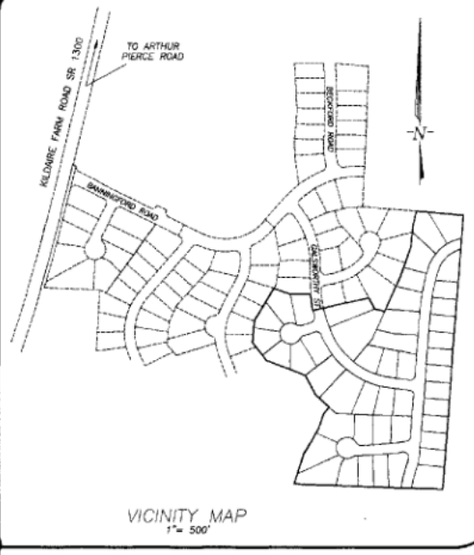
1999-2308



VICINITY MAP
1" = 500'

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 11/15/99, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 18th DAY OF May, A.D., 1999.

TYPE OF PLAT

I, MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

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

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED BY THE TOWN COUNCIL AND/OR THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES AND THAT THE MONUMENTS PROVIDED HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

Michael E. Dickerson 11/18/99
MICHAEL E. DICKERSON, R.L.S. L-3639 DATE

OWNER'S CERTIFICATION

THIS CERTIFIES THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT FOR APPROVAL, WE HEREBY DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN OF CARY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE. (PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.) ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

BOOK NUMBER _____ , PAGE NUMBER _____

E. Scott Batchelor
CENTEX HOMES – E. SCOTT BATCHELOR

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kristy Barker, REVIEW OFFICER OF CARY, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Kristy Barker 12/15/99
REVIEW OFFICER DATE

CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE 15th DAY OF DEC, 2000. ONE COPY TO BE RETAINED BY THE CITY. THIS PLAT IS WITHIN ☒ - OUT ☐ OF THE CITY LIMITS.

RB

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AND CONDITIONS OF APPROVAL AS ARE NOTED IN THE MINUTES OF THE TOWN COUNCIL AND /OR THE ZONING BOARD OF ADJUSTMENT AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

Ricky W. Barker 12/15/99
DIRECTOR OF DEVELOPMENT SERVICES DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I, Belinda Adams, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF CARY, APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME. UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY, IT IS IN THE PUBLIC INTEREST TO DO SO.

Belinda Adams 12-15-99
TOWN CLERK DATE

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
2. BASIS OF BEARING: NC GRID (NAD 83) PER MAP BOOK 1994 PAGE 991. NO NC GRID MONUMENT IS LOCATED WITHIN 2550'.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. SANITARY AND DRAINAGE EASEMENTS EXTEND 10' ON EITHER SIDE OF EXISTING STRUCTURES.
5. METAL STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. ZONING IS R-10 CONDITIONAL USE.
7. THIS PORTION OF COTSWOLD SUBDIVISION IS NOT LOCATED IN A FLOOD AREA PER FIRM COMMUNITY PANEL NUMBER 370368, MAP #3718300, PANEL 515E, AS LAST PUBLISHED AND REVISED 03/03/92.
8. 20' DRAINAGE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING DRAINAGE STRUCTURES, DITCHES OR CHANNELS AS SHOWN HEREON, WHICHEVER IS GREATER.
9. RESTRICTIVE COVENANTS MAY REQUIRE DIFFERENT SETBACK DISTANCES, TO THE EXTENT THAT APPLICABLE RESTRICTIVE COVENANTS REQUIRE GREATER SETBACK DISTANCES THAN SHOWN HEREON, THE RESTRICTIVE COVENANTS CONTROL.
10. 20' SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER LINES, OR AS SHOWN ON PLAT, WHICHEVER IS GREATER.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE SEARCH WOULD DISCLOSE.
12. A PORTION OF WAKE COUNTY PARCEL NUMBER (PIN) 0760.01-27-0722.
13. PORTIONS OF THIS PROPERTY LIE WITHIN THE NEUSE RIVER BASIN. NUTRIENT SENSITIVE WATERS WITHIN THIS BASIN ARE SUBJECT TO PROTECTIVE BUFFERS, AS SHOWN HEREON.
14. NO FENCE SHALL BE PLACED IN THE STREETSCAPE OR BUFFER UNLESS INSTALLED AT ONE TIME FOR THE ENTIRE LENGTH OF STREETSCAPE OR BUFFER. INDIVIDUAL LOT OWNERS SHALL NOT INSTALL FENCES IN A PIECEMEAL FASHION, PRIOR TO PLACING A FENCE IN A STREETSCAPE OR BUFFER, THE FENCE SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF CARY. ALL FENCES SHALL BE OF UNIFORM DIMENSIONS, MATERIALS AND COLORS.
15. ALL BUFFERS AND STREETSCAPES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. ALL COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. EMERGENCY VEHICULAR ACCESS TO TURNAROUND AREA IS NOT TO BE RESTRICTED OR DENIED.
18. SIGHT DISTANCE LINE: NOTHING CAN BE PLANTED, BUILT, INSTALLED OR CONSTRUCTED INCLUDING GRADING, LANDSCAPING, FENCING, ETC. THAT WILL OBSTRUCT OR RESTRICT VISIBILITY ACCORDING TO APPLICABLE TOWN STANDARDS ALONG THE ADJACENT ROADWAY WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE LINE AND THE ROAD RIGHT OF WAY.
19. THE PURPOSE OF THIS PLAT IS TO RENAME BUCHANAN WAY TO TRULAND WAY.

PIN NUMBERS

0760.01-17-2696
0760.01-26-0856
0760.01-07-8525
0760.01-16-7375
0730.01-17-9377

Wake County, NC 583
Laura M Riddick, Register Of Deeds
Presented & Recorded 12/17/1999 13:12:12PM
Book : BM1999 Page : 02308

AREA SUMMARY

AREA IN LOTS	619,258 SF	14.21 AC
AREA IN OPEN SPACE	56,090 SF	1.29 AC
AREA IN R/W	131,082 SF	3.01 AC
TOTAL TRACT	806,430 SF	18.51 AC

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	576.38'	99.93'	99.81'	S 17°14'16" E
C2	576.38'	60.70'	60.67'	S 25°13'18" E
C3	360.00'	144.35'	143.39'	S 39°43'34" E
C4	360.00'	127.72'	127.06'	S 61°22'38" E
C5	360.00'	70.08'	69.97'	S 77°07'06" E
C6	25.00'	40.52'	36.23'	N 50°52'35" E
C7	1113.60'	92.55'	92.52'	S 05°49'43" W
C8	1113.60'	95.55'	95.53'	S 11°40'03" W
C9	1113.60'	19.88'	19.88'	S 14°38'14" W
C10	207.95'	86.51'	85.88'	S 27°03'58" W
C11	207.95'	75.46'	75.05'	S 49°22'46" W
C12	157.95'	168.05'	160.23'	S 45°37'42" W
C13	1063.60'	40.88'	40.88'	S 14°02'51" W
C14	1063.60'	85.62'	85.60'	S 10°38'24" W
C15	1063.60'	72.14'	72.13'	S 06°23'27" W
C16	626.38'	78.35'	78.30'	S 08°41'14" E
C17	325.00'	57.98'	57.90'	N 09°33'31" E
C18	325.00'	9.16'	9.16'	N 15°28'38" E
C19	125.00'	29.78'	29.71'	S 09°27'39" W
C20	175.00'	42.24'	42.14'	S 09°22'13" W
C21	25.00'	47.11'	40.44'	N 43°14'18" W
C22	2222.80'	54.60'	54.60'	N 83°28'51" E
C23	2222.80'	79.49'	79.48'	N 85°12'32" E
C24	2222.80'	79.05'	79.05'	N 87°15'08" E
C26	25.00'	14.47'	14.27'	S 71°41'07" W
C27	51.50'	46.64'	45.06'	N 81°02'43" E
C28	51.50'	29.52'	29.12'	S 56°35'17" E
C29	51.50'	63.47'	59.53'	S 04°51'35" E
C30	51.50'	91.28'	79.79'	S 81°13'25" W
C31	51.50'	16.27'	16.20'	N 38°57'04" W
C32	25.00'	27.27'	25.94'	S 61°09'25" E
C33	2172.80'	56.70'	56.70'	N 86°50'28" E
C34	2172.80'	90.57'	90.57'	N 84°53'58" E
C35	2172.80'	35.19'	35.19'	N 83°14'28" E
C36	25.00'	34.18'	31.58'	N 43°36'45" E
C37	25.00'	38.02'	34.46'	N 39°07'25" W
C38	410.00'	44.25'	44.23'	S 79°36'12" E
C39	410.00'	74.94'	74.83'	S 71°16'32" E
C40	410.00'	95.99'	95.77'	S 43°54'51" E
C41	410.00'	64.18'	64.11'	S 32°43'22" E
C42	626.38'	49.16'	49.15'	S 25°59'24" E
C43	25.00'	38.04'	34.48'	N 67°20'01" W
C44	736.54'	56.75'	56.73'	N 71°16'54" E
C45	25.00'	20.50'	19.93'	S 50°00'12" W
C46	51.50'	57.92'	54.92'	N 58°44'15" E
C47	51.50'	45.30'	43.85'	S 63°50'36" E
C48	51.50'	42.71'	41.50'	S 14°53'03" E
C49	51.50'	39.24'	38.30'	S 30°42'13" W
C50	51.50'	64.97'	60.74'	S 88°40'14" W
C51	25.00'	22.54'	21.78'	S 81°00'55" E
C52	686.54'	51.83'	51.82'	N 70°59'50" E
C53	25.00'	36.55'	33.38'	N 25°57'03" E
C54	626.38'	29.10'	29.10'	S 13°36'07" E
C55	275.00'	26.58'	26.57'	N 13°30'58" E
C56	207.95'	75.65'	75.24'	S 70°11'53" W
C57	410.00'	110.33'	110.00'	S 58°19'50" E

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 39°51'03" W	23.30'
L2	N 18°13'06" E	73.18'
L3	N 39°03'37" E	36.87'
L4	S 28°48'24" E	60.40'
L5	S 76°17'03" E	49.17'
L6	N 82°46'38" E	16.52'
L7	N 82°46'38" E	38.72'

MAP/DEED REFERENCES:

MB 1994 PG 991
MB 1998 PG 1759
MB 1999 PG 175
MB 1997 PG 1300
MB 1994 PG 1283

AN UNRECORDED MAP ENTITLED PREPARED BY SMITH & SMITH SURVEYORS, ENTITLED "FRANKS AND MARKHAM TRACTS" DATED 2/95.

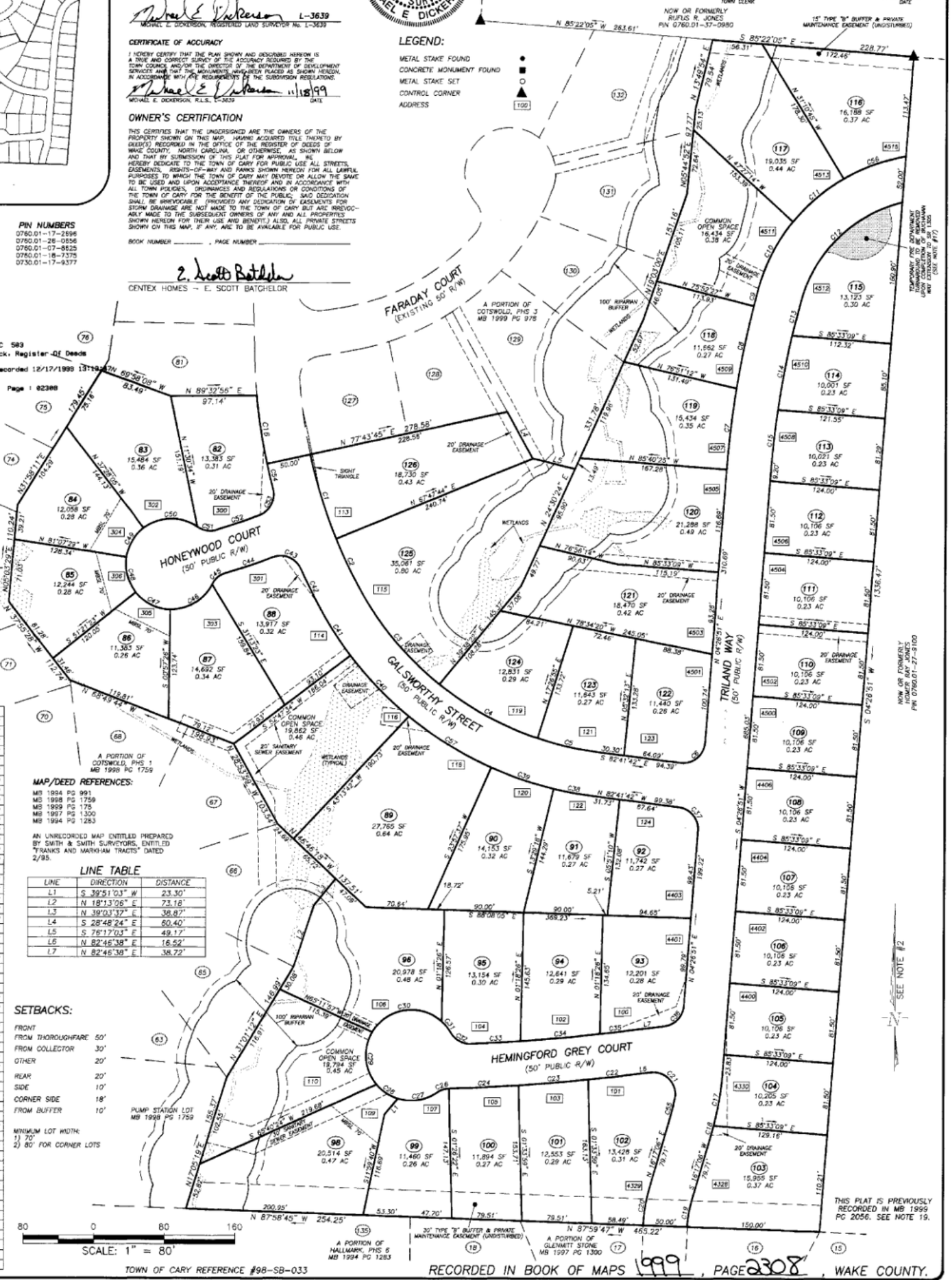
SETBACKS:

FRONT	
FROM THOROUGHFARE	50'
FROM COLLECTOR	30'
OTHER	20'
REAR	20'
SIDE	10'
CORNER SIDE	18'
FROM BUFFER	10'

MINIMUM LOT WIDTH:
1) 70'
2) 80' FOR CORNER LOTS

LEGEND:

- METAL STAKE FOUND ●
- CONCRETE MONUMENT FOUND ■
- METAL STAKE SET ○
- CONTROL CORNER ▲
- ADDRESS 100



80 0 80 160
SCALE: 1" = 80'

TOWN OF CARY REFERENCE #98-SB-033

RECORDED IN BOOK OF MAPS 1999, PAGE 2308, WAKE COUNTY.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/18/99	RENAME BUCHANAN WAY TO TRULAND WAY	MED

COTSWOLD SUBDIVISION, PORTION OF PHASE 3
FORMERLY FRANKS/MARKHAM TRACT
OWNER: CENTEX HOMES

HOLLY SPRINGS TOWNSHIP — WAKE COUNTY — NORTH CAROLINA

RE-RECORDATION C20004046

PROJECT NO:	98174
CAD FILE:	BD_99155
SHEET:	1 OF 1
DRAWN:	MED
CHECKED:	MED
APPROVED:	MED
DATE:	9/27/99
SCALE:	1" = 80'

Withers & Ravenel
Engineering & Surveying, Inc.
111 MacKENAN DRIVE
CARY, NORTH CAROLINA 27511
(919) 469-3340, FAX (919) 467-6008