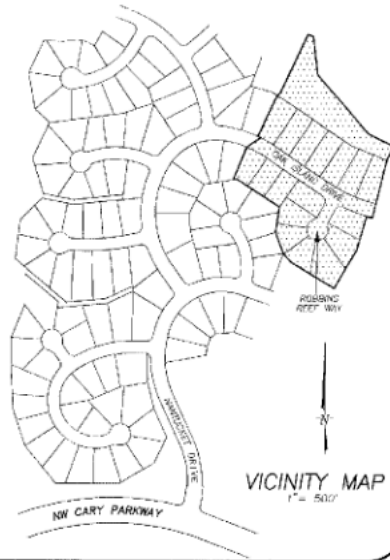




## MAP/DEED REFERENCES:

MB 1994 PG 524  
MB 1994 PG 1450  
MB 1996 PG 567

## SITE DATA

AREA WITHIN LOTS 226,041 SF / 5.19 AC  
AREA WITHIN PRIVATE OPEN SPACE 71,246 SF / 1.63 AC  
AREA WITHIN R/W 45,611 SF / 1.05 AC  
TOTAL TRACT AREA 342,898 SF / 7.87 AC

## BUILDING SETBACKS:

REFERENCE: DESIGN DRAWINGS, "WESTON POINTE" BY WITHERS & RAVENEL, PA.

FRONT 30'  
REAR 20'  
SIDE 15' ADD. 5' MIN.  
CORNER SIDE 20'  
BUFFER 10'  
THOROUGHFARE 50'

## LEGEND:

IRON PIPE FOUND ADDRESS  
EXISTING LOT  
CONTROL CORNER

## 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 5/9/97, 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, WITHIN MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF May, A.D., 1997.

*Michael E. Dickerson*  
REGISTERED LAND SURVEYOR

L-3639  
REGISTRATION NUMBER



## NOTARY PUBLIC

I, Elizabeth Taylor, Notary Public, do hereby certify that MICHAEL E. DICKERSON, Registered Land Surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this 9th day of May, 1997.

*Elizabeth Taylor*  
NOTARY PUBLIC

01-21-02  
MY COMMISSION EXPIRES



## TYPE OF PLAT

I, MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED (X) (S):

☒ 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

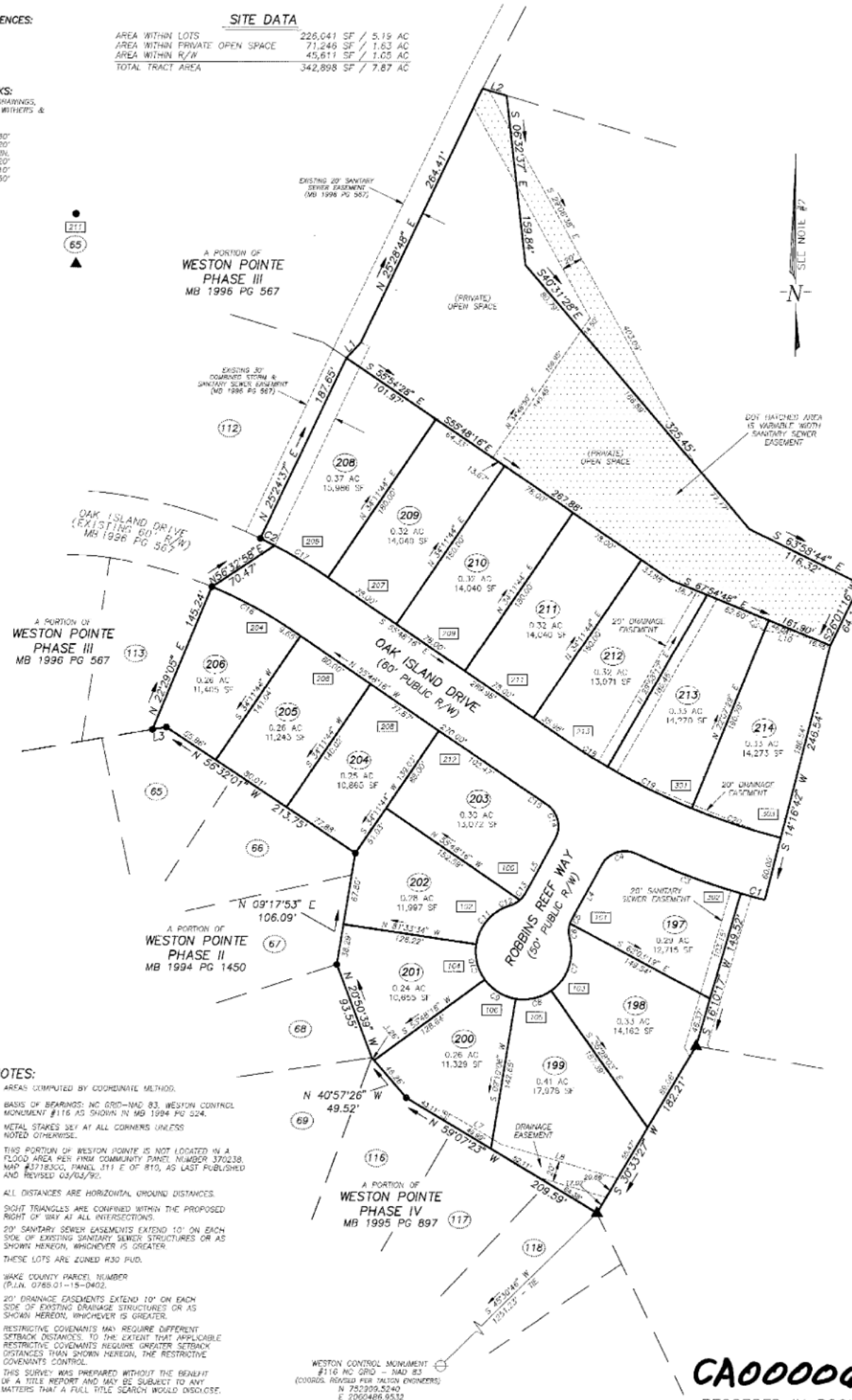
## WAKE COUNTY REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF A NOTARY PUBLIC OF WAKE COUNTY, NORTH CAROLINA, IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION ON THIS 5th DAY OF May, A.D. 1997, AT 4:45 P.M., AND RECORDED IN THIS OFFICE IN MAP BOOK 1997, PAGE 851.

LAURA M. RIDDICK  
WAKE COUNTY REGISTER OF DEEDS  
BY DEPUTY REGISTER OF DEEDS

## NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: NC GRID-NAD 83, WESTON CONTROL MONUMENT #116 AS SHOWN IN MB 1994 PG 524.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PORTION OF WESTON POINTE IS NOT LOCATED IN A FLOOD AREA PER FIRM COMMUNITY PANEL NUMBER 370238, MAP #271855C, PANEL 511 E OF 810, AS LAST PUBLISHED AND REVISED 03/04/92.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- SIGHT TRIANGLES ARE CONFINED WITHIN THE PROPOSED RIGHT OF WAY AT ALL INTERSECTIONS.
- 20' SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER STRUCTURES OR AS SHOWN HEREON, WHICHEVER IS GREATER.
- THESE LOTS ARE ZONED R30 PUD.
- WAKE COUNTY PARCEL NUMBER (P.L.N. 0785-01-15-0402).
- 20' DRAINAGE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING DRAINAGE STRUCTURES OR AS SHOWN HEREON, WHICHEVER IS GREATER.
- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.



## OWNER'S CERTIFICATION

THIS CERTIFIES THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE THEREBY 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 IN CONDITIONS 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.)

BOOK NUMBER \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_

*James A. Walker*  
JAMES A. WALKER, PRESIDENT - PF PROPERTIES, LLC.

## 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, AS ARE NOTED IN THE MARGINS OF THE PLANNING AND ZONING BOARD AND THAT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS. MAY 13 1997  
*Ray W. Barker*  
DIRECTOR OF PLANNING AND DEVELOPMENT

## CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I, Sue Rowland, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE TOWN OF CARY, APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNLESS IN THE CHARGE OF THE GOVERNING BODY OF THE TOWN OF CARY IS IN THE PUBLIC INTEREST TO DO SO. 5-13-97 *Sue Rowland*  
TOWN CLERK

## CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE CITY OF CARY HAS BEEN DETERMINED BY THE CITY CLERK TO BE OUTSIDE OF THE CITY LIMITS. *JPX*

## LINE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 43°00'00" E | 19.79'   |
| L2   | S 73°12'58" E | 23.76'   |
| L3   | S 80°17'10" W | 13.28'   |
| L4   | S 28°40'41" W | 9.72'    |
| L5   | N 28°40'41" E | 9.72'    |
| L6   | N 30°21'51" E | 8.05'    |
| L7   | S 00°30'00" E | 56.33'   |
| L8   | S 73°56'59" E | 113.81'  |
| L9   | S 79°06'38" E | 17.24'   |
| L10  | S 30°27'32" E | 49.75'   |

## CURVE TABLE

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING       |
|-------|---------|---------|---------|---------------|
| C1    | 765.00' | 25.30'  | 23.29'  | N 74°46'31" W |
| C2    | 480.00' | 15.00'  | 15.00'  | N 63°41'40" W |
| C3    | 705.00' | 105.56' | 105.48' | N 69°32'20" W |
| C4    | 25.00'  | 37.56'  | 34.12'  | S 71°42'52" W |
| C5    | 25.00'  | 4.91'   | 4.90'   | S 23°03'25" W |
| C6    | 25.00'  | 14.47'  | 14.27'  | S 00°50'58" W |
| C7    | 45.00'  | 55.19'  | 51.80'  | S 19°23'51" W |
| C8    | 45.00'  | 35.06'  | 34.18'  | S 76°51'02" W |
| C9    | 45.00'  | 35.06'  | 34.18'  | N 58°50'49" W |
| C10   | 45.00'  | 35.06'  | 34.18'  | N 13°52'39" W |
| C11   | 45.00'  | 50.78'  | 48.13'  | N 49°46'01" E |
| C12   | 25.00'  | 11.09'  | 11.00'  | N 09°22'48" E |
| C13   | 25.00'  | 8.29'   | 8.25'   | N 38°10'21" E |
| C14   | 25.00'  | 37.65'  | 34.12'  | N 14°21'29" W |
| C15   | 705.00' | 19.56'  | 19.56'  | N 59°55'58" W |
| C16   | 420.00' | 85.85'  | 85.70'  | N 61°39'37" W |
| C17   | 480.00' | 88.33'  | 88.26'  | S 63°57'07" E |
| C18   | 645.00' | 47.57'  | 47.56'  | S 67°54'56" E |
| C19   | 645.00' | 88.33'  | 88.26'  | S 71°47'55" E |
| C20   | 645.00' | 88.33'  | 88.26'  | S 71°47'55" E |

SCALE: 1" = 80'

CA00000616

RECORDED IN BOOK OF MAPS 1997, PAGE 851, WAKE COUNTY.

Withers & Ravenel  
Engineering & Surveying, Inc.  
111 MacKean Drive  
Cary, North Carolina 27511  
(919) 469-3340, FAX (919) 467-6008

LOTS 197-206 & 208-214, A PORTION OF  
PHASE VI, WESTON POINTE SUBDIVISION  
OWNER: PF PROPERTIES, LLC  
CARY TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAT OF SUBDIVISION

REVISIONS

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