

RECORDED IN BOOK OF MAPS 2014, PAGE 115, WAKE COUNTYREVIEW OFFICER RP DATE 1/17/2014

WAKE COUNTY, NC 225
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 01/28/2014 AT 13:30:55

PHILLIPS, ALLEN R
 & TERESA E
 DB 8586 PG 2755
 BM 1990 PG 940
 PIN 0735624845

BUILDING SETBACKS:
 ROADWAY FRONT/CORNER MIN. 18' WITH PARKING;
 10' WITHOUT PARKING
 SIDE YARD 5' MIN./15' AGGREGATE
 REAR YARD 20'

BOOK:BM2014 PAGE:00115

WACKENA RD
EXISTING 60' PUBLIC R/W

HIGHCROFT INVESTORS LLC
 DB 15449 PG 2581
 BM 1971 PG 136
 PIN 0735620567

LANDFALL ASSOCIATES LLC
 DB 15449 PG 2585
 BM 1971 PG 136
 PIN 0735620453

HIGHCROFT INVESTORS LLC
 DB 15449 PG 2581
 BM 1971 PG 136
 PIN 0735620350

LANDFALL ASSOCIATES LLC
 DB 15449 PG 2585
 BM 1971 PG 136
 PIN 0735620157

COS
 98,154 SF
 1.519 AC

DETAIL "B"
 SCALE: 1" = 60'



SCALE: 1" = 60'

VARIABLE WIDTH PRIVATE
 PEDESTRIAN TRAIL EASEMENT
 HEREBY DEDICATED TO THE HOA
 (SEE DETAIL "A" BELOW ALONG WITH
 NOTE #13 ON SHEET 1 OF 5)

R/W DEDICATION
 AREA
 3,805 SF
 0.087 AC

SEE DETAIL "B" AT LEFT
 FOR EXTENSION OF 5'
 UTILITY & PIPELINE
 EASEMENT

HIGHCROFT INVESTORS LLC
 DB 15449 PG 2581
 BM 1971 PG 136
 PIN 0735620350

LANDFALL ASSOCIATES LLC
 DB 15449 PG 2585
 BM 1971 PG 136
 PIN 0735620157

DOT-HATCHED AREA IS
 STORMWATER CONTROL
 STRUCTURE &
 ACCESS EASEMENT
 34,354 SF 0.789 AC

HIGHGATE OAK DR
 VARIABLE WIDTH PUBLIC R/W

WACKENA RD
EXISTING 60' PUBLIC R/WSEDFIELD PARK LN
60' PUBLIC R/W

BELMONT VIEW LP
 50' PUBLIC R/W

VIEW LP
J.C. R/W

NC GRID

PHILLIPS, PAUL V HEIRS
 DB 2389 PG 511
 BM 1976 04
 PIN 0735720245

LEGEND:
 IRON PIPE FOUND
 CONTROL CORNER
 ADDRESS
 COMMON OPEN SPACE
 MAXIMUM ALLOWABLE
 IMPERVIOUS SURFACE

HATCHED AREAS TO BE
 RECORDED AT A LATER DATE

ALL UTILITY & PIPELINE EASEMENTS
 ARE TOWN OF CARY EASEMENTS.

LOTS 53-73 WILL BE
 RECORDED LATER

TOWN OF CARY PROJECT #12-SB-005

SEDFIELD SUBDIVISION

LOTS 1 THROUGH 52

OWNERS: HIGHCROFT INVESTORS LLC

NORTH CAROLINA

WAKE COUNTY

SUBDIVISION & RECOMBINATION PLAT

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

111 Mackenon Drive Cary, North Carolina 27511 www.withersravenel.com

tel: 919-469-3340 Corporate License #6-822

NO.	DATE	DESCRIPTION

DATE:	12/6/13	SCALE:	1" = 60'
DRAWN:	MED	CHECKED:	MED
SHEET:	3	OF	5
CAD FILE:	BD_13307C	PROJECT NO:	02110371