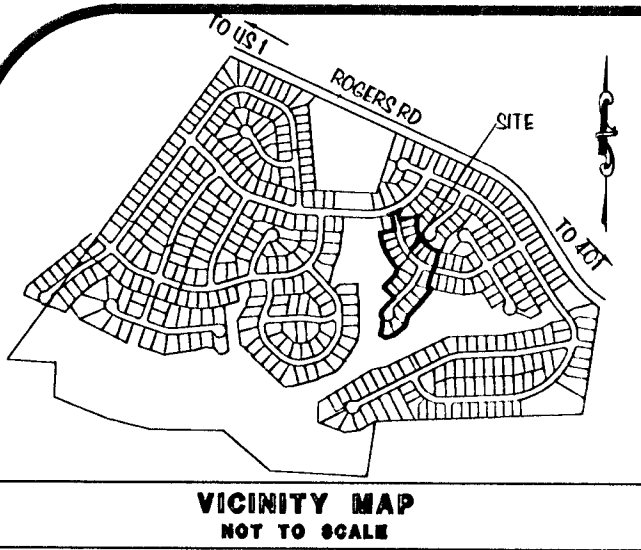


RECORDED IN BOOK OF MAPS 2010, PAGE



N.C.G.S. "FORESTVILLE"
N=805133.40
E=21425617.3
(NAD 83)

S 49°13'19" E 117.38.96' (GRID)
S 49°13'19" E 117.39.69' (GROUND)
COMBINED SCALE FACTOR
0.99993784

HERITAGE VIEW TRAIL
60' PUBLIC R/W
BOM 2008 PG 1023

FUTURE DEVELOPMENT
HERITAGE WAKE FOREST, INC.
D.B. 10999 PG. 1294
BOM 2005 PG. 37
ZONED: R-5 C.U.

- LEGEND
- - IRON PIPE SET
 - - - EXISTING IRON PIPE
 - - - EXISTING IRON STAKE
 - - - RIGHT OF WAY
 - - - POINT OF BEGINNING
 - - - PROPERTY LINE
 - - - LINE NOT SURVEYED
 - - ADDRESS NUMBER
 - - - PUBLIC DRAINAGE EASEMENT
 - - - EASEMENT DIMENSIONS
 - - CONCRETE MONUMENT

#	RADIUS	LENGTH	BEARING	CHORD
C1	R=52.50'	L=25.09'	CB=S 77° 41' 24" W	LC=24.85'
C2	R=25.00'	L=21.74'	CB=S 66° 26' 17" W	LC=21.06'
C3	R=225.00'	L=20.04'	CB=S 44° 19' 21" W	LC=20.00'
C4	R=25.00'	L=34.47'	CB=S 7° 29' 12" W	LC=31.80'
C5	R=125.00'	L=7.07'	CB=S 30° 29' 32" E	LC=7.06'
C6	R=125.00'	L=61.30'	CB=S 14° 49' 25" E	LC=60.69'
C7	R=175.00'	L=32.43'	CB=S 6° 04' 59" E	LC=32.38'
C8	R=175.00'	L=87.09'	CB=S 22° 22' 29" E	LC=66.68'
C9	R=225.00'	L=69.92'	CB=N 15° 11' 20" W	LC=69.64'
C10	R=225.00'	L=21.84'	CB=N 3° 31' 48" W	LC=21.83'
C11	R=225.00'	L=19.55'	CB=N 5° 59' 22" W	LC=19.53'
C12	R=75.00'	L=27.97'	CB=N 21° 39' 29" W	LC=27.22'
C13	R=25.00'	L=34.00'	CB=N 71° 04' 33" W	LC=31.44'
C14	R=225.00'	L=74.55'	CB=S 79° 27' 06" W	LC=74.21'
C15	R=175.00'	L=158.84'	CB=N 70° 15' 26" E	LC=155.64'
C16	R=175.00'	L=9.23'	CB=N 43° 04' 18" E	LC=9.23'
C17	R=25.00'	L=7.75'	CB=N 32° 40' 15" E	LC=7.72'
C18	R=25.00'	L=19.94'	CB=N 7° 45' 54" E	LC=19.80'
C19	R=52.50'	L=11.05'	CB=N 30° 30' 24" E	LC=65.75'
C20	R=52.50'	L=38.24'	CB=S 32° 51' 39" E	LC=37.40'
C21	R=52.50'	L=65.29'	CB=S 33° 22' 02" E	LC=61.17'
C22	R=52.50'	L=58.57'	CB=S 33° 07' 44" W	LC=58.87'
C23	R=225.00'	L=55.84'	CB=N 31° 12' 07" W	LC=55.70'
C24	R=75.00'	L=22.78'	CB=N 29° 38' 15" W	LC=22.69'
C25	R=25.00'	L=37.01'	CB=N 20° 32' 42" E	LC=33.73'
C26	R=25.00'	L=37.01'	CB=S 64° 17' 11" E	LC=33.73'
C27	R=125.00'	L=37.13'	CB=S 29° 48' 47" E	LC=36.99'
C28	R=175.00'	L=15.19'	CB=S 35° 50' 03" E	LC=15.13'

HERITAGE WAKE FOREST
TWO HOMEOWNERS
ASSOCIATION, INC.
D.B. 13258 PG. 2457
BOM 2008 PG. 1809
ZONED: R-5 C.U.

EXISTING CITY OF RALEIGH
SANITARY SEWER EASEMENT
REFERENCE:
BOM 2008 PAGE 1023

NEUSE RIPARIAN
BUFFER

20' TOWF STORM
DRAINAGE EASEMENT

NEUSE RIPARIAN
BUFFER

HERITAGE WAKE FOREST, INC.
D.B. 10999 PG. 1294
BOM 2005 PG. 37
ZONED: R-5 C.U.

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D.B. 10999 PG. 1294
BOM 2005 PG. 37
ZONED: R-5 C.U.

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HERITAGE WAKE FOREST, INC.
D.B. 10999 PG. 1294
BOM 2005 PG. 37
ZONED: R-5 C.U.

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 WAKE
FOREST, 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. FURTHERMORE, I DEDICATE ALL SANITARY
SEWER, STORM SEWER, AND WATERLINES TO THE
TOWN OF WAKE FOREST, OR OTHER PUBLIC AGENCY
AS NOTED ON THIS PLAN.

HERITAGE WAKE FOREST, INC.
P.O. BOX 1615
WAKE FOREST, NC 27588
(919) 562-1322
DATE
6-17-10

ZONING: C.U. R-5
(CUP= RZ-04-10)
(CUP= RZ-04-10A)

20' FRONT SETBACK
10' REAR SETBACK
20' CORNER YARD SETBACK
MIN LOT WIDTH = 50'
5,000 SQ. FT. MIN. LOT SIZE
2' MIN. SIDE YARD
AGGREGATE = 16'

REFERENCES

DB 10999, PAGE 1294

SITE DATA

AREA TO BE RECORDED: 6.02 AC.
LESS AREA IN R/W: 1.24 AC.
NET AREA (LOTS): 4.78 AC.
NUMBER OF LOTS: 20
AVERAGE LOT SIZE: 10,409 SQ. FT.
AVERAGE LOT SIZE: 0.24 AC.

I, Derek F. Batts, Professional Land Surveyor
No. L-4477, certify to one or more of the following
as indicated thus (X):

(X) a. That this plat is of a survey that creates a
subdivision of land within the area of a
county that regulates parcels of land.

Derek F. Batts, PLS
No. L-4477

WAKE COUNTY, NC 4
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/24/2010 AT 08:55:18

BOOK:BM2010 PAGE:00587

EXISTING CITY OF RALEIGH
30' PUBLIC SEWER EASEMENT
BOM 2008 PAGE 877

EXISTING CITY OF RALEIGH
20' PUBLIC SEWER EASEMENT
BOM 2008 PAGE 877

RESTRICTIVE COVENANTS RECORDED IN D.B. 11477 PG. 1583.
HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN
D.B. 11477 PG. 1583.

WAKE COUNTY, NORTH CAROLINA

I, CHAD BRAY, REVIEW OFFICER OF
THE TOWN OF WAKE FOREST, CERTIFY
THAT THE MAP OR PLAN TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

6/23/10 CHAD BRAY
DATE REVIEW OFFICER

APPROVED FOR RECORDING BY THE TOWN OF
WAKE FOREST.

6/23/10 Derek F. Batts
DATE TOWN CLERK



I, Derek F. Batts, certify that this plat was drawn
under my supervision from an actual survey made under
my supervision and description recorded in Book 12511,
Page 12477 of Book of Maps 12003, Page 12003 that the
boundaries not surveyed are clearly indicated as drawn
lines from information found in Book 12511, Page 12477
that the ratio of precision as calculated is 1:12,000;
that this plat was prepared in accordance with G.S. 47-30
as amended, in the original signature, registration
number and seal of the Professional Land Surveyor.

Derek F. Batts, PLS
No. L-4477

GENERAL NOTES:

THIS PARCEL IS LOCATED WITHIN THE TOWN OF WAKE FOREST
PLANNING JURISDICTION.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
UNLESS OTHERWISE NOTED.

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

NEW IRONS SET ARE 1/2" DIA. METAL.

ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE.

NO PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD
HAZARD AREA PER MAP NUMBER 372017500 J.
ZONE X EFFECTIVE DATE MAY 2ND, 2006. SAID MAP WAS
DOWNLOADED ON 1-16-10 FROM THE FOLLOWING
WEBSITE: WWW.NCFLOODMAPS.COM.

A PORTION OF THIS PLAT LIES WITHIN A 0.2% ANNUAL CHANCE
FLOODPLAIN BOUNDARY AS SHOWN ON THE SPECIAL FLOOD
HAZARD MAP NOTED ABOVE. (A PORTION OF LOTS 1846, 1847,
1848 AND 1849) HOWEVER, THESE LOTS HAVE HAD ADDITIONAL
FILL PLACED ON THEM WHICH DID NOT IMPACT THE 100 YEAR
FLOODPLAIN. THEREFORE, THIS AREA HAS NOT BEEN MODELED
AND A LHM-F WAS NOT REQUIRED. THEREFORE THE 0.2%
ANNUAL CHANCE FLOODPLAIN BOUNDARY AS SHOWN ON THE
SPECIAL FLOOD HAZARD MAP REFERENCED IS INACCURATE AND
HAS BEEN REMOVED FROM THESE LOTS. PLEASE NOTE THE 0.2%
ANNUAL CHANCE FLOODPLAIN BOUNDARY IS NOT USED FOR
INSURANCE PURPOSES.

RECREATION REQUIREMENT MET BY LAND DEDICATED OF OPEN
SPACE AREAS AND CONSTRUCTION OF GREENWAY TRAILS ALONG
SANFORD CREEK PER DEVELOPMENT AGREEMENT BETWEEN THE
TOWN OF WAKE FOREST AND AMMONS DEVELOPMENT GROUP.

WETLAND FEATURES EXIST ON THIS SITE.

NO NEUSE RIVER RIPARIAN BUFFERS EXIST ON THIS SITE.

ALL SANITARY SEWER LIES WITHIN THE PUBLIC RIGHT OF WAY.

ALL STORM DRAIN LIES WITHIN THE PUBLIC RIGHT OF WAY.

ALL EASEMENTS ARE CENTERED ON PIPE/FACILITY/ UTILITY
UNLESS OTHERWISE NOTED

MAINTENANCE OF PUBLIC DRAINAGE EASEMENTS TERMINATE
AT THE END OF THE PIPE/STRUCTURE.
REMAINDER OF EASEMENT IS PRIVATE.

ALL SIGHT TRIANGLES SHOWN ARE 90' X 90'

No.	Revision / Issue	Date

MULKEY
ENGINEERS & CONSULTANTS
PO Box 33127
RALEIGH, N.C. 27636
(919) 851-1912
(919) 851-1918 (FAX)
WWW.MULKEYINC.COM

SUBDIVISION PLAT FOR
"HERITAGE SOUTH SUBDIVISION
PHASE 3, SECTION 2
AT HERITAGE WAKE FOREST"
OWNER: HERITAGE WAKE FOREST, INC.

WAKE FOREST TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

PROJECT : 2003166.00	ZONED: C.U. R-5 (CUP= RZ-04-10) (CUP= RZ-04-10A)
PROJECT FILE: South3Plat.dgn	PIN: 1759-16-0628
DATE : JUNE 16TH, 2010	DRAWN BY : DFB CHECKED BY : CAH
SCALE : 1" = 60'	FB: 2003166.00 FILE NA