



**SUBDIVISION PLAT
for
MEADOWBROOK,
PHASE 4**

TOWN OF FUQUAY-VARINA
WAKE COUNTY
NORTH CAROLINA

AUGUST 10, 2020
REVISED: JULY 29, 2021

NOTES:

1. EASEMENTS CENTERED ON AS-BUILT LOCATIONS OF PIPES AND STRUCTURES UNLESS OTHERWISE NOTED
2. THE LANDSCAPE EASEMENTS ARE TO BE LEFT UNDISTURBED IN PERPETUITY OR IF AN IMPROVED BUFFER, MAINTAINED AS APPROVED.

BUILDING SETBACKS

Front:	20'
Corners:	18'
Sides:	8'
Rear:	20'

LEGEND & NOMENCLATURE

☐ Existing Property Corner
☒ New 3/4" Iron Pipe
☐ Computed Point
☐ Deed Book
☐ Book of Maps
☐ Page
☐ Square Foot
☐ Acres
☐ Address



LINE	BEARING	DISTANCE
L1	S 38° 42' 28" W	8.45
L2	S 57° 09' 21" E	12.05
L3	S 78° 40' 19" E	6.18
L4	S 08° 52' 21" W	40.32
L5	S 79° 06' 18" W	11.90
L6	N 00° 56' 02" E	26.27
L7	S 48° 12' 17" W	1.70
L8	S 32° 50' 39" W	53.12
L9	S 32° 50' 39" W	5.78
L10	S 01° 40' 17" W	2.73
L11	S 01° 40' 17" W	2.73
L12	N 32° 50' 39" E	22.91
L13	N 32° 50' 39" E	45.95
L14	S 01° 40' 17" W	5.00
L15	S 28° 06' 10" W	25.01

CURVE	RADIUS	CHORD LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	192.11"	173.76'	N 39° 47'01" E	88° 03'28"
C2	250.00'	117.07"	116.01'	N 70° 23'48" E	26° 49'53"
C3	250.00'	130.51"	130.20'	S 71° 52'27" E	13° 35'45"
C4	50.00'	36.068	35.292	N 31° 33'40" W	41° 18'16"
C5	75.00'	119.88"	107.52'	N 38° 01'14" E	91° 35'02"
C6	300.00'	266.87"	259.16'	N 61° 19'42" E	50° 58'58"
C7	894.46'	62.89"	49.05'	N 31° 16'23" E	3° 01'25"
C8	894.46'	62.89"	62.88'	N 27° 41'16" E	4° 07'58"
C9	894.46'	62.89"	62.88'	S 23° 39'33" W	4° 01'43"
C10	894.46'	62.89"	62.88'	N 19° 37'50" E	4° 01'43"
C11	894.46'	62.89"	62.88'	N 15° 36'07" E	4° 01'43"
C12	894.46'	62.89"	62.88'	N 12° 34'25" E	4° 01'43"
C13	894.46'	62.89"	62.88'	S 07° 32'42" W	4° 01'43"
C14	894.46'	60.25"	60.24"	S 03° 36'04" W	3° 51'34"
C15	844.46'	64.56"	64.55'	N 03° 51'42" E	4° 22'50"
C16	844.46'	52.00"	51.99'	N 07° 48'57" E	3° 31'40"
C17	25.00'	40.03"	35.89"	N 55° 27'14" E	81° 44'54"
C18	500.00'	95.94"	95.93'	N 12° 34'20" E	0° 36'45"
C19	500.00'	95.94"	95.19'	N 12° 37'53" W	59° 59'38"
C20	500.00'	35.89"	35.88'	S 65° 04'42" E	4° 06'45"
C21	1514.98'	30.64"	30.64'	S 63° 36'05" E	1° 09'32"
C22	1514.98'	84.00"	83.99'	N 65° 45'10" W	3° 10'37"
C23	1454.98'	65.18"	65.17'	N 66° 04'10" W	2° 23'25"
C24	844.46'	40.23"	40.22'	S 44° 54'30" W	4° 04'32"
C25	500.00'	19.72"	19.72'	S 64° 02'57" E	2° 02'15"
C26	25.00'	41.56"	36.94"	N 31° 02'47" W	95° 15'05"
C27	844.46'	61.30"	61.28'	N 18° 39'32" E	4° 09'32"
C28	844.46'	67.39"	67.38'	N 23° 01'28" E	4° 34'21"
C29	844.46'	67.39"	67.38'	N 27° 15'50" E	4° 34'21"
C30	844.46'	67.39"	67.38'	S 45° 15'50" E	4° 34'21"
C31	250.00'	24.07"	24.06'	N 35° 36'10" E	5° 31'02"
C32	250.00'	81.24"	80.89'	N 47° 40'18" E	18° 37'10"