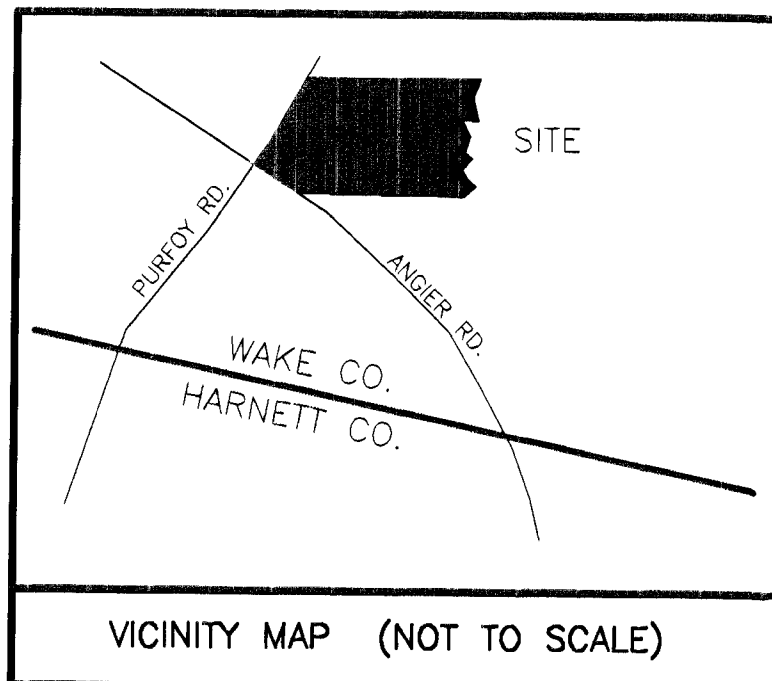




CERTIFICATION OF OWNERSHIP

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

James B. O'Connell 11/20/2012
OWNER DATE

NORTH CAROLINA, WAKE COUNTY

I, Nancy B. O'Connell, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT Joel Barner PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND SEAL THIS 20th DAY OF November, 2012. MY COMMISSION EXPIRES 12-6-2014.

NANCY B. O'CONNELL
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 12-6-2014 PUBLIC

PROPERTY SHOWN HEREON IS PARITALLY LOCATED IN A FEMA DESIGNATED FLOOD ZONE AS SHOWN. FEMA FLOOD HAZARD PANEL NO. 370360665 K EFFECTIVE DATE: OCTOBER 3, 2006

THIS SURVEY:

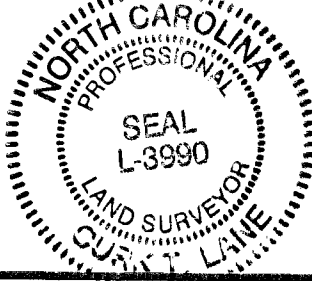
- 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 3) IS ONE OF THE FOLLOWING:
- IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE
 - IS A CONTROL SURVEY
- ☐ 4) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
- ☐ 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

11-26-12
DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

11-26-12
DATE SURVEYOR

STATE OF NORTH CAROLINA, WAKE COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1403, PAGE 836, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1403, PAGE 836, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF Nov, A.D., 2012



L - 3990
LICENSE NUMBER

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 11-20-25-49-50-78-80 SHOWN ON THIS PLAT FOR Hampton Park Estates II HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THOSE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 12-19-26-29-51-60-81-82 SHOWN ON THIS PLAT FOR Hampton Park Estates II HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATE LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THOSE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

12/18/2012
DATE NC LICENSED SOIL SCIENTIST (SEAL)

FURTHER CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

EACH LOT IN HAMPTON PARK ESTATES PHASE 2 AS SHOWN ON THIS PLAT HAS ADEQUATE LAND AREA AND SOIL CONDITIONS TO ACCOMMODATE

A SEPTIC TANK OR OTHER APPROVED MEANS OF SEWAGE DISPOSAL

12/18/2012
DATE NC LICENSED SOIL SCIENTIST (SEAL)

NOTE: LOT NUMBERS 275L ARE NOT BUILDABLE AREAS AND SERVE EXCLUSIVELY AS OFFSITE WASTE WATER DISPOSAL AREAS FOR LOTS 275. LOTS 275L MAY BE USED ONLY FOR THE INSTALLATION, MAINTENANCE OR REPAIR OF SUBSURFACE WASTEWATER DISPOSAL SYSTEMS SERVING THEIR RESPECTIVE BUILDING LOTS 275. OTHER LAND USES NOT SPECIFICALLY APPROVED BY THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES ARE PROHIBITED. ALL FUTURE OWNERS OF LOTS ON THIS PLAT SHALL PROVIDE AFFIRMATIVE ACCESS AS INDICATED ON THE ON THE PLAT FOR INSTALLATION, MAINTENANCE OR REPAIR OF ANY SUBSURFACE WASTE WATER DISPOSAL SYSTEM SERVING A LOT ON THIS PLAT. ALL COAST OF INSTALLATION /REPAIR, OPERATION AND MAINTENANCE OF THE SUBSURFACE WASTE WATER DISPOSAL SYSTEMS AND ALL COMPONENTS THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER CONTROLLING AND OWNING THE SYSTEM AND HIS SUCCESSORS IN TITLE.

STORMWATER BMP'S TO BE MAINTAINED BY Capital Bank PER
STORMWATER AGREEMENT RECORDED IN DB 15-169 PG 1191

WAKE COUNTY CERTIFICATION

I, Lynn Patric, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY SUBDIVISION ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I, ALSO, CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE.

2-28-13
DATE SUBDIVISION ADMINISTRATOR / REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 3-15-13

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHT-OF-WAY SHOWN ON OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS AND ASSOCIATED PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY.

2-28-13
DATE SUBDIVISION ADMINISTRATOR / REVIEW OFFICER

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASST/DEPUTY
TIME: _____

RECORDED IN BOM 2013 PG 287

SUBDIVISION IMPROVEMENTS PERFORMANCE AND MAINTENANCE GUARANTEE DISCLOSURE STATEMENT

ALL REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE EXCEPT FOR THE LISTED IMPROVEMENTS AND THIS SHALL BE COMPLETED BY THE FOLLOWING DATES:

[UNCOMPLETED IMPROVEMENTS] [DATE COMPLETION]
A Connection to Fieldcrest Lane Fall 2015
B _____
C _____
D _____
E _____

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE THAT ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE INSTALLED IN A TIMELY MANNER IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. See Performance Agreement
THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL A MAINTENANCE GUARANTEE IS IN PLACE AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY. (THE PLANNING DIRECTOR MAY ALSO ACCEPT CERTIFICATION FROM THE APPLICANT'S ENGINEER OR OTHER PROFESSIONAL AS AUTHORIZED BY THE NORTH CAROLINA GENERAL STATUTES THAT THE IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.)
THE PERFORMANCE GUARANTEE MAY BE REDUCED ONCE ALL OF THE IMPROVEMENTS HAVE BEEN AT LEAST 50% CERTIFIED. THE FINANCIAL GUARANTEE MAY BE REDUCED BY THE RATIO THAT THE COMPLETED IMPROVEMENTS BEAR TO THE TOTAL IMPROVEMENTS REQUIRED, PROVIDED THAT NOT MORE THAN ONE SUCH REDUCTION MAY BE PERMITTED PRIOR TO RELEASING THE PERFORMANCE GUARANTEE.

AS SUBDIVIDER (OWNER), Capital Bank, NA 333 Fayetteville Street, Suite 1490
Joel Barner, SVP Raleigh, NC 27601 (919) 45-1869
NAME, ADDRESS AND PHONE NUMBER

AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:
MAINTAINING REQUIRED IMPROVEMENTS INCLUDING RIGHTS-OF-WAY, TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS A UNIT OF GOVERNMENT, PUBLIC OR PRIVATE UTILITY, HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS; AND THE PROVISIONS OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE PROHIBITING THE ISSUANCE OF BUILDING PERMITS UNTIL NCDOT HAS FORMALLY ACCEPTED ANY PUBLIC ROAD IMPROVEMENTS OR THE EXECUTION OF A MAINTENANCE AGREEMENT.

Joel Barner
SIGNATURE
APPROPRIATE NOTARIZATION

NORTH CAROLINA, WAKE COUNTY

I, Nancy B. O'Connell, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT Joel Barner PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND SEAL THIS 20th DAY OF November, 2012. MY COMMISSION EXPIRES 12-6-2014.

Nancy B. O'Connell
NOTARY PUBLIC
NANCY B. O'CONNELL
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 12-6-2014

STORMWATER MANAGEMENT CERTIFICATION

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

11/20/12
DATE
2/20/13
STORMWATER MANAGEMENT ENGINEER
Betsy Pearce

NOTE: SEWER/WATER APPROVAL
PERMIT NO. NC4092084 WAKE COUNTY

WAKE COUNTY, NC 356

LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/04/2013 AT 14:20:54

BOOK: BM2013 PAGE: 00287

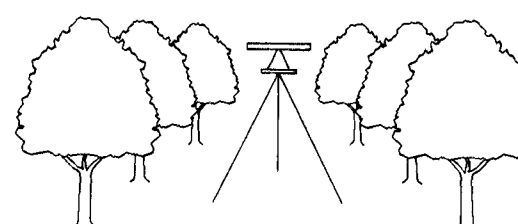
OWNER: CAPITAL BANK NA
333 FAYETTEVILLE STREET, SUITE 1490
RALEIGH, NC 27601

LEGEND

● IPF
○ DMF
□ PKMF
□ PKNS
○ RRS
○ CC
○ CP
○ P/P
○ OPW
○ R/W
○ S.F.
○ AC
○ DB
○ PB
○ BOM
○ PG
○ FF
○ 15S
○ 15SL
○ 15R
[100]
— — —
LINES NOT SURVEYED

CURRENT ZONING: R-30 (WSO-4P-1)

SURVEYED BY:
STEVE
DRAWN BY:
SHANE
CHECKED BY:
CURK
DRAWING NAME:
PH2SUBD.DWG
SURVEY DATE:
01/10/07
JOB NO.
650.002



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SITE DATA

TOTAL AREA IN TRACT.....1967585 SF 45.169 AC
LINEAR FEET OF STREETS.....3299 LF
AREA IN RIGHT OF WAY.....3,488 AC
AREA IN WELL LOT.....0.974 AC
NUMBER OF LOTS PROPOSED.....39
AVERAGE LOT SIZE.....0.756 AC
AREA IN LOTS.....29,488 AC
OPEN SPACE REQUIRED.....218,401 SF
AREA IN OPEN SPACE.....514,487 SF
ZONING.....R-30 (WSO-4P-1)
PARENT TRACT NC PIN.....0665-83-4310
PARENT TRACTS DEED REFERENCES.....DB 11403 PG 836

IMPERVIOUS SURFACE COVERAGE PER LOT.....SEE SHEET 2 FOR DETAILS
TOTAL IMPERVIOUS SURFACE AREA ALLOWED 267995 SF

PROPOSED USE - RESIDENTIAL
WATER SYSTEM.....COMMUNITY
SEWAGE SYSTEM.....INDIVIDUAL ON SITE SEPTIC

SUBDIVISION WILL CONFORM TO WAKE COUNTY SOIL AND EROSION AND FLOOD HAZARD REGULATIONS

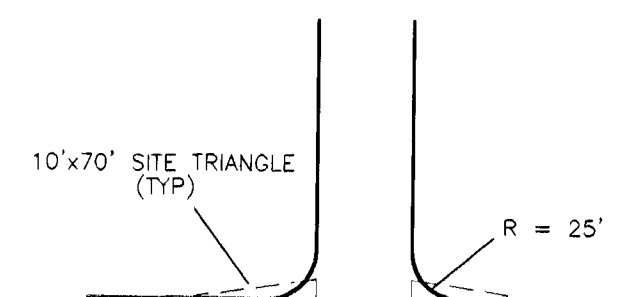
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

DESIGN PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED TREHARROW
DISTRICT ENGINEER
1-22-13

ONLY NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION APPROVED STRUCTURES
ARE TO BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER
ANY SIGN EASEMENT

TYPICAL INTERSECTION
DETAIL

NOTE: ALL LOTS ACCESS THE INTERNAL STREET SYSTEM ONLY.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

CLUSTER SUBDIVISION PLAT
OF

HAMPTON PARK ESTATES PHASE 2

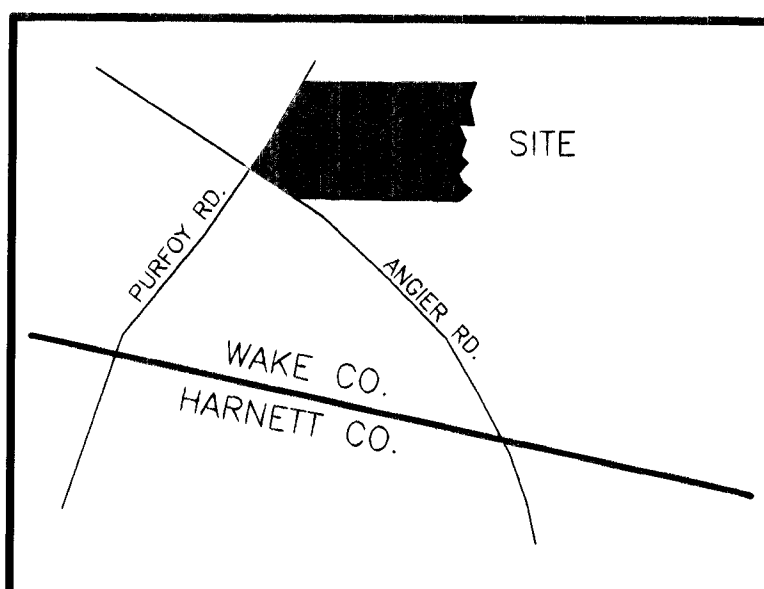
MIDDLE CREEK TOWNSHIP, WAKE COUNTY

NORTH CAROLINA

NOVEMBER 12, 2012

SHEET 1 OF 4

S-08-05



VICINITY MAP (NOT TO SCALE)

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	335.00	116.69	S19°39'18"W	116.10
C2	25.00	35.09	S10°34'27"E	32.28
C3	205.00	136.71	S69°53'15"E	134.19
C4	205.00	86.20	N78°57'40"E	85.57
C5	205.00	257.75	N30°53'43"E	241.11
C6	255.00	73.69	S34°46'33"W	73.44
C7	255.00	107.23	N78°57'40"E	106.44
C8	255.00	16.91	N87°05'35"W	16.90
C9	255.00	90.35	N75°02'34"W	89.88
C10	255.00	62.80	N57°50'14"W	62.64
C11	25.00	36.48	S87°24'45"W	33.33
C12	335.00	124.58	S56°15'40"W	123.86
C13	285.00	276.03	N39°10'05"E	265.37
C14	255.00	85.02	S05°24'17"W	84.63
C15	255.00	51.36	S20°43'36"W	51.28
C16	255.00	106.19	S54°59'06"W	105.43
C17	375.00	158.93	S76°39'31"E	157.74
C18	375.00	105.52	N83°08'20"E	105.18
C19	25.00	39.27	N30°04'39"E	35.36
C20	35.00	27.55	S37°28'19"E	26.84
C21	50.00	55.14	N28°25'41"W	52.39
C22	50.00	35.45	N23°28'38"E	34.71
C23	50.00	36.56	N64°44'11"E	35.75
C24	50.00	71.04	S53°36'43"E	65.22
C25	50.00	37.60	S08°38'04"W	36.72
C26	35.00	27.55	S07°37'37"W	26.84
C27	425.00	65.04	S10°32'18"E	64.98
C28	425.00	54.27	S02°29'45"E	54.23
C29	1301.52	47.21	S00°07'23"W	47.21
C30	1351.52	48.25	N00°08'22"E	48.25
C31	375.00	76.66	S04°41'39"E	76.53
C32	25.00	41.18	N57°44'12"W	36.68
C33	425.00	102.42	S84°35'36"W	102.17
C34	425.00	93.89	N82°10'27"W	93.70
C35	425.00	80.35	N70°25'43"W	80.23
C36	375.00	60.59	N69°08'46"W	60.52
C37	425.00	175.34	S76°16'04"E	174.10
C38	425.00	19.38	N76°23'01"E	19.38
C39	375.00	296.76	S83°38'38"W	289.08
C40	425.00	229.67	S76°25'54"W	226.89
C41	335.00	6.43	S67°27'54"W	6.43
C42	425.00	3.67	S64°45'54"E	3.67

MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. (PLAN APPROVED LIMITING THE IMPERVIOUS SURFACE AS REQUIRED BY THE TABLE SHOWN ON PAGE CD-4A OF THE CONSTRUCTION PLANS.)

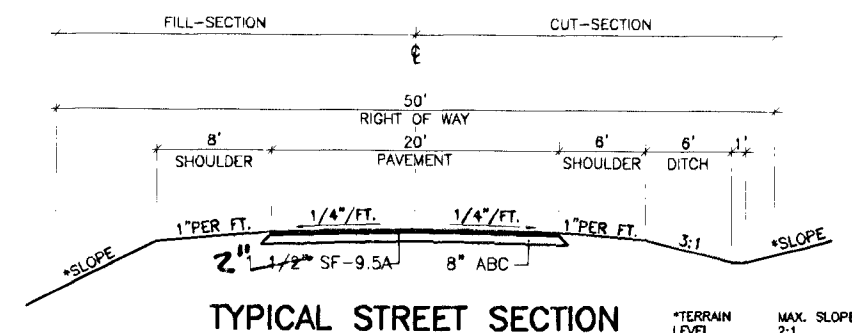
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH A * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDERS ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

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.

NO CO WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER. SERIAL#06-02143

REFERENCES:

DB 11403 PG 0836	BOM 1997 PG 0677
DB 03986 PG 0029	BOM 1999 PG 2296
DB 02625 PG 0153	BOM 1999 PG 1819
DB 12224 PG 0127	BOM 1999 PG 2296
DB 11941 PG 1904	BOM 2006 PG 0819
DB 12247 PG 0648	BOM 2006 PG 1751
DB 11403 PG 0836	BOM 2006 PG 2065
DB 07682 PG 0512	
DB 12273 PG 1484	
DB 07808 PG 0555	
DB 07869 PG 0712	
DB 11843 PG 1593	
DB 10394 PG 1558	
DB 09799 PG 0994	
DB 12219 PG 0796	
DB 09444 PG 0795	
DB 08300 PG 1446	



TYPICAL STREET SECTION

NOTES:

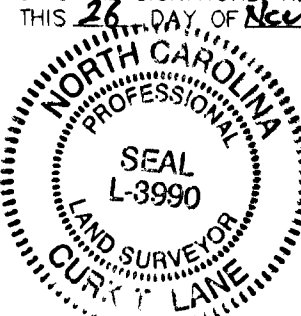
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY.
- ALL INTERIOR LOT LINES SHALL HAVE A 10' EASEMENT, 5' EACH SIDE OF ALL LOT LINES.
- A 5' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL SREET RIGHT-OF-WAYS.
- A 5' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- WETLANDS AND BUFFERS DELINEATED BY BARRET KAYS
- COMMUNITY WATER PROVIDED BY AQUA NC, INC.
- DRAINAGE EASEMENTS AND BUFFERS ARE LOCATED ALONG NATURAL DRAINAGEWAYS.
- OPEN SPACE DEDICATED FOR THE CONSERVATION OF AND AVOIDANCE OF DEVELOPMENT IN IDENTIFIABLE NATURAL HAZARD AREAS.
- OPEN SPACE AREA AND ACCOMPANIED ACCESSES SHALL BE MAINTAINED BY HOMES OWNER'S ASSOCIATION.
- NO BUILDING IS PERMITTED WITHIN 20 FEET OF A WATER SUPPLY WATERSHED.
- DRIVEWAY CROSSINGS OF BUFFERS THAT ACCESS SINGLE-FAMILY DWELLINGS, ARE ALLOWED PROVIDED:
 - NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER (INCLUDING OPPORTUNITY FOR SHARED DRIVEWAYS) EXISTS.
 - BUFFER DISTURBANCE IS NO MORE THAN 60 FEET WIDE.
 - BUFFER DISTURBANCE IS NO MORE THAN 6000 SQUARE FEET IN AREA.
 - THE DRIVEWAY CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE AND NOT LESS 60 DEGREES.
 - SIDE SLOPES DO NOT EXCEED A 2:1 RATIO. (HORIZONTAL TO VERTICAL) RATIO (BRIDGING AND OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD).
 - ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR A 25 YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIROMENTAL SERVICES.
 - (USE OF PERVIOUS SURFACING MATERIALS AND/OR DUAL RIBBON DESIGN IS ENCOURAGED)
- ROAD CROSSINGS OF THESE BUFFERS ARE PERMITTED PROVIDED:
 - NO ALTERNATIVE TO THEIR LOCATION EXISTS.
 - BUFFER DISTURBANCE DOES NOT EXTEND BEYOND THE REQUIRED RIGHT-OF-WAY OR EASEMENT WIDTH, OR IN NO CASE IS MORE THAN 90 FEET WIDE.
 - BUFFER DISTURBANCE IS NO MORE THAN 9000 SQUARE FEET IN AREA; THE ROAD CROSSES THE BUFFER AT AN ANGLE ASCLOSE TO 90 DEGREES AS POSSIBLE AND (NOT LESS 60 DEGREES.)
 - THE ROAD CROSSES THE BUFFER AT AN ANGLE ASCLOSE TO 90 DEGREES AS POSSIBLE AND NOT LESS 60 DEGREES.
 - SIDE SLOPES DO NOT EXCEED A 2:1 HORIZONTAL: VERTICAL RATIO (BRIDGING AND OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD)
 - ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR A 25 YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIROMENTAL SERVICES.
- THE HAMPTON PARK ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL OPEN SPACE AREAS

WAKE COUNTY MINIMUM BUILDING SETBACK LIMITS
R-30 (WSO-4P-1)

FRONT YARD.....15 FEET
SIDE YARD.....5 FEET
REAR YARD.....15 FEET
CORNER SIDE YARD.....15 FEET

ALL PERIMETER LOTS SHALL HAVE A 30' SETBACK ALONG EXTERIOR BOUNDARY LINES.

STATE OF NORTH CAROLINA, WAKE COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 11403, PAGE 835, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 11403, PAGE 835, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF Nov, A.D., 2012



L - 3990
LICENSE NUMBER

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS-BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE AGENCY.

AS SUBDIVIDER/OWNER, I Joe Barrera, SVP AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY OF THE STORMWATER IMPROVEMENTS.

Joe Barrera, SVP Capital Bank
SUBDIVIDER / OWNER

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____ ASST/DEPUTY

TIME: _____

RECORDED IN BOM 2013 PG 288

WAKE COUNTY, NC 357
LAURA M. RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/04/2013 AT 14:20:54

BOOK:BM2013 PAGE:00288

OWNER: CAPITAL BANK NA
333 FAYETTEVILLE STREET, SUITE 1490
RALEIGH, NC 27601

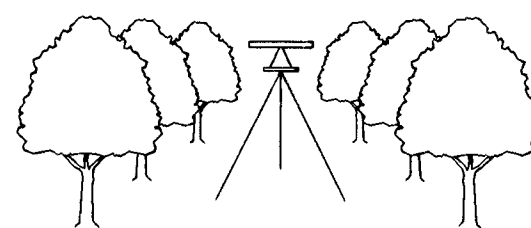
LEGEND

○	IPF	IRON PIPE FOUND
●	IPF	IRON PIPE SET
○	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RPS	RAILROAD SPIKE
△	CC	CONTROL CORNER
△	CP	COMPUTED POINT
△	P/P	POWER POLE
△	OPW	OVERHEAD POWER LINE
△	R/W	RIGHT OF WAY
△	AC	SQUARE FEET
△	AC	ACRE
△	DB	DEED BOOK
△	BOM	BOOK OF MAPS
△	PG	PAGE
△	FF	FINISHED FLOOR ELEVATION
△	15S	LOT HAS OFFSITE SEWER
△	15SL	OFFSITE SEWER LOT
△	15R	RECOMBINATION LOT
△	[100]	STREET ADDRESS
△	---	LINE NOT SURVEYED

CURRENT ZONING: R-30 (WSO-4P-1)

SURVEYED BY:	STEVE
DRAWN BY:	SHANE
CHECKED BY:	CURK
DRAWING NAME:	PH2SUBD.DWG
SURVEY DATE:	01/10/07
JOB NO.	650.002

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

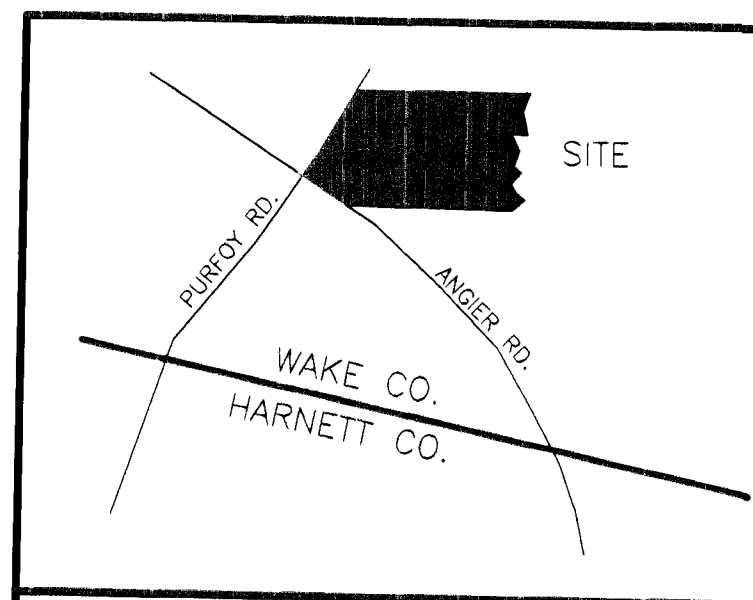
CLUSTER SUBDIVISION PLAT
OF

HAMPTON PARK ESTATES PHASE 2

MIDDLE CREEK TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
NOVEMBER 12, 2012

SHEET 2 OF 4

S-08-05



SURVEYED BY:
STEVE

DRAWN BY:
SHANE

CHECKED BY:
CURK

DRAWING NAME:
PH2SUBD.DWG

SURVEY DATE:
01/10/07

JOB NO:
650.002

TRUE LINE SURVEYING, P.C.

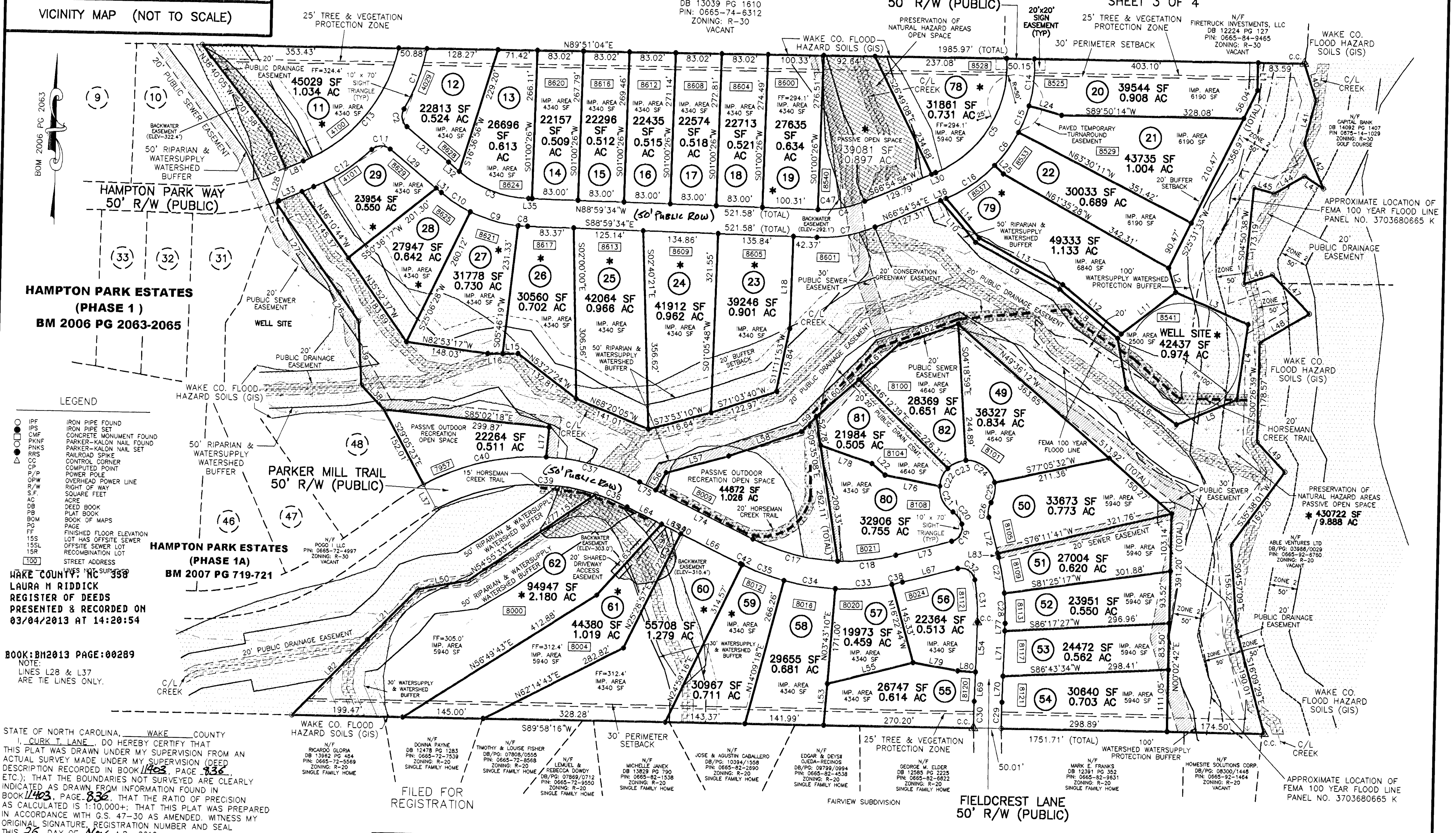
205 WEST MAIN STREET
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HAMPTON PARK ESTATES
PHASE 2

MIDDLE CREEK TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
NOVEMBER 12, 2012
SHEET 3 OF 4

OWNER: CAPITAL BANK NA
333 FAYETTEVILLE STREET, SUITE 1490
RALEIGH, NC 27601

CLUSTER SUBDIVISION PLAT
OF



- LEGEND**
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - PKNF CONCRETE MONUMENT FOUND
 - PKNS PARKER-KALON NAIL FOUND
 - RCS RAILROAD SPIKE
 - CC CONTROL CORNER
 - CC COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BM BOOK OF MAPS
 - PG PAGE
 - FF FINISHED FLOOR ELEVATION
 - LS LOT HAS OFFSITE SEWER
 - LSL OFFSITE SEWER LOT
 - LSR RECOMBINATION LOT
 - 100 STREET ADDRESS
 - 100 LINES NOT SURVEYED

WAKE COUNTY, NC 358
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/04/2013 AT 14:20:54

BOOK: BM2013 PAGE: 00289
NOTE:
LINES L28 & L37
ARE TIE LINES ONLY.

STATE OF NORTH CAROLINA, WAKE COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 1463, PAGE 836,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 1463, PAGE 836, THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 26 DAY OF Nov, A.D., 2012



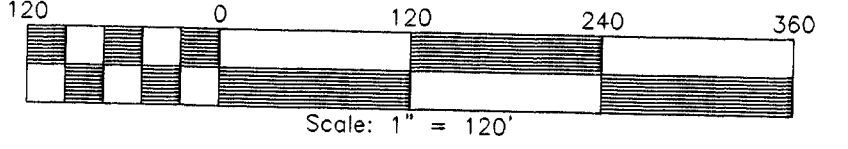
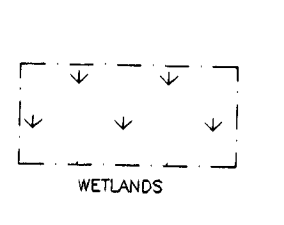
SURVEYOR
L - 3990
LICENSE NUMBER

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASST/DEPUTY
TIME: _____

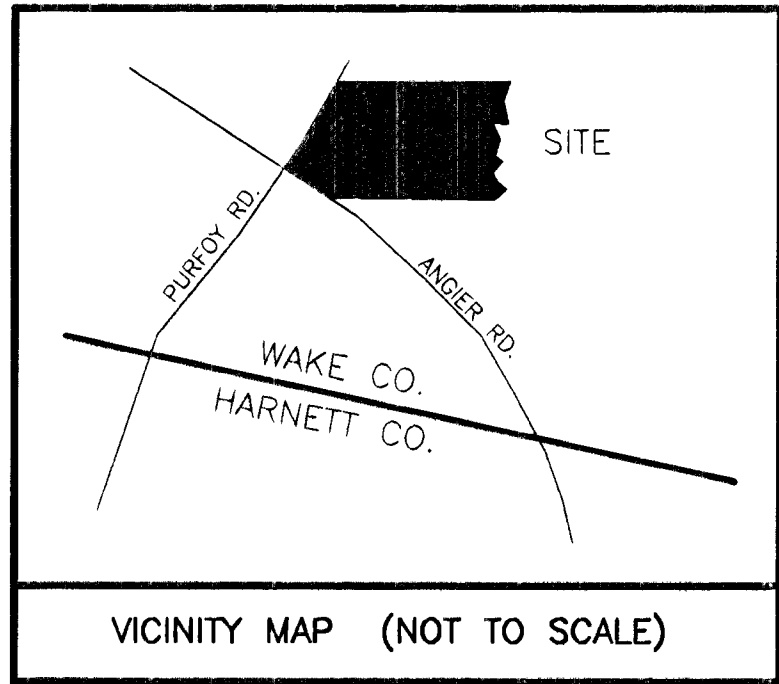
RECORDED IN BOM 2013 PG 289

- PUBLIC SEWER EASEMENT
- PUBLIC DRAINAGE EASEMENT
- CONSERVATION EASEMENT
- FLOOD HAZARD SOILS
- BACKWATER EASEMENT
- HORSEMAN CREEK TRAIL



CURRENT ZONING: R-30 (WSO-4P-1)

S-08-05



NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C43	285.00	17.36	17.36	N65°10'12"E
C44	285.00	20.04	20.04	N61°24'38"E
C45	335.00	18.60	18.59	N65°19'28"E
C46	335.00	20.03	20.03	N62°01'17"E
C47	205.00	41.16	41.09	N85°15'20"E
C48	205.00	24.53	24.52	N70°20'36"E
C49	205.00	20.51	20.50	S76°38'17"W
C50	255.00	57.49	57.37	N84°32'56"E
C51	255.00	20.65	20.64	N75°46'15"E
C52	255.00	29.09	29.08	N70°10'59"E

NUMBER	DIRECTION	DISTANCE
L84	N25°04'41"W	29.07'
L85	S64°55'19"W	20.00'
L86	S25°04'41"E	30.29'
L87	S25°04'41"E	29.26'
L88	S64°55'19"W	20.00'
L89	N25°04'41"W	28.25'
L90	S64°31'03"E	5.71'
L91	S25°28'57"W	51.88'
L92	N64°31'03"W	20.00'
L93	N25°28'57"E	51.88'
L94	S64°31'03"E	14.29'
L95	N47°52'36"E	10.03'
L96	N46°12'39"W	4.58'
L97	N43°50'19"E	28.19'
L98	S46°09'41"E	6.58'
L99	S46°09'41"E	9.61'
L100	S43°50'19"W	28.18'
L101	N46°12'39"W	11.60'
L102	N47°52'36"E	28.26'
L103	N00°18'03"W	133.01'
L104	S89°37'05"E	20.58'
L105	S00°01'52"E	128.13'
L106	S66°54'54"W	0.87'
L107	S66°54'54"W	20.01'
L108	N21°05'32"W	35.23'
L109	N68°54'28"E	20.00'
L110	S21°05'32"E	34.53'
L111	S66°54'54"W	4.78'
L112	S25°04'41"E	28.46'
L113	S64°55'19"W	20.00'
L114	N25°04'41"W	29.16'
L115	N66°54'54"E	20.01'
L116	S00°05'22"W	42.28'
L117	N89°54'38"W	20.00'
L118	N00°05'22"E	37.17'

