



State of North Carolina, Wake County
I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision that the data of precision as calculated by latitudes and departures is 1:250,000. That the boundaries not surveyed shown as broken lines plotted from information in Book SEE page REF., that this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this 19 day of June, 2002.
SIGNATURE *James W. Mauldin*
Licensed Number L-3247



STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, *Michael Souman* REVIEW OFFICER OF FUGUAY-VARINA, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE *6-28-02*
SIGNATURE *Michael Souman*

NOTE: Before acquiring a building permit for lots marked by 's' on the subdivision plat, the owner 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.

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, rights 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 for the benefit of the public, said dedication shall be irrevocable, except dedications of easements outside the right of way for storm drainage are not made to the Town, but are irrevocably made for the subsequent owners of any and all properties shown hereon for their use and benefit.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FUGUAY-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 OF THE REGISTER OF DEEDS.
DATE *6/28/02*
SIGNATURE *Rose H. John*
SECRETARY, TOWN BOARD OF COMMISSIONERS



The street address number designated on the plat map should not be used as the identifying number on the closing documents. The PIN number is the official identifying number. The street address number is subject to change in the future.

COURSE	BEARING	DISTANCE
L1	N 37°06'20"W	34.08'
L2	N 39°01'19"W	52.14'
L3	S 41°32'59"E	25.00'
L4	S 41°32'59"E	25.00'
L5	N 80°18'33"W	36.89'
L6	N 80°52'19"W	6.52'
L7	N 56°23'27"W	26.75'
L8	N 14°46'05"E	50.87'
L9	N 56°07'53"E	79.10'
L10	N 56°07'53"E	99.65'
L11	N 33°27'40"E	122.41'
L12	N 53°02'42"E	34.82'
L13	S 84°47'48"E	91.80'
L14	N 03°59'52"W	57.13'
L15	S 62°14'02"E	249.65'
L16	S 62°14'02"E	49.88'
L17	S 01°48'11"W	68.00'
L18	N 56°23'27"W	141.89'
L19	S 01°48'11"W	121.95'
L20	N 80°52'19"W	48.23'
L21	N 84°41'59"W	21.13'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	25.00'	52.78'	43.50'	N 34°50'36"E
C2	329.10'	35.62'	28°42'58"W	52.14'
C3	663.77'	273.17'	271.24'	N 43°36'31"W
C4	379.10'	81.85'	81.63'	S 23°22'52"E
C5	25.00'	27.87'	26.45'	S 48°22'29"E
C6	496.03'	37.85'	37.84'	S 85°08'42"W
C7	496.03'	81.79'	81.75'	S 79°23'27"W
C8	480.46'	81.60'	81.50'	S 53°18'57"W
C9	25.00'	39.27'	35.36'	N 76°49'08"W
C10	713.77'	38.22'	38.22'	N 33°21'11"W
C11	713.77'	182.21'	181.71'	N 42°12'01"W
C12	713.77'	85.68'	85.63'	N 52°57'08"W
C13	25.00'	21.03'	20.41'	N 32°17'46"W
C14	50.00'	71.73'	65.74'	N 49°18'01"W
C15	50.00'	58.81'	55.48'	S 55°54'10"W
C16	50.00'	47.43'	45.67'	S 04°58'06"E
C17	50.00'	63.22'	59.09'	S 68°21'40"E
C18	25.00'	21.03'	20.41'	S 80°29'09"E
C19	663.77'	11.50'	11.50'	S 55°53'40"E
C20	379.10'	9.90'	9.90'	N 3°04'14"W
C21	25.00'	39.27'	35.36'	N 13°10'52"E
C22	530.45'	90.09'	89.98'	N 53°19'08"E
C23	354.10'	54.71'	54.65'	N 11°28'00"W
C24	354.10'	98.43'	98.11'	N 23°51'21"W
C25	505.46'	85.85'	85.74'	S 53°18'56"W
C26	688.77'	295.39'	293.13'	N 44°06'15"W

All areas delineated as a "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, executor 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.

FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY *Paul/Deputy*
TIME

N/F
GEORGIANA SUGG JONES
B.O.M.1995 PG.1341
TOTAL COMBINED AREA= 16.658 AC.

N/F
A.C. MARSH
PORTION OF TRACT 3
PER B.O.M.1988 PG.1448
B.O.M.1989 PG.54

MILL'S RIDGE S/D
B.O.M.1989 PG.54
J.A. BLACK
N.C. GRID COORDINATES
N = 684,625.195
E = 2,059,990.665

I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus:
a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. That this plat is of a survey that is located in each portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. That this plat is of a survey of an existing parcel or parcels of land.
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.
James W. Mauldin, Professional Land Surveyor No. L-3247

I, *Rose H. John*, THE TOWN CLERK AND TREASURER OF THE TOWN OF FUGUAY-VARINA, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF FUGUAY-VARINA APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF FUGUAY-VARINA, IS IN THE PUBLIC INTEREST TO DO SO.
DATE *6/28/02*
SIGNATURE *Rose H. John*
TOWN CLERK



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: *GEORGIANA ESTATES*
OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ *8775.00* OR CASH IN THE AMOUNT OF \$ *N/A* HAS BEEN POSTED WITH THE TOWN OF FUGUAY-VARINA TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE *6/28/02*
SIGNATURE *Rose H. John*
TOWN CLERK

REFERENCES:
D.B.9300 PG.1185-1188
B.O.M.2002 PG.204
B.O.M.2002 PG.484
ALL OTHER REFERENCES SHOWN
BUILDING SETBACKS:
FRONT: 35'
SIDE: 15'
REAR: 30'
CORNER SIDE: 25'
MIN LOT WIDTH: 100'
Wake County-NC 1816
Laura M. Riddick, Register Of Deeds
Presented & Recorded 06/28/2002 14:20:08
Book : B12002 Page : 81116

NOTES:
1.) FLOOD HAZARD SOILS TAKEN FROM WAKE CO. MAPPING.
2.) NO GRID MONUMENTS FOUND WITHIN 2000' OF THIS SITE.
3.) ALL SAN. SEWER EASEMENTS ARE DEDICATED TO THE TOWN OF FUGUAY-VARINA FOR PUBLIC SEWER LINES TO BE INSTALLED IN THE FUTURE.
4.) ALL EASEMENTS CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.

LEGEND:
● Existing Iron Pipe (Control Point)
○ Iron Pipe Set (unless otherwise noted)
■ Existing Concrete Monument (Control Point)
□ Concrete Monument Set
X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates
Zone: R-40
Pin#: 0658.04-94-5824
0000 - DENOTES STREET ADDRESS (by the Town of Fuquay-Varina)
D.E. - DRAINAGE EASEMENT
P.P. - POWER POLE
P - P - OVERHEAD POWERLINE (R/W UNKNOWN)

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

(WE) HEREBY CERTIFY THAT (WE) AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY OURS 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.
DATE *6/28/02*
SIGNATURE *LANE INVESTMENT PROPS, LLC*
OWNER
By [Signature] Mauldin

OWNER/DEVELOPER:
LANE INVESTMENT PROPERTIES, LLC
2500 TEN-TEN ROAD
APEX, N.C. 27502

SURVEY AND RECOMBINATION MAP FOR: GEORGIANA ESTATES SUBDIVISION LOTS 3-14 PHASE 1

MIDDLE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 200' APRIL 12, 2002
REVISED: JUNE 18, 2002 (PER TOWN COMMENTS)

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444
FUGUAY-VARINA, NORTH CAROLINA 27526
(919) 552-9326

JOB #823
CF:823 PF:823REC

