

LEGEND

TOR = TOWN OF ROLESVILLE
COR = CITY OF RALEIGH
O = IRON PIPE SET
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
R/W = RIGHT OF WAY
PL = PROPERTY LINE
L = LINE NOT SURVEYED
[ADDRESS] = ADDRESS NUMBER
ST = SIGHT TRIANGLE

I, C. ANDREW HEATH, JR., PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK 12511 PAGE 2477 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN LINES FROM INFORMATION FOUND IN BOOK (SEE), PAGE (REF) THAT THE RATIO OF PRECISION AS CALCULATED IS 1/20,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DAY OF MAY, 2012.
C. Andrew Heath
C. ANDREW HEATH, JR., PLS. NC L-3281

I, C. ANDREW HEATH, JR., PROFESSIONAL LAND SURVEYOR NO. L-3281, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS (X)
(X) A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. Andrew Heath
C. ANDREW HEATH, JR., PLS. NC L-3281

FUTURE OPEN SPACE
DEDICATION
D.B. 12551 PG. 2516

GENERAL NOTES :

THIS PARCEL IS LOCATED WITHIN THE TOWN OF ROLESVILLE PLANNING JURISDICTION.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

ALL AREAS SHOWN WERE COMPUTED BY COORDINATE GEOMETRY UNLESS OTHERWISE SHOWN.

NEW IRON STAKES SET ARE 1/2" DIA. METAL.

ALL EASEMENTS ARE CENTERED ON UTILITY UNLESS OTHERWISE NOTED.

A PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 37201175900 J SHOWN ON MAP DOWNLOADED 1-10-07 FROM THE FOLLOWING WEBSITE: "WWW.NCFLOODMAPS.COM". EFFECTIVE DATE: MAY 2ND 2006.

NEUSE RIVER RIPARIAN FEATURES SHALL BE MEASURED FROM THE TOP OF STREAM BANK.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH A COMPLETE TITLE SEARCH WOULD REVEAL.

PROPERTY IS SUBJECT TO ALL EASEMENT, RIGHTS OF WAYS, AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, CITY OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.

SEE BOUNDARY MAP PREPARED BY MULKEY, INC. ENTITLED "BOUNDARY SURVEY FOR ANIMOS DEVELOPMENT GROUP PROPERTY OF BETTY F. SMITH & HERBERT A. SMITH & LAST REVISED 1-22-07."

DRAINAGE STRUCTURES AND FEATURES LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS, AND WITHIN THE PUBLIC RIGHT OF WAY, SHALL BE MAINTAINED BY THE TOWN OF ROLESVILLE. DRAINAGE STRUCTURES AND FEATURES LOCATED WITHIN THE PUBLIC DRAINAGE EASEMENTS, BUT NOT IN THE PUBLIC RIGHT OF WAY, WILL NOT BE THE RESPONSIBILITY OF THE TOWN OF ROLESVILLE.

STORMWATER FROM THE PUBLIC STREETS WILL BE THE RESPONSIBILITY OF THE TOWN OF ROLESVILLE.

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 ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

7/12/12
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

DATE: 7/12/12

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 ROLESVILLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACKS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

7/12/12
HERITAGE EAST DEVELOPERS, INC.
P.O. BOX 1615
WAKE FOREST NC 27588
(919) 562-1322

BOOK: BH2012 PAGE: 00749

WAKE COUNTY, NC 20
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/18/2012 AT 09:25:35

ROLESVILLE, NORTH CAROLINA

THOMAS A. LLOYD, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

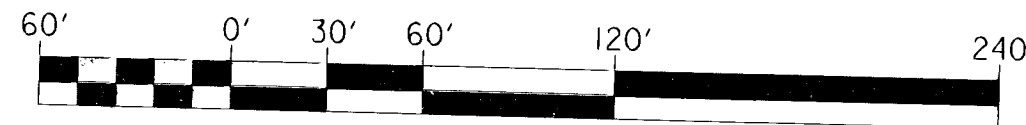
7/12/12
DATE REVIEW OFFICER

THOMAS A. LLOYD, I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLAT IN THE AMOUNT OF \$ 2615-
7/12/12
SUBDIVISION ADMINISTRATOR

7/12/12
DATE:

ZONING
R II CONSERVATION
WITH 25% REDUCTION

22.5' FRONT SETBACK
18.75' REAR SETBACK
16.5' CORNER YARD SETBACK
MIN LOT WIDTH = 63.75'
11,250 SQ. FT. MIN. LOT SIZE
9' MIN. SIDE YARD



GRAPHIC SCALE
1 inch = 60 ft.

LINE & CURVE TABLE			
#	RADIUS	LENGTH	BEARING
C10	R=625.00'	L=47.72'	CB=S 4° 45' 54" E
C17	R=25.00'	L=9.20'	CB=S 9° 35' 06" W
C18	R=25.00'	L=10.18'	CB=S 25° 47' 34" W
C19	R=45.00'	L=79.80'	CB=S 13° 20' 29" E
C20	R=45.00'	L=64.14'	CB=N 95° 54' 55" E
C21	R=25.00'	L=38.48'	CB=N 49° 44' 04" W
C22	R=25.00'	L=38.48'	CB=N 5° 21' 02" W
C23	R=575.00'	L=59.33'	CB=S 77° 20' 11" E
C24	R=45.00'	L=20.72'	CB=S 77° 20' 11" E

SITE DATA

AREA TO BE RECORDED: 4.305 AC.
LESS AREA IN R/W: 0.789 AC.
LESS AREA IN TOR OPEN SPACE: 0.00 AC.
LESS AREA IN RESERVED OPEN SPACE: 0.00 AC.
NET AREA (LOTS): 3.516 AC.
NUMBER OF RESIDENTIAL LOTS: 12
AVERAGE LOT SIZE: 12,764.11 SQ. FT.
AVERAGE LOT SIZE: 0.293 AC.

REVISIONS

DATE	DESCRIPTION

PROJECT NO: 2006323.00

DRAWN BY: DFB

DWG. CHECKED BY: CAH

SCALE: 1" = 60'

DATE: JULY 10, 2012

ZONED: RII CONSERVATION SUBDIVISION

PIN: 1759-45-1473

PLAT PHASE 3 SECTION 2B

REVISED: OGN

SHEET 1 OF 1