

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
BM	BOOK OF MAPS
CMF	CONCRETE MONUMENT FOUND
CP	COVERED PORCH
CW	CANTILEVERED WINDOW
DB	DEED BOOK
GV	GAS VALVE
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
N/F	NOW or FORMERLY
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
SF	SQUARE FEET
WV	WATER VALVE

N
W
S
E
N C Grid - NAD 83
BM 2002 PG 617

CHALK ROAD
(65' WIDE ROW)

R=782.90' L=250.09'
CHORD=N 02°30'35" E — 249.03'

CONTROL CORNER
CMF
IRF

R=782.90' L=316.31'
CHORD=N 18°15'01" W — 316.04'
TREE LINE SHOWN FOR REFERENCE ONLY -NOT FIELD LOCATED-

60' WIDE PUBLIC UTILITY & ACCESS EASEMENT
20' PUBLIC UTILITY EASEMENT

S 03°53'29" E — 97.23'
(TIE LINE)

450 FOOT SIGHT TRIANGLE

40' BUILDING SETBACK

RETAINING WALL

BUILDING 18
BM 2004 PG 1282

10' (TYP.)
20' PUBLIC UTILITY EASEMENT (CENTERED OVER UTILITY LINE)

LEGACY GREENE AVENUE
(PRIVATE DRIVE)

SEE INSET A

R=3484.99' L=325.25'
CHORD=N 32°35'35" W — 325.13'

S 23°45'13" E — 262.24'
(TIE LINE)

NEW COMMON OPEN SPACE .04AC (TOTAL)

BUILDING 14/15
BM 2005 PG 1274

BACK OF CURB SHOWN

BLOCK NUMBER 21
BM 2004 PG 2127

ADDRESS

BLOCK NUMBER

BUILDING 13
BM 2004 PG 2314

RETAINING WALL

20' TYPE 'B' BUFFER

S 59°23'54" W — 394.17'

BUILDING 12
BM 2004 PG 1458

BUILDING 11
BM 2005 PG 1050

RETAINING WALLS

MATCHLINE

BUILDING 8
BM 2005 PG 491

S 50°37'09" E — 265.00' TO IPF

(20') RIPARIAN BUFFER ZONE 2

(30') RIPARIAN BUFFER ZONE 1

IPF

CMF
IPF 50.00'
S 07°10'30" W — 82.43'
IRF
S 10°41'59" W — 287.24'
IPF

CONTROL CORNER

N/F BOBBY C.HOLLAND
DEED BOOK 5613, PAGE 681
BOOK OF MAPS 1993, PAGE 558
PIN:1850-11-7952
ZONED R-30
LAND USE:
SINGLE FAMILY RESIDENTIAL

N/F.BETTY.M.FOWLER
DEED BOOK 5704, PAGE 764
TRACT 2
PIN: 1850-21-0945
ZONED R-30
LAND USE: VACANT

N/F BETTY M. FOWLER
DEED BOOK 5704, PAGE 764
TRACT 3
PIN:1850-22-2721
ZONED R-30
LAND USE: VACANT

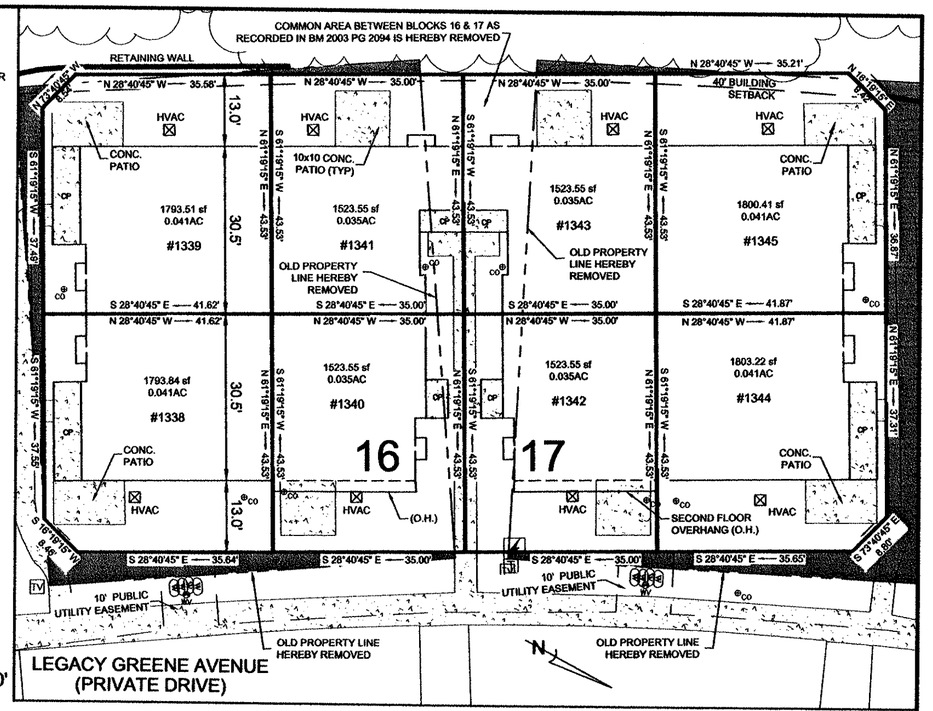
WAKE COUNTY, NC 439
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/14/2005 AT 13:52:31

BOOK:BM2005 PAGE:01829

CABLE TV PEDESTAL
TELEPHONE PEDESTAL
ELECTRICAL TRANSFORMER
WATER METER
WATER VALVE

PHASE DATA:
PHASE I 70 UNITS
PHASE II 28 UNITS
PHASE III 12 UNITS
TOTAL 110 UNITS

SEE BOOK OF MAPS 2003 PAGE 2095



INSET A
SCALE=1":20'

REFERENCES

BM 2003 PG 2094	BLOCK PLAT - PHASE 1
BM 2003 PG 2095	BLOCK PLAT - PHASE 2 & 3
DB 10526 PG 1510-1557	RESTRICTIVE COVENANTS
BM 2002 PG 617	5' ROW DEDICATION
BM 2003 PG 1480	SEWER EASEMENT
BM 2004 PG 1282	SUBDIVISION PLAT - BLOCK 18
BM 2004 PG 1458	SUBDIVISION PLAT - BLOCK 12
BM 2004 PG 2127	SUBDIVISION PLAT - BLOCK 21
BM 2004 PG 2314	SUBDIVISION PLAT - BLOCK 13
BM 2005 PG 491	SUBDIVISION PLAT - BLOCK 8
BM 2005 PG 1050	SUBDIVISION PLAT - BLOCK 11
BM 2005 PG 1274	SUBDIVISION PLAT - BLOCK 14/15

SITE DATA:

AREA OF BLOCKS.....174,237sf (4.00AC)
AREA OF COMMON AREA.....308,408sf (7.08AC)
TOTAL AREA.....482,645sf(11.08AC)
ZONING DISTRICT.....OFFICE & INSTITUTIONAL DISTRICT
SPECIAL USE PERMIT NUMBER.....SU-02-03
MINIMUM YARDS:
FRONT.....30'
SIDE.....10'
REAR.....20'
INSIDE FLOOD HAZARD AREA.....NO
ZONE X (OUSIDE 500YR. FLOOD ZONE)
FEMA MAP NO. (MARCH 1992).....37183C0177E
UPDATED FIRM MAP.....3720185000J
(EFFECTIVE DATE TO BE DETERMINED).....PANEL 1850J
WAKE COUNTY TAX PIN.....1850-12-5583

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

9-14-05 — DATE — REVIEW OFFICER

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

09-14-2005 — DATE — TOWN CLERK

OWNER/DEVELOPER

COMPANY.....PARKER LANCASTER & ORLEANS
CONTACT.....BRITT SPIVEY
ADDRESS.....211 JAMES JACKSON AVE. CARY, NC 27513
TELEPHONE.....(919) 380-7223
FAX.....(919) 380-7255

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, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCIES AS NOTED ON THIS PLAT.

9/13/05 — DATE — OWNER(S)

SURVEYOR'S CERTIFICATION :

I, CHAD T. HOWARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; 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; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF SEPTEMBER A.D., 2005.

SURVEYOR — L-4220 REGISTRATION NUMBER

GENERAL NOTES

1. COMMON AREA CONSISTS OF ALL AREAS WITHIN THE EXTERIOR BOUNDARY OF THIS PARCEL, EXCLUDING THOSE AREAS DESIGNATED BY ENVELOPES ENCOMPASSING EACH BUILDING.
2. STREAM BUFFERS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT AS MAY BE NECESSARY TO ACCOMODATE UTILITIES AND DRAINAGE FACILITIES. NEUSE RIVER RIPARIAN BUFFER RULES AS ESTABLISHED BY NC-DWQ APPLY TO STREAM BUFFER.
3. PROJECT DOES NOT LIE WITHIN 2000 FEET OF AN NCGS MONUMENT.
4. PUBLIC UTILITY EASEMENT IS CENTERED OVER STRUCTURES AS BUILT, UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
6. ALL DASHED BUILDINGS SHOWN HEREON ARE PROPOSED. OTHER STRUCTURES (i.e. TREELINE) SHOWN ARE FOR REFERENCE ONLY AND WERE TAKEN FROM DIGITAL PLANS BY TAYLOR WISEMAN & TAYLOR.
7. INTERIOR PROPERTY LINES ARE APPROXIMATE. INTERIOR PROPERTY LINES ARE COINCIDENT WITH CENTERLINE OF PARTY WALL.
8. ALL LOTS SUBJECT TO A 5 FOOT UTILITY EASEMENT ENVELOPE.
9. RECREATION REQUIREMENT - PAYMENT OF RECREATION FACILITY FEE.
10. PROPERTY LINES ARE SHOWN IN SIDEWALK AS SHOWN DUE TO SECOND FLOOR OVERHANG.

THIS RECORDING SUPERCEDES ONLY BLOCKS 16 & 17 SHOWN IN BOOK OF MAPS 2003 PAGE 2094

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

BOOK OF MAPS 2005 PAGE 1829

CHAD T. HOWARD
NORTH CAROLINA PROFESSIONAL SEAL L-4220 LAND SURVEYOR CHAD T. HOWARD
9/13/05
NC PROFESSIONAL LAND

SUBDIVISION PLAT - PHASE 1 - BLOCK 16 / 17
THE MEWS AT LEGACY GREENE
WAKE FOREST TOWNSHIP, WAKE COUNTY, NC

TAYLOR WISEMAN & TAYLOR
ENGINEERING • SURVEYING • PLANNING
GPS • SUBSURFACE UTILITY ENGINEERING
PHONE (919) 297-0085 FAX (919) 297-0090
3500 REGENCY PARKWAY, SUITE H, CARY, N.C. 27511

SCALE: 1" = 50'	DATE: SEPTEMBER 09, 2005	FILE: 70407.0005.00	
DRAWN BY: JKF	CHECKED BY: CTH	SHEET: 1\1	