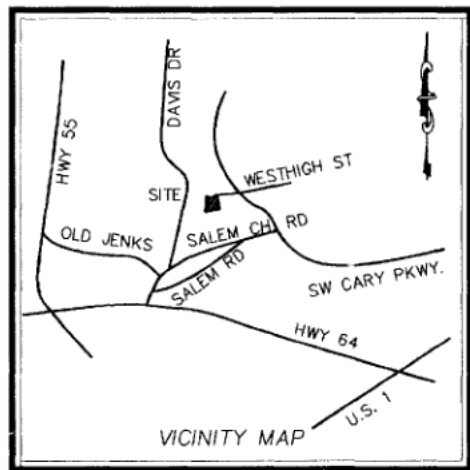




OWNER'S CERTIFICATION

THIS CERTIFIES THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE HERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT FOR APPROVAL, WE HEREBY DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN OF CARY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE (PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT) ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE

BOOK NUMBER _____ PAGE NUMBER _____
Michael Reynolds Assistant Secretary

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AND CONDITIONS OF APPROVAL AS ARE NOTED IN THE MINUTES OF THE TOWN COUNCIL AND FOR THE ZONING BOARD OF ADJUSTMENT AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

J.W. Shorain April 15, 2004
 DIRECTOR OF DEVELOPMENT SERVICES DATE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

J.W. Shorain REVIEW OFFICER
 OF CARY, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

J.W. Shorain April 15, 2004
 REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

Sue Rowland TOWN CLERK OF CARY, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF CARY, APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY, IT IS IN THE PUBLIC INTEREST TO DO SO.

Sue Rowland 4/15/04
 TOWN CLERK DATE

NOTE:
 THE PURPOSE OF THIS CORRECTION PLAT IS TO:
 1) CHANGE THE NAME FROM BISHOP'S GATE TO WEATHERSBY.
 2) DISTINGUISH AREAS OF "COS" AND "MCOS".
 3) CLARIFY BUILDING SETBACKS.
 SEE BOM 2004 PG 464 FOR PREVIOUS RECORDATION.

CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE DATE OF *4/15/04*. ONE COPY TO BE RETAINED BY THE CITY. THIS PLAT IS IN ☒ OUT ☐ OF THE CITY LIMITS.

WAKE COUNTY, NC 564
 LAURA H RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 04/15/2004 AT 15:50:10

BOOK: BM2004 PAGE: 00639

SURVEY CERTIFICATE

I, BYRON J. LATIL, L-3571, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 11/21/2003, USING THE REFERENCES SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 56,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 7TH DAY OF APRIL, 2004.

Byron J. Latil
 PROFESSIONAL LAND SURVEYOR, L-3571



TYPE OF PLAT

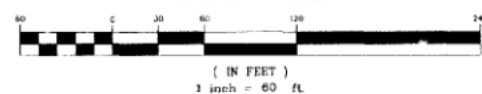
- I, BYRON J. LATIL, L-3571, PROFESSIONAL LAND SURVEYOR, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:
- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - ☐ C. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 - ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
 - ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION AS TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PREVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Byron J. Latil
 BYRON J. LATIL, PLS., L-3571

LEGEND:

EXISTING IRON PIPE
 SET IRON PIPE
 "COS" IS COMMON OPEN SPACE TO BE DEDICATED TO WEATHERSBY OWNERS ASSOCIATION.
 "MCOS" IS MASTER COMMON OPEN SPACE TO BE DEDICATED TO BISHOP'S GATE MASTER OWNERS ASSOCIATION, INC.

GRAPHIC SCALE



BISHOP'S GATE P.U.D.
 FUTURE DEVELOPMENT

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	389.61	820.00	27°32'21"	S52°58'56"W	365.96
C2	49.10	25.00	112°31'17"	N67°05'35"W	41.56
C3	20.67	125.00	97°24'24"	S62°36'31"E	20.61
C4	39.25	125.00	178°28'28"	S89°19'36"E	39.09
C5	24.87	125.00	112°24'45"	S34°01'01"E	24.78
C6	10.00	125.00	4°33'08"	S47°58'36"E	10.00
C7	23.98	125.00	10°58'32"	S49°47'15"E	23.94
C8	59.93	125.00	18°56'44"	S64°26'03"E	59.76
C9	2.68	125.00	1°24'40"	S74°11'50"E	2.63
C10	23.83	125.00	6°04'34"	S77°50'51"E	23.82
C11	34.27	125.00	8°43'38"	S85°19'44"E	34.24
C12	10.00	225.00	2°32'10"	N89°07'02"E	10.00
C13	30.27	225.00	7°42'33"	N87°58'20"E	30.25
C14	15.80	175.00	7°14'24"	N73°36'10"E	15.78
C15	29.07	125.00	1°17'40"	N67°13'27"E	28.94
C16	20.96	125.00	9°36'31"	N57°53'11"E	20.94
C17	26.79	125.00	12°15'45"	N49°56'33"E	26.74
C18	40.92	125.00	18°36'11"	N39°30'33"E	40.71
C19	19.22	125.00	8°49'35"	N11°47'59"E	19.21
C20	38.91	2°00'	89°10'03"	S51°58'23"W	35.10
C21	14.94	750.00	1°04'36"	S6°37'37"W	14.94
C22	172.64	100.00	98°54'50"	S20°40'27"W	151.98
C23	112.87	100.00	64°40'09"	N77°32'03"W	106.07
C24	32.76	25.00	75°15'21"	S36°30'32"W	30.47
C25	319.84	670.00	27°57'54"	N88°16'45"W	317.88
C26	39.63	25.00	90°49'51"	N49°01'30"E	35.61
C27	37.08	5.00	28°10'36"	N21°33'07"E	36.70
C28	14.88	75.00	11°21'52"	N41°23'57"E	14.85
C29	10.49	5.00	8°00'48"	N51°12'18"E	10.48
C30	14.48	15.00	61°27'08"	S69°08'22"E	13.80
C31	32.78	25.00	25°02'20"	N67°15'53"E	32.52
C32	89.20	750.00	5°23'42"	N88°16'45"W	89.15
C33	8.81	15.00	42°37'11"	N64°16'12"E	8.84
C34	49.25	15.00	18°13'31"	N88°11'50"E	49.09
C35	14.29	15.00	60°39'31"	N49°48'12"E	13.83
C36	17.63	125.00	1°46'31"	S80°51'16"E	17.62
C37	86.84	750.00	6°14'40"	S75°27'29"W	86.60
C38	22.63	75.00	12°17'21"	S69°51'24"E	22.55
C39	44.98	670.00	32°12'54"	S36°12'04"E	44.31
C40	108.89	670.00	9°24'34"	S70°02'02"W	108.80
C41	29.25	25.00	32°19'43"	S67°40'24"E	28.98
C42	6.35	125.00	2°54'31"	N78°40'42"E	6.35
C43	10.52	125.00	0°43'30"	S78°57'41"E	10.52
C44	127.22	750.00	0°10'08"	S83°50'23"W	127.08
C45	22.49	750.00	1°17'15"	N88°15'15"W	22.44
C46	227.24	750.00	21°29'10"	S50°24'55"W	295.51
C47	58.97	750.00	4°49'21"	S50°24'55"W	58.96
C48	31.80	750.00	2°27'49"	S67°15'00"E	31.79

NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NC GRID NAD 83.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPOSED BUILDING BLOCK-LOT LAYOUT. THESE BLOCKS -OTS WILL BE RE-MAPPED WITH THE LOTS LINES ADJUSTED TO THE CONSTRUCTED UNITS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS AREA IS A PORTION OF PIN 074315-73-4021, AND LOT 1 AS RECORDED IN BOM 2003 PG 1218.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS SECTION OF BISHOP'S GATE UNTIL SUCH TIME AS THIS AREA HAS BEEN ANNEXED BY THE TOWN OF CARY.

LINE	BEARING	LIST
L1	N00°52'49"W	9.30
L2	N00°52'49"W	40.71
L3	N00°52'49"W	18.79
L4	S24°48'46"E	35.88
L5	N74°48'44"W	15.04
L6	S80°08'03"W	6.29
L7	S80°08'03"W	39.09
L8	S80°08'03"W	36.83
L9	S80°08'03"W	33.82
L10	S47°04'55"W	17.97
L11	S47°04'55"W	26.84
L12	S47°04'55"W	40.17
L13	S47°04'55"W	16.63
L14	S47°04'55"W	40.02
L15	S47°04'55"W	12.15
L16	S83°26'35"E	37.82
L17	S00°52'49"W	30.34
L18	S45°34'53"W	17.20
L19	S45°37'23"W	38.85
L20	N49°34'11"E	5.90
L21	N43°36'15"E	10.51
L22	N54°40'52"E	29.09
L23	N5°16'22"E	7.16
L24	N35°50'28"E	33.37
L25	N32°02'43"E	26.84
L26	N47°57'14"E	13.51
L27	S45°37'23"W	38.85
L28	N43°50'15"E	36.90
L29	N63°57'17"E	23.21
L30	N82°17'34"E	15.56
L31	N1°35'15"E	5.09
L32	N11°21'37"E	23.35
L33	N66°42'35"E	17.37
L34	N81°08'05"E	10.89
L35	N56°23'31"E	14.73
L36	N56°13'31"E	13.66
L37	N72°05'43"E	20.39
L38	N59°31'13"E	20.77
L39	N81°02'18"E	19.73
L40	N50°46'35"E	17.66
L41	N72°24'46"E	24.30
L42	S62°23'27"W	17.43
L43	S62°23'27"W	25.43
L44	S45°48'36"E	42.61
L45	S47°09'16"E	4.35
L46	S74°48'46"E	13.27
L47	S57°49'37"E	26.73
L48	N89°36'06"E	25.19
L49	S74°48'16"E	14.82
L50	S55°40'53"E	7.74
L51	S72°03'50"E	30.33
L52	S68°34'58"E	42.29
L53	S48°00'04"W	33.78
L54	S48°00'04"W	34.96
L55	S38°49'11"E	44.70
L56	N37°02'43"E	19.09
L57	N63°46'22"E	4.97
L58	N72°24'46"E	14.98
L59	N85°00'14"E	11.47
L60	N8°23'42"E	8.41
L61	N64°34'35"E	7.89
L62	N51°35'47"E	5.48
L63	S77°19'16"E	17.84
L64	N71°08'40"E	32.41
L65	N80°09'49"E	17.49
L66	N88°42'16"E	17.49
L67	S23°47'17"E	33.08
L68	S48°26'13"E	32.37
L69	N70°07'52"E	77.31
L70	S44°08'23"E	6.66
L71	N45°34'33"E	14.22
L72	N00°52'49"W	7.10
L73	S83°28'35"E	125.16
L74	S07°23'22"W	1.09
L75	S09°51'57"E	22.53
L76	N83°26'35"E	38.23
L77	N47°04'35"E	14.72
L78	N80°08'03"E	28.53
L79	N47°05'00"W	19.00
L80	N47°04'35"E	2.95
L81	N09°20'57"W	7.42
L82	N80°08'03"E	50.00
L83	N80°08'03"E	12.51
L84	S74°48'46"E	4.40
L85	S15°11'14"W	18.73
L86	S09°51'57"E	19.59
L87	S09°51'57"E	6.08
L88	S09°51'57"E	30.74
L89	S09°51'57"E	9.28
L90	S09°51'57"E	29.38
L91	S09°51'57"E	9.28
L92	S09°51'57"E	29.38
L93	S09°51'57"E	9.28
L94	S09°51'57"E	30.74
L95	S09°51'57"E	15.60
L96	S74°48'46"E	42.60
L97	N15°11'14"E	19.00
L98	S74°48'46"E	15.56
L99	S47°04'55"W	2.00
L100	N47°04'55"E	42.10
L101	S72°57'05"E	19.00
L102	S72°57'05"E	2.18
L103	N53°25'12"E	59.24
L104	N81°26'35"W	52.69
L105	N83°26'35"W	52.05

SITE DATA TABLE

OWNER: CENTEX HOMES

PIN: 074315-73-4021

36 10'x6 PG 2135

ZONING: R-10 PUD

NUMBER OF LOTS: 38

SITE ACREAGE: 391.037 SQ FT, 8.977± AC

OPEN SPACE:

RIPARIAN BUFFER: 153,141 SQ FT, 3.516± AC

COMMON: 53,025 SQ FT, 1.217± AC

SETBACKS:

FRONT: 15' TO SIDEWALK

REAR: 10' TO LANDSCAPE STRIP

SIDE: 15' TO SIDEWALK OR 5' W/ 1/4" OF CURB

BUILDING SEPARATION:

40' (NEAR TO REAR)

40' (SIDE TO REAR)

10' (SIDE TO SIDE)

REAR/SIDE SETBACK TO RIPARIAN BUFFER, STREETSCAPE, & OPEN SPACE

MCOS "A"	10,063 SQ FT
MCOS "B"	11,990 SQ FT
MCOS "C"	2,081 SQ FT
MCOS "D"	155,531 SQ FT
COS "A"	4,358 SQ FT
COS "B"	1,483 SQ FT
COS "C"	866 SQ FT
COS "D"	1,035 SQ FT
COS "E"	411 SQ FT
COS "F"	368 SQ FT
COS "G"	1,191 SQ FT
COS "H"	2,195 SQ FT
COS "I"	3,303 SQ FT
COS "J"	1,440 SQ FT
COS "K"	1,229 SQ FT
COS "L"	9,900 SQ FT

MCOS TOTAL:	27,987 SQ FT
COS TOTAL:	8,641 AC
TOTAL OPEN SPACE:	207,652 SQ FT
	4.767 AC

RECORDED IN BOOK OF MAPS *2004*, PAGE *1639*, WAKE COUNTY.

03-SP-021

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 111 Mockers Drive, Cary, North Carolina 27511 www.wITHERS.com
 Tel: 919-469-1340 Fax: 919-467-6038

NORTH CAROLINA

WEATHERSBY
 AR-2, LOTS 93-130
 OWNER: CENTEX HOMES

TOWN OF CARY

DATE	DESCRIPTION
	</