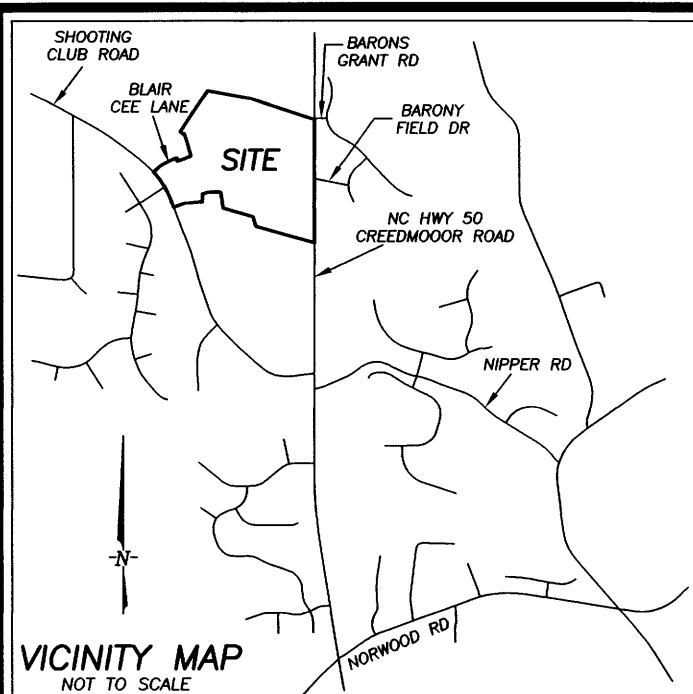




SURVEY CERTIFICATE

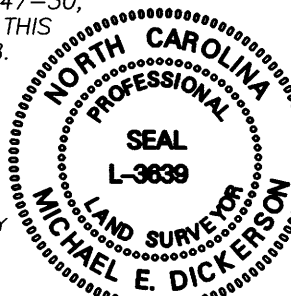
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 3/20/18, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY OF March, A.D., 2018.

TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639



NOTES:

- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720089000J DATED 5/2/06
- MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
- 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.
- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- IRON PIPES SET AT ALL NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDING IS PERMITTED WITHIN 20 FEET OF A WATERCOURSE OR WATER SUPPLY WATERSHED BUFFER.
- BASIS OF BEARINGS IS NC GRID 83 (2001) PER BM 2018 PG 375.
- LOTS TO BE SERVED BY A COMMUNITY WATER AND PRIVATE SEPTIC SYSTEMS.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
- HOME OWNER ASSOCIATION IS RESPONSIBLE FOR OPEN SPACE AREAS.
- OPEN SPACE USE IS FOR CONSERVATION AND PROTECTION OF NATURAL AREAS AND FOR SPETIC FIELDS AND OTHER UTILITIES AS NOTED HEREON.
- 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 [14-14-1.2(A-H)]
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1.2(A-H)]
- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- NO LOT SHALL HAVE DIRECT ACCESS TO EITHER SHOOTING CLUB ROAD OR NC HWY 50 (CREEDMOOR ROAD).
- DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOW POINT ON SITE.
- PER WAKE COUNTY UDO SECTION 16-12-5, TREE SURVEYS OF INDIVIDUAL TREES ARE NOT REQUIRED, BUT WHENEVER PROTECTED TREES ARE PROPOSED FOR REMOVAL, SUCH PLANS MUST INDICATE THE LOCATION AND SIZE OF ALL PROTECTED TREES WITHIN THE TREE AND VEGETATION PROTECTION ZONE THAT ARE PROPOSED FOR REMOVAL (AND REPLACEMENT)
- AT THE TIME OF RECORDATION, DOCUMENTATION WAS SUBMITTED DETERMINING THAT THE SEPTIC ACCESS EASEMENT ENCROACHMENT INTO THE TREE AND VEGETATION PROTECTION ZONE ON LOTS 6 & 7 WOULD NOT REQUIRE THE REMOVAL OF ANY PROTECTED TREES.

WAKE COUNTY, NC 179
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/02/2018 15:01:21

BOOK:BM2018 PAGE:00616

Owner's Certification:

WAKE COUNTY, NORTH CAROLINA

I certify that I am (we are) the owner(s) or 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.

Owner: William H. Mackhair, manager
Date: 3/20/18

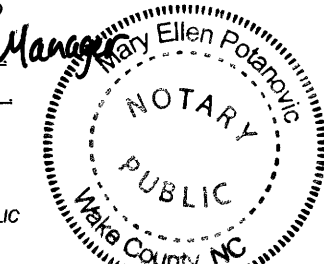
NOTARY PUBLIC (APPLIES TO ALL OWNER CERTIFICATIONS ABOVE)

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry H. Mackhair, Manager William H. Mackhair, Manager

Estate Communities LLC
Date: March 20, 2018.

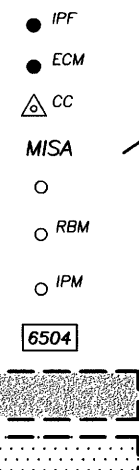
Mary Ellen Potapovic
PRINTED NAME: Mary Ellen Potapovic, NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-13-2018



LEGEND:

IRON PIPE FOUND
EXISTING CONCRETE MONUMENT
CONTROL CORNER
MAXIMUM IMPERVIOUS SURFACE AREA
IRON PIPE SET
REBAR SET WITH ABOVE GROUND CARSONITE MARKER
IRON PIPE SET WITH ABOVE GROUND CARSONITE MARKER
ADDRESS
PRIMARY SEPTIC EASEMENT
SEPTIC SUPPLY LINE EASEMENT



60' 0 60' 120'
SCALE: 1" = 60'

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT

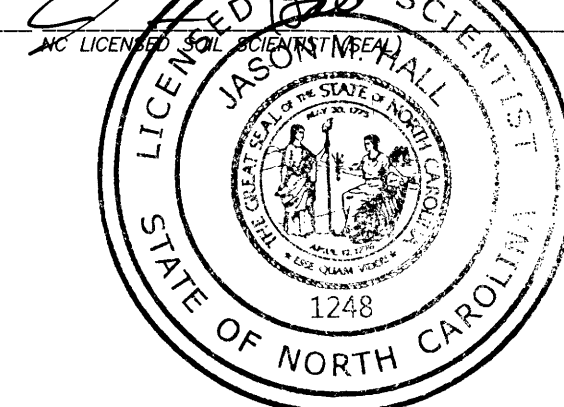
LOT(S) 6 & 7 SHOWN ON THIS PLAT FOR Southern Hills 50 HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT

LOT(S) 6 & 7 SHOWN ON THIS PLAT FOR Southern Hills 50 HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI 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 THESE 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.

DATE: 3-20-18



WAKE COUNTY CERTIFICATIONS:

Celena Everett Planning Director and Review Officer of Wake County, certify that this plat DOES NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its exempt status, the county has not reviewed this plat for compliance with applicable lot standards and other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans for building and development may be denied for lots that DO NOT meet applicable county standards.

Date: 4-2-18 Planning Director/Review Officer

This approval expires if not recorded before 4-17-18

Stormwater Management Certification

I, Celena Everett 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.

Date: _____ Stormwater Management

LOT 9
BM 2018 PG 375

ESTATE VALLEY LN
EXISTING 45' PRIVATE R/W
BM 2018 PG 375

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 04°45'22" W	337.11'
L2	N 33°21'47" E	19.49'
L3	N 04°45'22" W	345.60'
L4	S 83°01'46" E	128.39'
L5	N 16°27'44" E	200.14'
L6	S 83°01'46" E	128.97'
L7	N 33°21'47" E	9.84'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	52.16'	49.83'	N64°52'12"W
C2	50.00'	47.51'	45.75'	S58°01'12"W
C3	65.00'	51.73'	50.37'	S53°35'43"W

ZONING:

R40W

R40W CLUSTER BUILDING SETBACKS:

FRONT 15'
SIDE 7.5'
CORNER SIDE 15'
REAR 15'
ROAD FRONTAGE PERIMETER 30'

THE LOTS, PUBLIC RIGHT-OF-WAY, EASEMENTS, CERTIFICATIONS, ETC. WERE PREVIOUSLY RECORDED IN BOOK OF MAPS 2018, PAGE 372-377. THE PURPOSE OF THIS NEW PLAT IS TO RECOMBINE LOTS 6 AND 7 BASED ON REVISED LOT LINE PER DEVELOPER REQUEST. IN ADDITION TO THE REVISED LOT LINE, THE 20' SEPTIC ACCESS EASEMENT TO THE LOT 5-A SEPTIC EASEMENT AREA IS HEREBY REVISED ALSO.

S-146-18

RECORDED IN BOOK OF MAPS 2018, PAGE 666, WAKE COUNTY

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenzie Drive | Cary, NC 27511 | t: 919.469.3340
license #: C-0832 | www.withersravenel.com

RECOMBINATION PLAT FOR
SOUTHERN HILLS ESTATES, LOTS 6 & 7
OWNER: ESTATE COMMUNITIES LLC

NORTH CAROLINA

WAKE COUNTY

PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE:	SCALE:
3/20/18	1" = 60'
DRAWN:	CHECKED:
MED	MED

SHEET: 1 OF 1

CAD FILE: BD_18023

PROJECT NO: 02150178