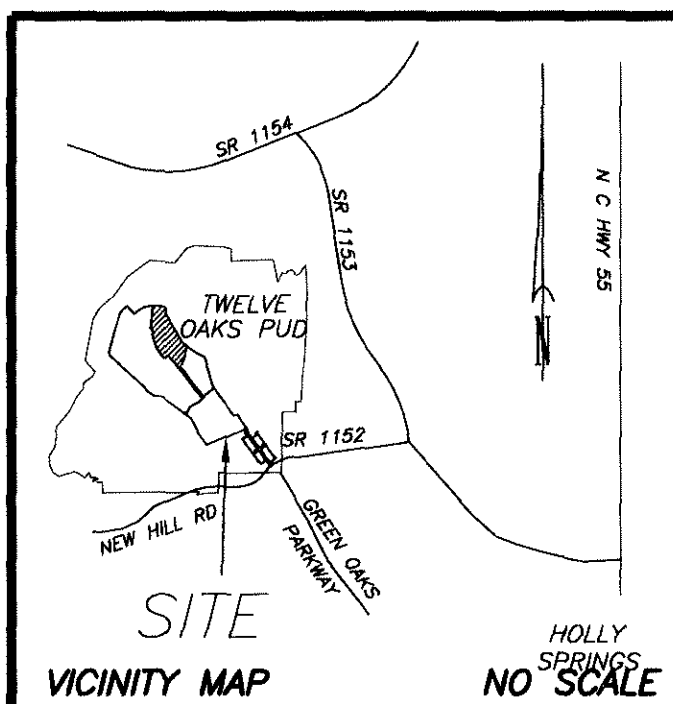




- SITE VICINITY MAP**
- HOLLY SPRINGS NO SCALE**
- ☒ a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE 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 7-5-07
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
WAKE COUNTY
MARK E. WOOD CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:22,558. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3rd DAY OF JULY, 2007.

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

STATE OF NORTH CAROLINA
COUNTY OF WAKE
Cana M. Crapp, REVIEW OFFICER OF WAKE COUNTY, JUNIOR
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.

Cana M. Crapp 7-10-2007
REVIEW OFFICER DATE

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

I HEREBY CERTIFY THAT 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.

\$43,302 52,432 FEES-IN-LIEU OF DEDICATION PAID
ACRES OF LAND DEDICATION
AGREEMENT FOR PROPERTY IMPROVEMENTS

Thomas Brady by Staudy 7-10-07
TOWN OF HOLLY SPRINGS, NORTH CAROLINA DATE

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 DEDICATIONS AS SHOWN AND DELINEATED ON THIS PLAT.

Tom Staudy 7-10-07
TOWN ENGINEER DATE
TOWN OF HOLLY SPRINGS, NC

WAKE COUNTY, NC 529
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/10/2007 AT 15:03:56

BOOK: BM2007 PAGE: 01587

RECORDED IN BOOK OF MAPS 2007 PAGE 01587

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 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 AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

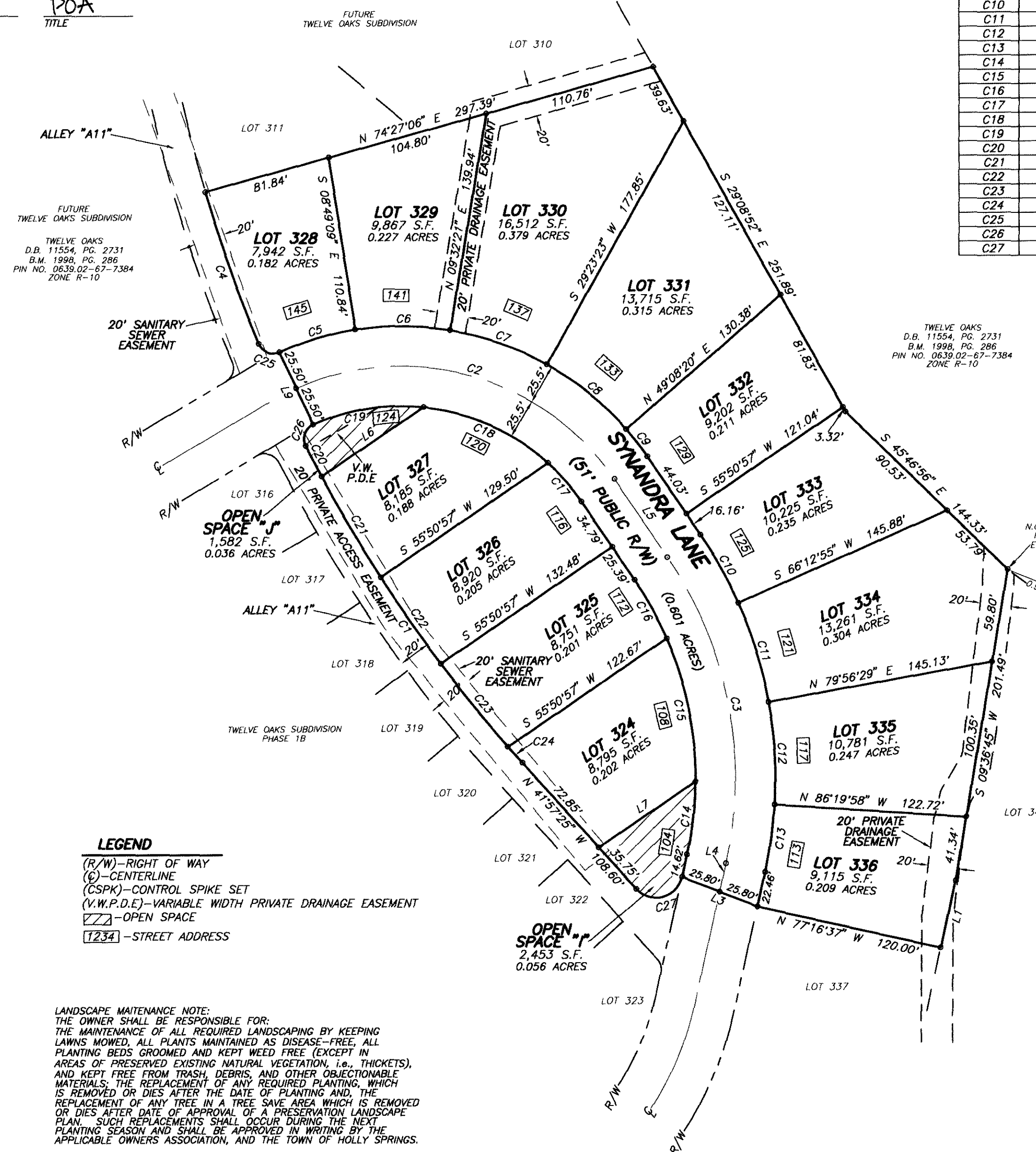
Sandler at Twelve Oaks LLC
(COMPANY/LLC NAME)

John P. Myers 07-05-07
(SIGNATURE) DATE
POA
(PRINT NAME) TITLE

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 \$ 340.00 HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

David High 7-6-07
SUBDIVISION ADMINISTRATOR DATE



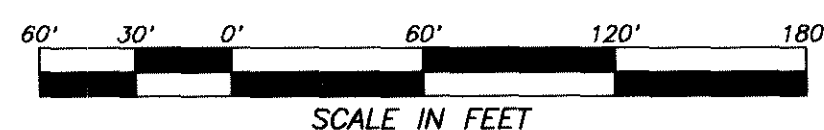
LEGEND

- (R/W) - RIGHT OF WAY
(C) - CENTERLINE
(CSPK) - CONTROL SPIKE SET
(V.W.P.D.E.) - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
[] - OPEN SPACE
[1234] - STREET ADDRESS

LANDSCAPE MAINTENANCE NOTE:
THE OWNER 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 AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENTS SHALL OCCUR DURING THE NEXT PLANTING SEASON AND SHALL BE APPROVED IN WRITING BY THE APPLICABLE OWNERS ASSOCIATION, AND THE TOWN OF HOLLY SPRINGS.

- NOTES:
1. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720062800J EFFECTIVE DATE MAY 2, 2006.

NOTE:
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.



CURVE TABLE

CURVE#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	15°03'50"	934.50'	245.69'	244.98'	123.56'	S 34°25'31" E
C2	79°48'35"	165.00'	229.84'	211.70'	137.99'	N 74°03'21" W
C3	46°52'26"	250.00'	204.53'	198.87'	108.38'	S 10°42'50" E
C4	06°16'59"	934.50'	102.48'	102.43'	51.29'	S 19°21'00" E
C5	15°16'45"	190.50'	50.80'	50.65'	25.55'	S 73°32'28" W
C6	18°21'30"	190.50'	61.04'	60.78'	30.78'	N 89°38'24" W
C7	19°51'02"	190.50'	66.00'	65.67'	33.33'	N 70°32'08" W
C8	19°44'57"	190.50'	65.66'	65.34'	33.16'	N 50°44'09" W
C9	06°42'37"	190.50'	22.31'	22.30'	11.17'	N 37°30'22" W
C10	10°21'58"	275.50'	49.84'	49.78'	24.99'	N 28°58'04" W
C11	13°43'34"	275.50'	66.00'	65.84'	33.16'	N 16°55'18" W
C12	13°43'34"	275.50'	66.00'	65.84'	33.16'	N 03°11'44" W
C13	09°03'20"	275.50'	43.54'	43.50'	21.82'	N 08°11'43" E
C14	12°00'33"	224.50'	47.06'	46.97'	23.61'	N 06°43'06" E
C15	23°59'18"	224.50'	93.99'	93.31'	47.70'	N 11°16'49" W
C16	10°52'35"	224.50'	42.62'	42.55'	21.37'	N 28°42'46" W
C17	13°26'34"	139.50'	32.73'	32.65'	16.44'	N 40°52'20" W
C18	36°25'51"	139.50'	88.70'	87.21'	45.91'	N 65°48'33" W
C19	29°44'53"	139.50'	72.43'	71.62'	37.05'	S 81°06'05" W
C20	01°21'24"	934.50'	22.13'	22.12'	11.06'	S 27°34'18" W
C21	04°33'42"	934.50'	74.40'	74.38'	37.22'	S 30°31'51" E
C22	04°07'22"	934.50'	67.24'	67.23'	33.64'	S 34°52'23" E
C23	04°10'12"	934.50'	68.01'	68.00'	34.02'	S 39°01'09" E
C24	00°51'10"	934.50'	13.91'	13.91'	6.96'	S 41°31'50" E
C25	91°36'24"	10.00'	15.99'	14.34'	10.28'	N 68°17'42" W
C26	93°07'14"	10.00'	16.25'	14.52'	10.56'	N 19°40'01" E
C27	125°19'12"	17.00'	37.18'	30.20'	32.88'	S 75°22'59" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 12°43'23" E	43.86'
L3	N 68°32'45" W	51.60'
L4	N 12°43'23" E	18.54'
L5	S 34°09'03" E	60.18'
L6	S 55°50'57" W	79.03'
L7	S 55°50'57" W	74.73'
L9	N 24°59'21" W	51.01'

TWELVE OAKS
D.B. 11554, PG. 2731
B.M. 1998, PG. 286
PIN NO. 0639.02-67-7384
ZONE R-10

N.C. GRID COORDS.
N=767,612.285
E=2,128,866.418

N.C.G.S. "PEARSALL"
NAD 83
N.C. GRID COORDS.
N=692,883.883
E=2,049,363.864

S 05°19'25" E
990.45' (GROUND)

N.C.G.S. "WELCOME"
NAD 83

3.105 ACRES (AREA IN LOTS)
0.092 ACRES (AREA IN OPEN SPACE)
0.601 ACRES (AREA IN R/W)
3.798 ACRES (TOTAL AREA)

REFERENCES:
D.B. 11554, PG. 2731
B.M. 1998, PG. 286

OWNER:
TWELVE OAKS, LLC 448 VIKING DR. STE. 220 VIRGINIA BEACH, VA

REVISIONS	SUBDIVISION MAP OF TWELVE OAKS PUD PHASE 1B (SHEET 3 OF 4)		WITHERS & RAVENEL KENNETH CLOSE SURVEYING 111 MacKENNAN DRIVE - CARY, NC 27511 PHONE: (919)851-2344 FAX: (919)851-5201	
	TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	SURVEY DATE: 12-01-06	SURVEYED BY: BG
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: ROB
	ZONE: PUD	P.I.N.: 0639.02-67-7384	CHECKED & CLOSURE BY: MW	

07-FP-11 FILE: 120AKSP1B_53