



NOTES:

1. 100' PERENNIAL STREAM BUFFER AND 100 YR. FLOOD TAKEN FROM A SUBDIVISION SITE PLAN BY SPAULDING & NORRIS, PA ENTITLED "WAKE COUNTY CLUSTER SUBDIVISION CONSTRUCTION PLANS FOR PINECREST CLUSTER SUBDIVISION", DWG. SHEET C-1.1 AND DATED 7-1-05.
2. PROPERTY IS IN THE 100 YR. FLOOD BY FIRM MAP NO. 37183C0185 E PANEL 185 OF 810 EFFECTIVE DATE MARCH 3, 1992.
3. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
5. ALL OPEN SPACE SHALL REMAIN IN A NATURAL STATE.
6. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
7. NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER. (THIS DOES NOT INCLUDE THOSE WATERSHED BUFFERS THAT ARE LOCATED ALONG PERENNIAL STREAMS AND ARE 200' WIDE.)
8. SURFACE WATERS THAT REQUIRE PROTECTION BY NEUSE RIPARIAN BUFFERS WERE DWQ APPROVED ACCORDING TO NBRRO05-0061, COUNTY: WAKE, ON MARCH 10, 2005.
9. LOTS HAVE INDIVIDUAL SEPTIC TANK AND COMMUNITY WELL SYSTEMS.
10. SEE SHEET 2 FOR SIGNOFF CERTIFICATES AND SITE TOTALS.
11. IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.

☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE JURISDICTION OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;

☐ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Struct E. Plant II 8-11-06
PROFESSIONAL LAND SURVEYOR DATE

FUTURE DEVELOPMENT
THE LAKES OF ROLESVILLE
CLUSTER SUBDIVISION
PHASE 2
PIN 1769.02-88-0570

MARY R. FRAZIER
W.B. 98E-251
FIRST TRACT
D.B. 1705, PG. 391
PIN 1769.02-78-0217

WAKE COUNTY, NC 625
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/25/2006 AT 14:49:18

BOOK:BM2006 PAGE:01733

NORTH CAROLINA
WAKE COUNTY

I, STUART E. PLANTJE III CERTIFY THAT THIS PLAT WAS DRAWN
FROM MY SURVEY FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION,
DESCRIPTION RECORDED IN DEED BOOK 4773 PAGE 700 THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN DEED BOOK _____ PAGE _____; THAT THE RATIO
OF PRECISION AS CALCULATED IS 54.336; THAT THIS PLAT
WAS PREPARED IN ACCORDANCE WITH G.S. 41-7-30 AS AMENDED, WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 4th DAY OF AUGUST, 2006 A.D.

Stark E. Plantz PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-4432



FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY ASST./DEPUTY
TIME

RECORDED IN BOOK OF MAPS *206* PAGE 1733

REFERENCES:

1. WEISGERBER GROUP, INC.
D.B. 11401, PG. 1352
D.B. 11401, PG. 1356
2. MAP BY ROBERT C. WILLIAMS, RLS ENTITLED
"PROPERTY SURVEY FOR NORTH STAR PARTNERS",
AND DATED 2-22-90.
3. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS
D.B. 11689, PG. 2280
4. Declaration of covenants in DB 12133

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES
ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS
OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



SCALE IN FEET

FUTURE DEVELOPMENT
THE LAKES OF ROLESVILL
CLUSTER SUBDIVISION
PHASE 2
PIN 1769.02-88-0570

PINE ROCK COURT
(NEW 45' PUBLIC R/W)

THE LAKES OF ROLESVILLE
CLUSTER SUBDIVISION
PHASE 1-PART 2
B.M. 2006. PG. 326-327

1.142 ACRES
49,744 S.F.
9,081 S.F. M.I.A.

WHITE FIR DRIVE
NEW 45' PUBLIC R/W

1025 C14
22.5' C14
25' C14

YEW PINE
COURT
(NEW 15'

LOT 26
1.561 ACRES
68,015 S.F.
10,581 S.F. M.I.A.

LOT 25
1.332 ACRES
58,014 S.F.
~~9,081 S.F. M.I.A.~~

***LOT 24**
0.952 ACRES
41,448 S.F.
MIN FFE 352.50
10,581 S.F. M.I.A

20' PRIVATE UTILITY AND
WELL LOT ACCESS EASEMENT
B.M. 2006, PG.

N.C. GRID COORDS:
N=797,628.341
E=2168.370 268

OWNERS:
WEISGERBER GROUP, INC.

REVISIONS	SUBDIVISION MAP FOR THE LAKES OF ROLESVILLE CLUSTER SUBDIVISION PHASE 1-PART 3 LOTS 20-27	
	TOWNSHIP: WAKE FOREST	COUNTY: WAKE
	STATE: NORTH CAROLINA	
	ZONE: R-40W	P.I.N.: 1769.02-88-0570

*LOTS WITH FLOOD HAZARD SOILS AND/OR CONTAINING A 100 YEAR
BASE FLOOD ELEVATION

- BASE FLOOD ELEVATION**
1. LOTS WITH A 100 YEAR BASE FLOOD ELEVATION SHALL HAVE FINISH FLOOR ELEVATION THAT IS A MINIMUM OF 3' (FEET) ABOVE FLOOD ELEVATIONS ON LOT.
 2. BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS OR OPEN SPACE MARKED BY AN ASTERISK THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES.
THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
 3. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
WAKE COUNTY APPROVED FLOOD STUDY BY LETTER ENTITLED "FLOOD STUDY REPORT-PINECREST CLUSTER SUBD. PH. 1 PROJECT #: S916", AND DATED JULY 1, 2005.

WAKE COUNTY WATER SUPPLY WATERSHED BUFFERS ZONING ORDINANCE
 ANY LOT THAT CONTAINS A PERENNIAL STREAM THAT IS SHOWN
 AS A SOLID BLUE LINE ON THE MOST RECENT EDITION OF THE U.S.G.S.
 1:24,000 SCALE TOPOGRAPHIC MAPS NEEDS TO HAVE A 100-FOOT
 BUFFER SHOWN ON EACH SIDE OF THESE STREAMS. THE FIRST 50 FEET
 CLOSEST TO THE STREAM WILL BE SUBJECT TO ZONE 1 STANDARDS.
 A. ZONE 1 (INNER 50 FEET) MUST EITHER BE:
 1. PLATTED AS PART OF A DEVELOPMENT LOT AND INCLUDED WITHIN
 A CONSERVATION EASEMENT.
 [SECTION 1-1-31 (E) (1)]

11.078 ACRES (AREA IN LOTS)
1.341 ACRES (AREA IN R/W DEDICATION)

12.419 ACRES (TOTAL AREA)

LEGEND

- (BWF)-BARB WIRE FENCE
(PTSBE)-PERIMETER TEMPORARY SEDIMENT
BASIN EASEMENT
(CSS)-CONTROL SPIKE SET
(FFE)-FINISHED FLOOR ELEVATION
(M.I.A.)-MAXIMUM IMPERVIOUS AREA
[] - STREET ADDRESS

LINE TABLE

LINE	BEARING	DISTANCE
L3	S 33°31'29" W	21.00
L4	S 48°58'32" W	80.45
L5	S 32°31'35" W	51.18
L6	S 09°45'50" W	53.10
L7	S 02°24'34" E	27.71
L8	N 38°53'53" W	50.13
L9	N 46°01'45" W	62.97
L10	N 77°24'50" W	80.39
L11	N 28°55'10" W	22.62
L12	N 40°17'58" E	54.46
L13	N 46°09'31" E	45.14
L14	S 54°50'42" E	70.03
L15	S 33°31'29" W	21.64

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	07°26'17"	522.50'	67.83'	67.78'	33.96'	S 37°14'37" W
C2	14°36'43"	522.50'	133.25'	132.89'	66.99'	N 48°16'07" E
C3	14°14'32"	522.50'	129.88'	129.55'	65.28'	N 62°41'44" E
C4	132°17'06"	50.00'	115.44'	91.46'	113.06'	N 04°44'39" W
C5	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 24°49'00" E
C6	50°42'13"	25.00'	22.12'	21.41'	11.85'	N 45°32'06" W
C7	116°19'18"	50.00'	101.51'	84.95'	80.52'	N 77°16'27" E
C8	107°10'44"	50.00'	93.53'	80.48'	67.79'	S 09°01'28" W
C9	45°57'30"	50.00'	40.11'	39.04'	21.20'	N 84°22'39" E
C10	103°09'49"	50.00'	90.03'	78.35'	63.04'	S 21°03'42" E
C11	50°42'13"	25.00'	22.12'	21.41'	11.85'	S 05°10'07" W
C12	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 65°11'00" E
C13	50°42'13"	25.00'	22.12'	21.41'	11.85'	N 44°27'54" E
C14	30°19'44"	477.50'	252.76'	249.82'	129.42'	S 54°39'08" W
C18	57°54'23"	50.00'	50.52'	48.41'	27.66'	N 88°25'59" W
C19	50°42'13"	25.00'	22.12'	21.41'	11.85'	N 84°49'53" W
C22	95°57'47"	25.00'	41.87'	37.15'	27.75'	S 08°29'37" E
C23	16°45'37"	322.50'	94.34'	94.00'	47.51'	N 48°05'43" W
C24	17°25'51"	277.50'	84.42'	84.10'	42.54'	S 47°45'36" E
C25	36°17'32"	500.00'	316.71'	311.44'	163.87'	S 51°40'15" W
C26	17°04'13"	300.00'	89.38'	89.05'	45.02'	N 47°56'24" W

S-006-05

ROBINSON & PLANTE, P.C.
LAND SURVEYING
1330 SE MAYNARD ROAD, SUITE 201
CARY NC, 27511
PHONE: (919)481-1245 FAX: (919)481-1245

SURVEY DATE: 4-15-06	SURVEYED BY: AR
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SCALE: 1"=100'	DRAWN BY: SEP
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CHECKED & CLOSURE BY: SEP	FILE: WG401PH1C2 SHEET: 1 OF 2
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5-006-05-13