

VICINITY MAP (N.T.S.)

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

owner(s) Jessie M Powell Date 7-23-97

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1:10,000, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page REF, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 17 day of July 1997.

SIGNATURE James W Mauldin

Registration Number L-3247

NORTH CAROLINA REGISTERED SEAL L-3247 LAND SURVEYOR JAMES W. MAULDIN

North Carolina, HARNETT County

I, a Notary Public of the County and State aforesaid, certify that JAMES W. MAULDIN a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of July 1997.

Notary Public Barbara Goss

My Commission Expires 10-12-98

BARBARA GOSS NOTARY PUBLIC HARNETT COUNTY, NC

NORTH CAROLINA - WAKE COUNTY

The foregoing certificate of Barbara Goss

Notary (s) (ies) (are) certified to be correct. This instrument was presented for registration and recorded in this office.

This 28th day July of 1997 at 1:35 o'clock, pm

Laura M. Riddick Register of Deeds

By P. Anne Redd Asst.

Register of Deeds

I, JAMES W. MAULDIN, Registered Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus ☒

☒ a. 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

b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land

c. That this plat is of a survey of an existing parcel or parcels of land

d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.

e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W Mauldin

James W. Mauldin, Registered Land Surveyor No. L-3247

REFERENCES:

D.B. 1885, PG. 0332
D.B. 5533, PG. 0116
B.M. 1987, PG. 0751
B.M. 1995, PG. 0104

BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	10'
CORNER SIDE YARD	30'
MINIMUM LOT WIDTH	95'

NOTE: NO LOTS SHALL HAVE DIRECT ACCESS TO NCSR 1387.

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	25.00'	38.98'	35.15'	N 47°40'12"E
C2	470.00'	78.12'	78.04'	N 87°42'29"E
C3	470.00'	86.12'	86.00'	N 77°50'18"E
C4	470.00'	80.10'	80.00'	N 67°43'35"E
C5	470.00'	150.84'	150.18'	N 53°40'38"E
C6	25.00'	36.74'	33.53'	N 88°36'26"E
C7	344.63'	20.00'	20.00'	S 40°37'28"E
C8	344.63'	123.66'	123.00'	S 37°41'20"E
C9	344.63'	183.64'	181.48'	S 12°09'33"E
C10	384.63'	40.02'	40.00'	N 00°11'37"E
C11	384.63'	120.47'	120.00'	N 11°27'02"W
C12	384.63'	181.27'	179.68'	N 33°20'37"W
C13	384.63'	33.01'	33.00'	N 48°53'28"W
C14	25.00'	38.14'	34.55'	N 07°35'05"W
C15	324.81'	102.42'	102.00'	N 45°09'02"E
C16	324.81'	217.44'	213.40'	N 73°21'12"E
C17	30.00'	30.01'	30.00'	S 86°48'10"E
C18	400.00'	41.79'	41.77'	S 85°09'34"E
C19	384.81'	40.02'	40.00'	N 85°08'48"W
C20	384.81'	109.61'	109.24'	S 83°42'53"W
C21	25.00'	36.21'	33.13'	N 62°56'57"W
C22	224.92'	90.91'	90.29'	N 33°01'55"W
C23	224.92'	117.73'	116.39'	N 59°36'23"W
C24	25.00'	21.03'	20.41'	N 50°30'26"W
C25	50.00'	76.76'	69.44'	N 70°23'26"W
C26	50.00'	30.00'	29.55'	S 30°32'07"W
C27	50.00'	30.00'	29.55'	S 16°09'28"W
C28	50.00'	30.05'	29.60'	S 18°14'51"E
C29	50.00'	76.21'	69.04'	S 78°07'40"E
C30	25.00'	21.03'	20.41'	N 81°16'12"E
C31	174.92'	48.57'	48.42'	S 66°38'48"E
C32	174.92'	113.69'	111.68'	S 40°04'20"E
C33	25.00'	36.21'	33.13'	S 20°02'35"W
C34	384.81'	170.74'	169.34'	S 48°49'41"W
C35	410.90'	144.80'	144.11'	S 46°12'59"W
C36	410.90'	134.80'	134.00'	S 65°42'02"W
C37	410.90'	122.43'	121.98'	S 83°57'15"W
C38	25.00'	39.62'	35.60'	N 42°26'31"W

COURSE	BEARING	DISTANCE
L1	N 01°43'01"W	30.08'
L2	N 01°43'01"W	30.08'
L3	N 21°27'11"W	23.25'
L4	N 02°25'39"E	48.98'
L5	N 04°49'33"E	46.52'
L6	N 07°51'08"E	46.31'
L7	N 10°47'45"E	46.20'
L8	N 14°51'45"E	47.53'
L9	S 72°12'18"E	61.42'
L10	S 68°57'00"E	25.00'
L11	N 01°30'18"E	4.00'
L12	N 01°19'47"E	37.40'
L13	N 01°49'05"E	14.33'
L14	N 88°54'07"W	18.58'
L15	N 01°49'05"E	44.74'
L16	S 21°27'11"E	23.25'
L17	N 04°23'55"W	25.02'
L18	N 04°23'55"W	25.02'
L19	N 02°58'49"E	55.00'
L20	N 02°58'49"E	54.00'
L21	N 86°57'00"W	16.35'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Jim L. Johnson CWM DISTRICT ENGINEER

DATE 7-16-97

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

NOTE!
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "*", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION. THE BUILDER'S ENGINEER, ARCHITECT, OR SURVEYOR MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
THERE SHALL BE NO FILLING OR THE ERECTION OF PERMENENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR F. E. M. A.

CERTIFICATION OF SUBDIVISION REVIEW BY WAKE COUNTY HEALTH DEPARTMENT

I hereby certify that lots shown in this plat for LANGSTON PH. 3 have been preliminarily reviewed for minimum space requirements for sewage disposal and water supply systems. Based on this preliminary review, it appears that lots on this plat probably will meet appropriate Wake County Department of Health regulations. NOTE THAT THIS PRELIMINARY CERTIFICATE DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE FINAL APPROVAL FOR 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 AND IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

7/18/97 W. E. Spear
DATE WAKE COUNTY HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE

NC GRID NORTH, NAD 27 (B.M. 1995, PG. 104)

LANGSTON ESTATES
PHASE TWO
B.M. 1995, PG. 104

LANGSTON ESTATES
PHASE ONE
B.M. 1987, PG. 751

NC GRID COORDINATES, NAD 27
Y = 695,570.0169
X = 2,072,797.9613

NOW OR FORMERLY
FURMAN B. WEST
D.B. 5481, PG. 568

WAKE COUNTY CERTIFICATION

I hereby certify that this record plat has been found to comply with the subdivision Ordinance of Wake County, North Carolina, and that this plat has been approved for recording in the office of the Register of Deeds of Wake County. I also certify that copies of all necessary approvals from the Wake County Department of Health and Natural Resources, the North Carolina Department of Transportation, Division of Highways, and all other local and state agencies having jurisdiction over the streets, utilities and other improvements have been submitted to me and are on file.

7-28-97 Susan Petrie
Date Director

Approval expires if not recorded on or before 8-11-97

SUBDIVISION DISCLOSURE STATEMENT

I. All required improvements have been certified as complete, except for the listed improvements and these shall be completed by the following dates:

A. Public road: DECEMBER 01,1997
B. Drainage facilities and easements, and stormwater management devices: DECEMBER 01,1997
C. Erosion and sedimentation control devices: DECEMBER 01,1997
D. Community water system: DECEMBER 01,1997

II. As subdivider / owner(s), I (we), Jessie M. Powell, 3724 Ten-Ten Road, Apex, NC 27502, 919-362-6039, am (are) responsible for:

1. Construction of all required improvements in accordance with the approved preliminary plat and construction plan;
2. Completion of all improvements per schedule above;
3. Maintenance of each required improvement until assumed by:
 A. North Carolina DOT for public roads.
 B. Individual lot owner after issuance of a final certificate of completion by Wake County CDS-Engineering for drainage facilities and easements and stormwater management devices.
 C. Individual lot owner after issuance of a final certificate of completion by CDS-Engineering for erosion and sedimentation control devices.
 D. Heater Utilities for water system.
4. Provision to the prospective buyer of any lot shown on this record plat with a written disclosure of (a) my (our) responsibility for completing the required improvements and its schedule and (b) those provisions of the Wake County Subdivision Regulations regarding the withholding of building permits and certificates of occupancy (see Section 3-3-11(D) [and the recommendation of acceptance of public roads by NCDOT, Section 3-3-11(C)].

Owner Jessie M Powell Date 7-23-97

I, a Notary Public of the county of Wake and the State of North Carolina, certify that Jessie M. Powell personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 24 day of July 1997.

Barbara Goss NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-01

III. Contact the Wake County Inspections & Land Use Division for current information about the subdivision's status concerning completion of required improvements and the application of Wake County Subdivision Regulations regarding the withholding of certain building permits and certificates of occupancy pending completion of required improvements (and the recommendation by NCDOT that public roads be accepted for maintenance.)

Note: No Building Permit may be issued after either 50% of the lots have obtained building permits unless all applicable required improvements have been certified as complete, or any deadline has passed without the