02°50'22" W
C8	13°43'05"	175.50'	42.02'	41.92'	21.11'	S 12°11'36" W
C9	18°14'39"	175.50'	55.88'	55.65'	28.18'	S 28°10'28" W
C10	16°58'34"	175.50'	51.99'	51.71'	26.14'	S 43°46'04" W
C11	14°53'11"	175.50'	45.60'	45.47'	22.93'	S 61°40'57" W
C12	13°15'11"	175.50'	40.60'	40.50'	20.39'	S 75°45'08" W
C13	07°57'57"	175.50'	24.40'	24.38'	12.22'	S 86°21'42" W
C14	90°00'00"	150.00'	235.62'	212.13'	150.00'	S 45°20'41" W
C15	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 44°39'19" W
C16	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 45°20'41" E
C17	91°24'19"	25.00'	39.88'	35.79'	25.62'	S 44°02'50" W
C18	109°48'41"	25.00'	47.91'	40.91'	35.58'	S 33°20'40" E
C19	05°58'45"	260.00'	27.13'	27.12'	13.58'	S 03°20'03" W
C20	21°12'59"	230.00'	85.17'	84.68'	43.08'	S 10°57'10" W
C21	13°24'26"	230.00'	53.80'	53.70'	27.03'	S 07°02'54" W
C22	07°48'33"	230.00'	31.35'	31.32'	15.70'	S 17°39'24" W
C23	15°14'14"	260.00'	69.14'	68.94'	34.78'	S 13°56'33" W
C24	17°31'17"	124.50'	38.07'	37.92'	19.19'	S 79°43'02" E
C25	02°33'39"	175.50'	7.84'	7.84'	3.92'	N 72°09'19" W

1.006 ACRES (AREA IN OPEN SPACE)
1.915 ACRES (AREA IN R/W)
5.242 ACRES (AREA IN LOTS)
8.163 ACRES (TOTAL AREA)

OWNER: KB HOME RALEIGH-DURHAM, LLC

FILE: WCFPH3S1

REVISIONS	SUBDIVISION MAP OF WINDCREST SUBDIVISION PHASE 3 – SECTION 1 (SHEET 1 OF 2)	KENNETH CLOSE, INC. Land Surveying 970 TRINITY ROAD – RALEIGH, NC 27607 PHONE: (919)851-2344 FAX: (919)851-5201 E-mail: kcsurvey@bellsouth.net
	TOWNSHIP: HOLLY SPRINGS COUNTY: WAKE	SURVEY DATE: 2-25-03 SURVEYED BY: MT
	STATE: NORTH CAROLINA	SCALE: 1" = 60' DRAWN BY: RPB
	ZONE: PUD P.I.N: 0659.01-17-1277	CHECKED & CLOSURE BY: MW