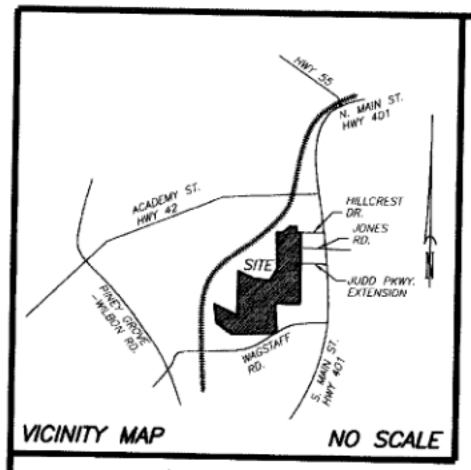


VICINITY MAP NO SCALE

I, Rose H. John, THE TOWN CLERK AND ~~TREASURER~~ OF THE TOWN OF FUQUAY-VARINA, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF FUQUAY-VARINA APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME 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.

3-2, 2007
DATE

Rose H. John
TOWN CLERK

TOWN OF FUQUAY-VARINA, N.C. INCORPORATED 1909

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS IN THE SUBDIVISION ENTITLED: ______ OR (2) THAT A SURETY BOND IN THE AMOUNT OF $______ OR CASH IN THE AMOUNT OF $______ HAS BEEN POSTED WITH THE TOWN OF FUQUAY-VARINA TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-2, 2007
DATE

(1) ~~TOWN MANAGER~~
(2) Rose H. John
TOWN CLERK

TOWN OF FUQUAY-VARINA, N.C. INCORPORATED 1909

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

Mark E. Wood
PROFESSIONAL LAND SURVEYOR
2-22-07
DATE

NORTH CAROLINA
WAKE COUNTY

I, 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: 83,100 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21st DAY OF FEBRUARY, A.D., 2007.

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

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

MAJOR SUBDIVISION:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FUQUAY-VARINA, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING BOARD AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OR THE REGISTER OF DEEDS.

Rose H. John 3-2-07
SECRETARY, TOWN BOARD OF COMMISSIONERS DATE

TOWN OF FUQUAY-VARINA, N.C. INCORPORATED 1909

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Michael Sorensen, REVIEW OFFICER OF THE TOWN OF FUQUAY VARINA, WAKE COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michael Sorensen 3-2-07
REVIEW OFFICER DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

2/23, 2007
DATE
OWNER

FILED FOR REGISTRATION

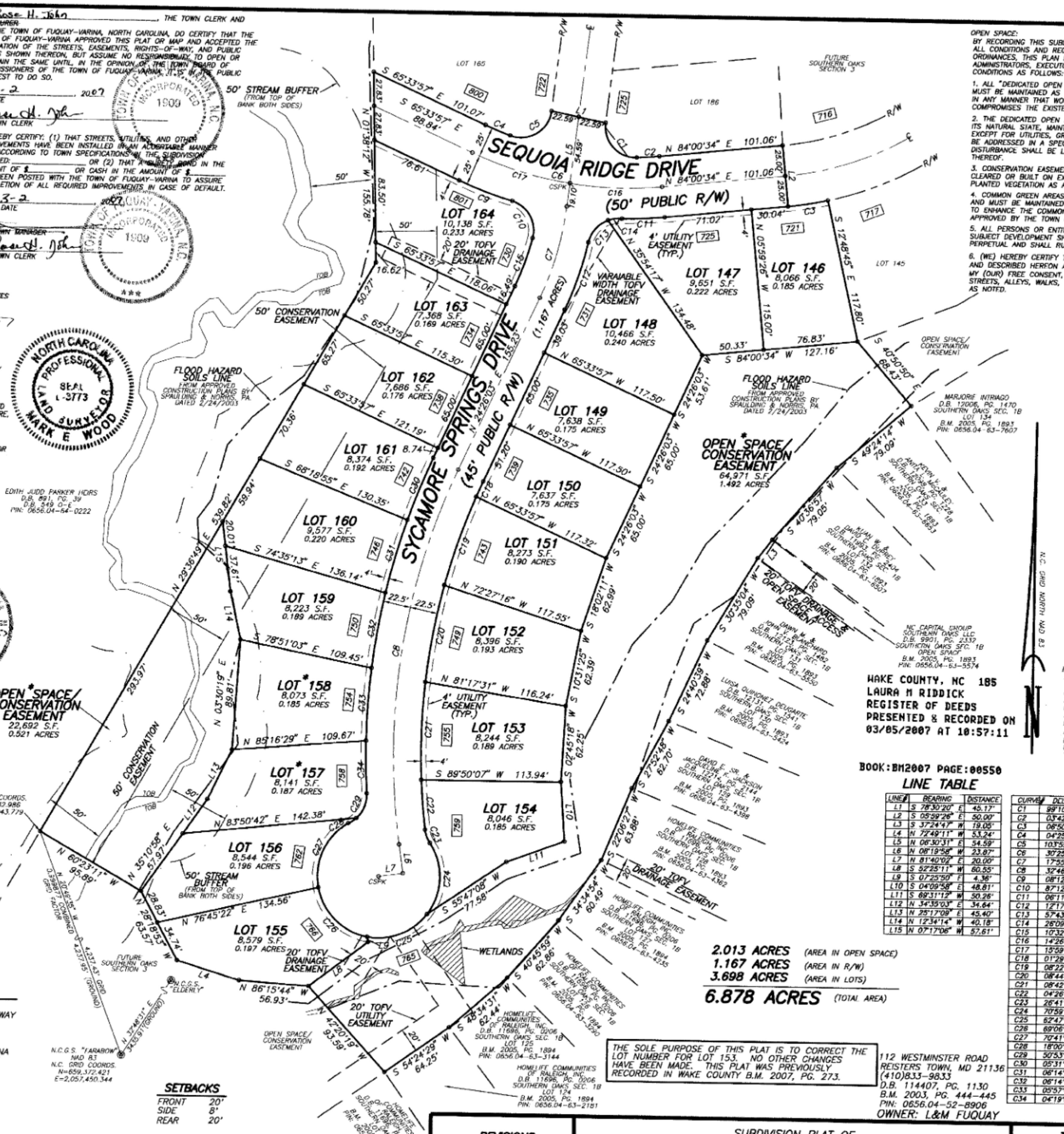
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY ______
ASST/DEPUTY
TIME ______

LEGEND

(R/W)-RIGHT OF WAY
(℄)-CENTERLINE OF RIGHT OF WAY
(CSPK)-CONTROL SPIKE SET
1234 -ADDRESS
(TOFV)-TOWN OF FUQUAY-VARINA

NOTES:
1. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE EDGE OF EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. THE PROPERTY IS IN THE 100 YR. FLOOD BY FIRM MAP NO. 37183C0757 E PANEL 757 OF 810 EFFECTIVE DATE MARCH 3, 1992. 100 YEAR FLOOD LINE SHOWN IS FROM A DETAILED FLOOD STUDY BY SPALDING & NORRIS, PA. TOWN OF FUQUAY-VARINA PROJECT CARRIAGE HEIGHTS NO. 5-07-03.
4. 50' RIPARIAN BUFFER AS RECORDED BY SPAULDING AND NORRIS ENGINEERING.
5. THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT SHOULD NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE P.I.N. NUMBER IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.

RECORDED IN BOOK OF MAPS 2007 PAGE 550.


SEQUOIA RIDGE DRIVE
(50' PUBLIC R/W)
SYCAMORE SPRINGS DRIVE
(45' PUBLIC R/W)
LOT 164 10,138 S.F. 0.233 ACRES
LOT 163 7,368 S.F. 0.169 ACRES
LOT 162 7,686 S.F. 0.176 ACRES
LOT 161 8,374 S.F. 0.192 ACRES
LOT 160 9,577 S.F. 0.220 ACRES
LOT 159 8,223 S.F. 0.189 ACRES
LOT*158 8,073 S.F. 0.185 ACRES
LOT*157 8,141 S.F. 0.187 ACRES
LOT 156 8,544 S.F. 0.196 ACRES
LOT 155 8,579 S.F. 0.197 ACRES
LOT 154 8,046 S.F. 0.185 ACRES
LOT 153 8,244 S.F. 0.189 ACRES
LOT 152 8,396 S.F. 0.193 ACRES
LOT 151 8,273 S.F. 0.190 ACRES
LOT 150 7,637 S.F. 0.175 ACRES
LOT 149 7,638 S.F. 0.175 ACRES
LOT 148 10,466 S.F. 0.240 ACRES
LOT 147 9,651 S.F. 0.222 ACRES
LOT 146 8,066 S.F. 0.185 ACRES
OPEN*SPACE/ CONSERVATION EASEMENT 64,971 S.F. 1.492 ACRES
OPEN*SPACE/ CONSERVATION EASEMENT 22,692 S.F. 0.521 ACRES
50' STREAM BUFFER (FROM TOP OF BANK BOTH SIDES)
50' CONSERVATION EASEMENT
FLOOD HAZARD SOILS LINE FROM APPROVED CONSTRUCTION PLANS BY SPAULDING & NORRIS, PA. DATED 7/24/2003
20' TOFV DRAINAGE EASEMENT
4' UTILITY EASEMENT (TYP.)
VARIABLE WIDTH TOFV DRAINAGE EASEMENT
20' TOFV UTILITY EASEMENT
20' TOFV DRAINAGE/OPEN SPACE ACCESS
WETLANDS
FUTURE SOUTHERN OAKS SECTION 3
LOT 165
LOT 186
LOT 145
EDITH JUDD PARKER HEIRS D.B. 891, PG. 39 D.B. 549 O-E PIN: 0656.04-54-0222
MARJORIE INTRIAGO D.B. 12006, PG. 1470 SOUTHERN OAKS SEC. 1B LOT 134 B.M. 2005, PG. 1893 PIN: 0656.04-63-7607
NC CAPITAL GROUP SOUTHERN OAKS LLC D.B. 9901, PG. 2337 SOUTHERN OAKS SEC. 1B OPEN SPACE B.M. 2005, PG. 1893 PIN: 0656.04-63-5574
HOMELIFE COMMUNITIES OF RALEIGH, INC. D.B. 11696, PG. 0206 SOUTHERN OAKS SEC. 1B
N.C.G.S. "FARABOW" NAD 83 N.C. GRID COORDS. N=659,372.421 E=2,057,450.344
N.C.G.S. "ELDERLY"
N.C. GRID COORDS. N=663,332.986 E=2,055,943.779
N.C. GRID NORTH NAD 83
CSPK

WAKE COUNTY, NC 185
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/05/2007 AT 10:57:11

BOOK:BM2007 PAGE:00550

OPEN SPACE:
BY RECORDING THIS SUBDIVISION PLAN AS AN "OPEN SPACE DEVELOPMENT" AND MEETING ALL CONDITIONS AND REGULATIONS SET FORTH BY THE TOWN OF FUQAY-VARINA CODE OF ORDINANCES, THIS PLAN IS BINDING UPON THE OWNERS, RESPECTIVE HEIRS, SUCCESSORS, ADMINISTRATORS, EXECUTORS, BUYERS AND ASSIGNS HERETO AND MUST MEET ALL CONDITIONS AS FOLLOWS:

1. ALL "DEDICATED OPEN SPACE", COMMON GREEN AREAS AND CONSERVATION EASEMENTS MUST BE MAINTAINED AS OPEN SPACE AND MUST NOT BE SOLD, DIVIDED OR DISPOSED OF IN ANY MANNER THAT WOULD ALLOW CONSTRUCTION OF BUILDING OR DEVELOPMENT WHICH COMPROMISES THE EXISTENCE OF THE OPEN SPACE.

2. THE DEDICATED OPEN SPACE AREAS AND CONSERVATION EASEMENTS MUST REMAIN IN ITS NATURAL STATE, MAINTAIN EXISTING VEGETATION AND NO LAND DISTURBING ACTIVITY EXCEPT FOR UTILITIES, GREENWAY TRAILS AND EROSION CONTROL AND EVEN THESE MUST BE ADDRESSED IN A SPECIFIC MANNER TO MINIMIZE DISTURBANCES, IN SUCH CASE, DISTURBANCE SHALL BE LIMITED ONLY TO THE EXTENT NECESSARY FOR CONSTRUCTION THEREOF.

3. CONSERVATION EASEMENTS THAT ARE PART OF A LOT MUST NOT BE DISTURBED, CLEARED OR BUILT ON EXCEPT FOR THE INTENTION OF INCREASING OR ESTABLISHING A PLANTED VEGETATION AS A NATURAL AREA.

4. COMMON GREEN AREAS ARE FOR THE PURPOSE OF ENJOYMENT FOR THE DEVELOPMENT AND MUST BE MAINTAINED IN ITS NATURAL STATE WITH MINIMAL DISTURBANCE OTHER THAN TO ENHANCE THE COMMON GREEN AREA AS PART OF THE OVERALL OPEN SPACE PLAN, AS APPROVED BY THE TOWN OF FUQAY-VARINA.

5. 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.

6. (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LIES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

NOTE:
OWNERS (AND ANY SUCCESSOR-IN-INTEREST) HEREBY WARRANTS AND AGREES TO MAKE REPAIR(S) TO ANY AND ALL STREETS, CURBS, GUTTER, STORM DRAINAGE, UTILITIES AND APPURTENANCES (REFEREED TO HEREIN AS "IMPROVEMENT(S)") INSTALLED BY THE OWNER (WITHIN THE DEDICATED RIGHT(S)-OF-WAY OR EASEMENT(S)) DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP FOR A PERIOD OF ONE YEAR BEGINNING FROM THE DATE OF RECORDATION OF THIS PLAT MAP. IN THE EVENT OWNER POST A BOND FOR CONSTRUCTION OF FUTURE IMPROVEMENTS, THEN OWNER'S WARRANTY AND AGREEMENT SHALL BEGIN FROM THE DATE SAID BOND IS RELEASED.

OWNER'S OBLIGATION TO REPAIR(S), SHALL BE TRIGGERED WHEN, IN THE OPINION OF THE TOWN'S ENGINEER OR PUBLIC WORKS DIRECTOR, A DEFECT IN SAID IMPROVEMENT(S) OCCURS.

NOTE:
BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL TO THE TOWN OF FUQUAY-VARINA, THE OWNER DEDICATES TO THE TOWN FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHT OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITION OF THE TOWN, BUT ARE IRREVOCABLY MADE FOR THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

RIPARIAN BUFFER:
ALL AREAS DELINEATED AS "RIPARIAN BUFFER" MUST 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, HEIR, SUCCESSOR, ADMINISTRATOR, EXECUTORS, AND ANY AND ALL ASSIGNEES WITH PROPERTY IMPACTED BY THE "BUFFER" MAY NOT DISTURB THE BUFFER AND MUST PROTECT AND PRESERVE SAID AREA(S) ACCORDING TO EXISTING REGULATIONS.

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED(*) ON THE SUBDIVISION PLAT, THE BUILDER SHALL OBTAIN A FLOOD HAZARD PERMIT FROM THE TOWN. AN ENGINEER, ARCHITECT OR SURVEYOR SHALL CERTIFY THAT ALL FLOOD HAZARD SOILS ARE IDENTIFIED ON THE PLOT PLAN AND NO STRUCTURE IS WITHIN FLOOD HAZARD SOILS. NO EARTH FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN AREAS OF FLOOD HAZARD SOILS (PER WAKE COUNTY SOILS MAPS OR FEDERAL EMERGENCY MANAGEMENT AGENCY) ZONES UNTIL A FLOOD STUDY IS COMPLETED AND APPROVED BY THE TOWN OF FUQUAY-VARINA OR FEMA

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 78°30'20" E	45.17'
L2	S 05°59'26" E	50.00'
L3	S 37°24'47" W	19.05'
L4	N 72°49'11" W	53.24'
L5	N 06°30'31" E	54.59'
L6	N 08°19'58" W	23.87'
L7	N 81°40'02" E	20.00'
L8	S 52°25'11" W	60.55'
L9	S 07°25'50" E	4.36'
L10	S 04°09'58" E	48.81'
L11	S 69°31'12" W	50.26'
L12	N 34°35'03" E	34.64'
L13	N 25°17'09" E	45.40'
L14	N 12°34'14" W	40.18'
L15	N 07°17'06" W	57.61'

CURVE TABLE

CURVE#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	99°10'31"	25.00'	43.27'	38.07'	29.36'	S 43°04'45" E
C2	03°42'25"	285.73'	18.49'	18.48'	9.25'	N 85°53'56" E
C3	06°50'55"	275.00'	32.87'	32.85'	16.45'	N 80°35'06" E
C4	04°25'01"	282.89'	21.81'	21.80'	10.91'	S 67°48'22" E
C5	103°55'07"	25.00'	45.34'	39.38'	31.95'	N 58°28'04" E
C6	30°25'29"	300.00'	159.30'	157.44'	81.58'	N 80°46'42" W
C7	17°55'32"	250.00'	78.21'	77.90'	39.43'	S 15°28'17" W
C8	32°46'00"	550.00'	314.54'	310.27'	161.70'	S 08°03'02" W
C9	08°12'01"	325.00'	46.52'	46.48'	23.30'	S 69°39'58" E
C10	87°12'54"	25.00'	38.05'	34.49'	23.81'	S 29°43'03" E
C11	06°11'23"	325.00'	35.11'	35.09'	17.57'	S 87°06'15" W
C12	12°17'13"	272.50'	58.44'	58.33'	29.33'	N 18°17'26" E
C13	57°43'56"	25.00'	25.19'	24.14'	13.78'	N 41°00'48" E
C14	26°09'17"	25.13'	11.47'	11.37'	5.84'	N 82°57'25" E
C15	10°32'39"	227.50'	41.87'	41.81'	20.99'	S 19°09'43" W
C16	14°26'07"	300.00'	75.58'	75.38'	37.99'	N 88°46'23" W
C17	15°59'22"	300.00'	83.72'	83.45'	42.13'	N 73°33'38" W
C18	01°29'57"	527.50'	13.80'	13.80'	6.90'	N 23°41'04" E
C19	08°22'45"	527.50'	77.14'	77.08'	38.64'	N 18°44'43" E
C20	08°44'48"	527.50'	80.53'	80.45'	40.34'	N 10°10'56" E
C21	08°42'43"	527.50'	80.21'	80.13'	40.18'	N 01°27'11" E
C22	04°26'27"	527.50'	40.89'	40.88'	20.45'	N 05°07'25" W
C23	26°41'57"	25.00'	11.65'	11.54'	5.93'	N 20°41'37" W
C24	70°59'39"	50.00'	61.95'	58.07'	35.66'	N 01°27'14" E
C25	62°47'32"	50.00'	54.80'	52.10'	30.52'	N 68°20'49" E
C26	69°06'04"	50.00'	60.30'	56.71'	34.43'	S 45°42'23" E
C27	70°41'02"	50.00'	61.68'	57.85'	35.46'	S 24°11'10" W
C28	18°00'51"	25.41'	7.99'	7.96'	4.03'	S 56°07'32" W
C29	50°53'58"	25.41'	22.57'	21.84'	12.09'	S 21°51'35" W
C30	05°31'16"	572.50'	55.17'	55.15'	27.60'	S 21°40'25" W
C31	06°14'26"	572.50'	62.36'	62.32'	31.21'	S 15°47'34" W
C32	06°14'40"	572.50'	62.39'	62.36'	31.23'	S 09°33'01" W
C33	05°57'46"	572.50'	59.58'	59.55'	29.82'	S 03°26'48" W
C34	04°19'09"	572.50'	43.16'	43.15'	21.59'	S 01°41'40" E

2.013 ACRES (AREA IN OPEN SPACE)
1.167 ACRES (AREA IN R/W)
3.698 ACRES (AREA IN LOTS)
6.878 ACRES (TOTAL AREA)

THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT THE LOT NUMBER FOR LOT 153. NO OTHER CHANGES HAVE BEEN MADE. THIS PLAT WAS PREVIOUSLY RECORDED IN WAKE COUNTY B.M. 2007, PG. 273.

112 WESTMINSTER ROAD
REISTERS TOWN, MD 21136
(410)833-9833
D.B. 114407, PG. 1130
B.M. 2003, PG. 444-445
PIN: 0656.04-52-8906
OWNER: L&M FUQUAY

SETBACKS

FRONT	20'
SIDE	8'
REAR	20'

NOTE:
RATIO OF PRECISION WAS 83,100+, 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

FILE: SO_P3S2

REVISIONS

SUBDIVISION PLAT OF
SOUTHERN OAKS SECTION 3
(SHEET 2 OF 3)

TOWNSHIP: MIDDLE CREEK
COUNTY: WAKE
STATE: NORTH CAROLINA
ZONE: R-15
P.I.N: 0656.04-63-3907

WITHERS & RAVENEL
KENNETH CLOSE SURVEYING
111 MacKENAN DRIVE - CARY, NC 27511
PHONE: (919)851-2344 FAX: (919)851-5201

SURVEY DATE: 10-23-06
SURVEYED BY: BW
SCALE: 1" = 60'
DRAWN BY: EGT
CHECKED & CLOSURE BY: MW
SHEETS: 2 OF 3