WAKE COUNTY, NC 367
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/12/2010 AT 16:25:40

BOOK:BM2010 PAGE:00666

TWELVE OAKS PUD
GOLFCOURSE AREA 2
B.M. 2010, PG. 175-179

N.C. GRID NORTH NAD 83, TAKEN FROM B.M. 2006, PG. 802-803 DATED 12-1-06

COFFEE BLUFF LANE (51' PUBLIC R/W)

WHISK FERN WAY (51' PUBLIC R/W) (6.294 ACRES)

BROYLES COURT (51' PUBLIC R/W)

VERVAIN WAY (51' PUBLIC R/W)

SILVER BLUFF STREET (51' PUBLIC R/W)

MEARLEAF PLACE (51' PUBLIC R/W)

OWEN HILL PLACE (40' PUBLIC R/W)(ONE WAY STREET)

OWEN HILL PLACE (40' PUBLIC R/W)(ONE WAY STREET)

LOT 370 0.314 ACRES 13,660 S.F.

LOT 220 0.263 ACRES 11,435 S.F.

LOT 221 0.279 ACRES 12,156 S.F.

LOT 222 0.225 ACRES 9,790 S.F.

LOT 223 0.173 ACRES 7,519 S.F.

LOT 224 0.166 ACRES 7,226 S.F.

LOT 225 0.183 ACRES 7,972 S.F.

LOT 226 0.177 ACRES 7,706 S.F.

LOT 227 0.158 ACRES 6,792 S.F.

LOT 228 0.157 ACRES 6,846 S.F.

LOT 229 0.176 ACRES 7,687 S.F.

LOT 230

LOT 231

LOT 232

LOT 214 0.282 ACRES 12,304 S.F.

LOT 213 0.219 ACRES 9,530 S.F.

LOT 212 0.216 ACRES 9,404 S.F.

LOT 211 0.213 ACRES 9,277 S.F.

LOT 210 0.210 ACRES 9,151 S.F.

LOT 209 0.223 ACRES 9,704 S.F.

LOT 208 0.219 ACRES 9,558 S.F.

LOT 207 0.201 ACRES 8,754 S.F.

LOT 206 0.213 ACRES 9,278 S.F.

LOT 205 0.210 ACRES 9,130 S.F.

LOT 204

COS 1 0.810 ACRES 35,282 S.F.

COS 2 0.810 ACRES 35,282 S.F.

COS 3 0.077 ACRES 1,805 S.F.

COS 4 0.084 ACRES 3,655 S.F.

COS 5 0.068 ACRES 2,976 S.F.

COS 6 0.076 ACRES 3,327 S.F.

COS 7 0.067 ACRES 2,936 S.F.

COS 8 0.061 ACRES 2,936 S.F.

COS 9 0.068 ACRES 2,953 S.F.

COS 10 0.076 ACRES 3,318 S.F.

COS 15 0.077 ACRES 3,375 S.F.

FUTURE DEVELOPMENT PHASE 1F-SECTION 3 (4.642 ACRES)

FUTURE DEVELOPMENT PHASE 1F-SECTION 2 (1.064 ACRES)

FUTURE DEVELOPMENT PHASE 1F-SECTION 2 (10.241 ACRES)

WETLANDS

CONSERVATION/ DRAINAGE EASEMENT (10' FROM TOB OR EOW BOTH SIDES)

30' PUBLIC UTILITY EASEMENT

LEGEND
(IPF)—IRON PIPE FOUND
(PUE)—PRIVATE UTILITY EASEMENT
(PAE)—PRIVATE ACCESS EASEMENT
(PDE)—PRIVATE DRAINAGE EASEMENT
(SSE)—SANITARY SEWER EASEMENT
□—ADDRESS
(CSS)—CONTROL SPIKE SET
(COS)—COMMON OPEN SPACE

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C. THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF CEMETERIES.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720062800J AND 3720073000J PANELS 0628 AND 0730, EFFECTIVE DATE MAY 2, 2006.
4. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. CONSERVATION EASEMENT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
6. LANDSCAPE MAINTENANCE NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR:
THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION, i.e., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED, OR DIES AFTER THE DATE OF PLANTING AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENTS SHALL OCCUR DURING THE NEXT PLANTING SEASON AND SHALL BE APPROVED IN WRITING BY THE APPLICABLE OWNERS ASSOCIATION, AND THE TOWN OF HOLLY SPRINGS.

CERTIFICATE OF REVIEW OFFICER:
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Gina M. Clapp, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Gina M Clapp — REVIEW OFFICER — 7.12.2010 — DATE

THE SUBDIVIDER SHALL FILE THE APPROVED PLAT WITH THE REGISTER OF DEEDS OF WAKE COUNTY WITHIN SIXTY (60) DAYS OF FINAL APPROVAL; OTHERWISE SUCH APPROVAL SHALL BE NULL AND VOID.

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

Stuart E. Plante III — PROFESSIONAL LAND SURVEYOR — 7/9/10 — DATE

NORTH CAROLINA
WAKE COUNTY

I, STUART E. PLANTE III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 13,267 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9th DAY OF JULY, 2010 A.D.

Stuart E. Plante III — PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY _____
ASST./DEPUTY

TIME _____

RECORDED IN BOOK OF MAPS 2010 PAGE 666.

SEE SHEET 1 FOR CERTIFICATES, AREA INFO., AND SHEET 5 FOR CURVE AND LINE TABLE

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0' 60' 120' 180'
SCALE IN FEET

OWNER:
TWELVE OAKS, L.L.C

REVISIONS	SUBDIVISION MAP OF TWELVE OAKS PUD PHASE 1F-SECTION 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1320 SE MAYNARD ROAD, SUITE 102 CARY NC, 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
	TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	SURVEY DATE: 3-24-10	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: SEP
	ZONE: PUD	P.I.N.: 0639.02-77-0483	CHECKED & CLOSURE BY: SEP	FILE: 12OAKS1FS1 FILE: SHEET 3 OF 5

BKBM2010PG00666