

Book of Maps 1998 P 2351

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 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 6TH DAY OF NOVEMBER, 1998.



Michael A. Moss
REGISTERED LAND SURVEYOR (L-3794)

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	N 42°44'55" E	4.27'
L-2	S 42°44'55" W	51.16'
L-3	N 42°44'55" E	5.69'
L-4	S 16°01'00" E	40.96'
L-5	S 58°36'04" E	10.50'
L-6	S 32°53'14" W	22.15'
L-7	S 00°39'51" E	41.50'
L-8	S 33°07'06" E	29.00'
L-9	N 50°50'02" E	45.12'
L-10	N 83°02'43" E	41.16'
L-11	S 59°28'28" E	71.59'
L-12	N 14°46'41" E	9.62'
L-13	N 01°53'21" W	30.26'
L-14	N 01°53'21" W	30.26'
L-15	N 14°46'41" E	8.77'
L-16	S 77°24'11" E	53.25'
L-17	S 77°24'11" E	23.50'
L-18	S 77°24'11" E	59.85'
L-19	N 59°28'28" W	60.75'

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

Ramco Development, Inc.
Robert A. Moore
OWNER

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.
12-2-98 *James W. Niles* TOWN CLERK
DATE

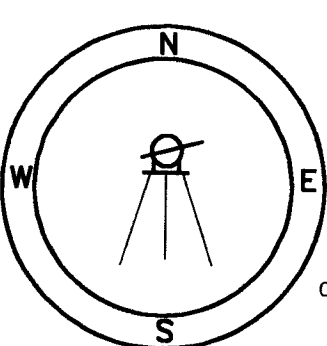
WAKE COUNTY, NORTH CAROLINA
I, CHIP RUSSELL, REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

12-2-98 *Chip Russell*
DATE REVIEW OFFICER

RECORDED IN B.M. 1998, PG. 2351

FILED FOR REGISTRATION
12/17/98
DATE

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: *Michael C. Baugh*
ASST. DEPUTY
TIME: 2:15 pm



I, MICHAEL A. MOSS, REGISTERED LAND SURVEYOR NO. L-3794, CERTIFY 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.

Michael A. Moss
MICHAEL A. MOSS, REGISTERED LAND SURVEYOR NO. L-3794

CAWTHORNE, MOSS & PANCIERA, P.C. REGISTERED LAND SURVEYORS, 239 EAST OWEN AVE., P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

60' SPRING PARK ROAD
R/W (PUBLIC ROAD)

N/F
ROGER C. ANDERSON
& PAMELA C. ANDERSON
LOT 12 SPRING VALLEY SUBD.
B.M. 1984, PG. 669
D.B. 4594, PG. 488

N/F
LYON REAL ESTATE INC.
LOT 31, SPRING VALLEY SUBD.
B.M. 1966, PG. 44
D.B. 4441, PG. 541

N/F
JOHN D. LYON &
BARBARA H. LYON
LOT 31-A, SPRING VALLEY SUBD.
B.M. 1977, PG. 881
D.B. 6721, PG. 783

N/F
STEVE R. SUMNER &
EVELYN L. SUMNER
LOT 104 SPRING VALLEY SUBD.
B.M. 1992, PG. 97
D.B. 6573, PG. 47

N/F
CAROLYN DEBNAM
LOT 43 & 44 WINDSOR PARK SUBD.
B.M. 1960, PG. 156
D.B. 3686, PG. 678

N/F
JACK GORLESKY &
HELGA GORLESKY
LOTS 45 & 46
WINDSOR PARK SUBD.
B.M. 1960, PG. 156
B.M. 3393, PG. 823

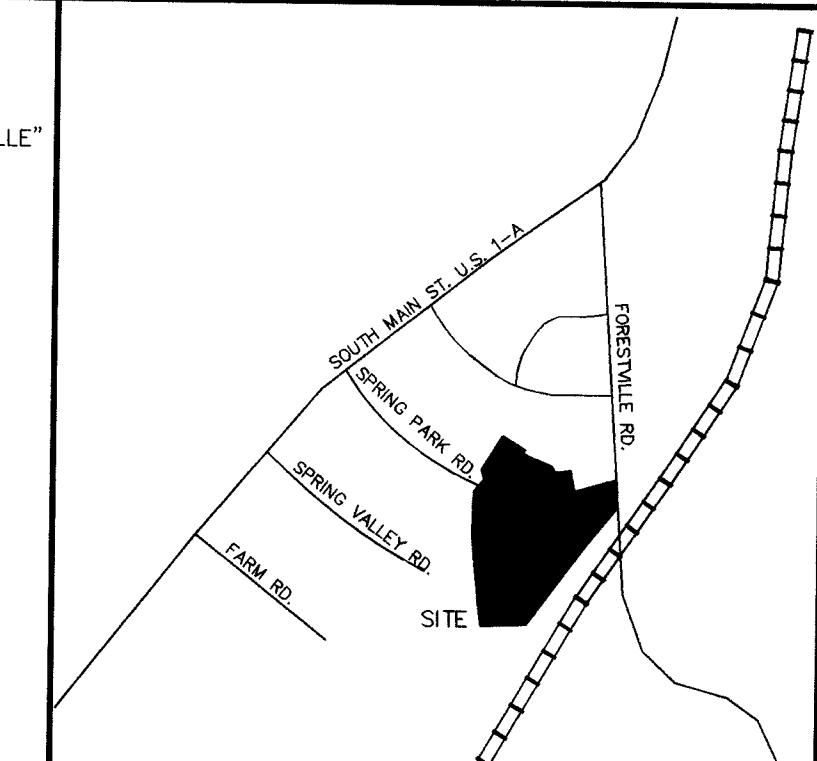
N/F
EDWARD D. BLACKWELL
& TERESA B. BLACKWELL
PORTION OF LOTS 47, 48, 52-54
WINDSOR PARK SUBD.
B.M. 1960, PG. 156
D.B. 3903, PG. 724

N/F
MARGARET W. HOYLE
PORTION OF LOTS 48, 51 & 52
WINDSOR PARK SUBD.
D.B. 3067, PG. 250
B.M. 1960, PG. 156

N/F
MARGARET W. HOYLE
PORTION OF LOTS 50, 51, 52, 47, 48 & 49
WINDSOR PARK SUBD.
D.B. 3067, PG. 250
B.M. 1960, PG. 156

N.C.G.S. "FORESTVILLE"
N(Y)=805,133.40'
E(X)=2,142,561.73'
NAD '83

N.C.S.R. 2049 (PUBLIC ROAD)
FORESTVILLE ROAD 60' R/W



VICINITY MAP

SITE DATA

TOTAL AREA = 6.387 AC.
(TO BE SUBDIVIDED)
LESS R/W = 0.926 AC.
NET AREA = 5.461 AC.
TOTAL LOTS = 15
AVERAGE LOT SIZE = 0.364 AC., 15,859 sq.ft.

USE: SINGLE-FAMILY DETACHED DWELLINGS

NOTES:

- 5' UTILITY ENVELOPES WITHIN THE INTERIOR OF EACH LOT.
- ALL BUFFERS SHALL REMAIN UNDISTURBED.
- 8' STREET TREE EASEMENTS SHOWN AS T.E.
- THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD AREA. PANEL # 37183-C-0176-E ZONE X DATED MARCH 3, 1992.
- NO RESTRICTIVE COVENANTS HAVE BEEN RECORDED AT THIS TIME.
- RECREATION REQUIREMENT TO BE MET BY FEE IN LIEU.
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENT STOPS AT END OF FES.

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
MH - MANHOLE
() - ADDRESS

MINIMUM BUILDING SETBACKS

FRONT 30'
REAR 25'
SIDE 10'
CORNER SIDE 20'

OWNER/DEVELOPER:

RAMCO DEVELOPMENT, INC.
P.O. BOX 33682
RALEIGH, NC 27636
(919) 740-7575

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	500.00'	89.79'	89.67'	S 64°37'09" E
C-2	25.00'	36.89'	33.63'	S 27°29'35" E
C-3	400.00'	35.07'	35.06'	N 12°15'59" E
C-4	400.00'	81.29'	81.15'	N 03°55'58" E
C-5	25.00'	21.03'	20.41'	N 22°12'21" E
C-6	50.00'	57.02'	53.98'	S 13°37'57" W
C-7	50.00'	35.92'	35.16'	N 39°37'05" W
C-8	50.00'	36.07'	35.30'	N 80°52'09" W
C-9	50.00'	46.14'	44.52'	N 52°01'26" E
C-10	50.00'	46.07'	44.40'	N 00°48'31" W
C-11	50.00'	20.02'	19.89'	S 38°38'27" W
C-12	25.00'	21.03'	20.41'	S 25°50'02" E
C-13	350.00'	18.51'	18.51'	N 00°22'28" W
C-14	350.00'	83.30'	83.10'	N 07°57'35" E
C-15	25.00'	38.32'	34.68'	N 58°41'15" E
C-16	25.00'	21.03'	20.41'	S 53°18'30" E
C-17	50.00'	63.54'	59.35'	S 65°37'11" E
C-18	50.00'	43.05'	41.73'	S 53°18'39" W
C-19	50.00'	44.70'	43.23'	N 03°02'11" E
C-20	50.00'	35.23'	34.51'	N 42°45'35" W
C-21	50.00'	54.67'	51.99'	N 85°43'52" E
C-22	25.00'	21.03'	20.41'	N 78°30'07" E
C-23	450.00'	34.50'	34.89'	N 75°10'54" W
C-24	450.00'	99.50'	99.30'	N 66°37'52" W
C-25	450.00'	8.41'	8.41'	S 59°52'58" E

FINAL PLAT FOR
SPRING PARK SUBDIVISION

REF: D.B. 7949, PG. 367
REF: D.B. 3408, PG. 222

REF: B.M. 1998, PAGE 882

TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

NOVEMBER 6, 1998

ZONED R-15

PIN # 1840.03-23-2200