

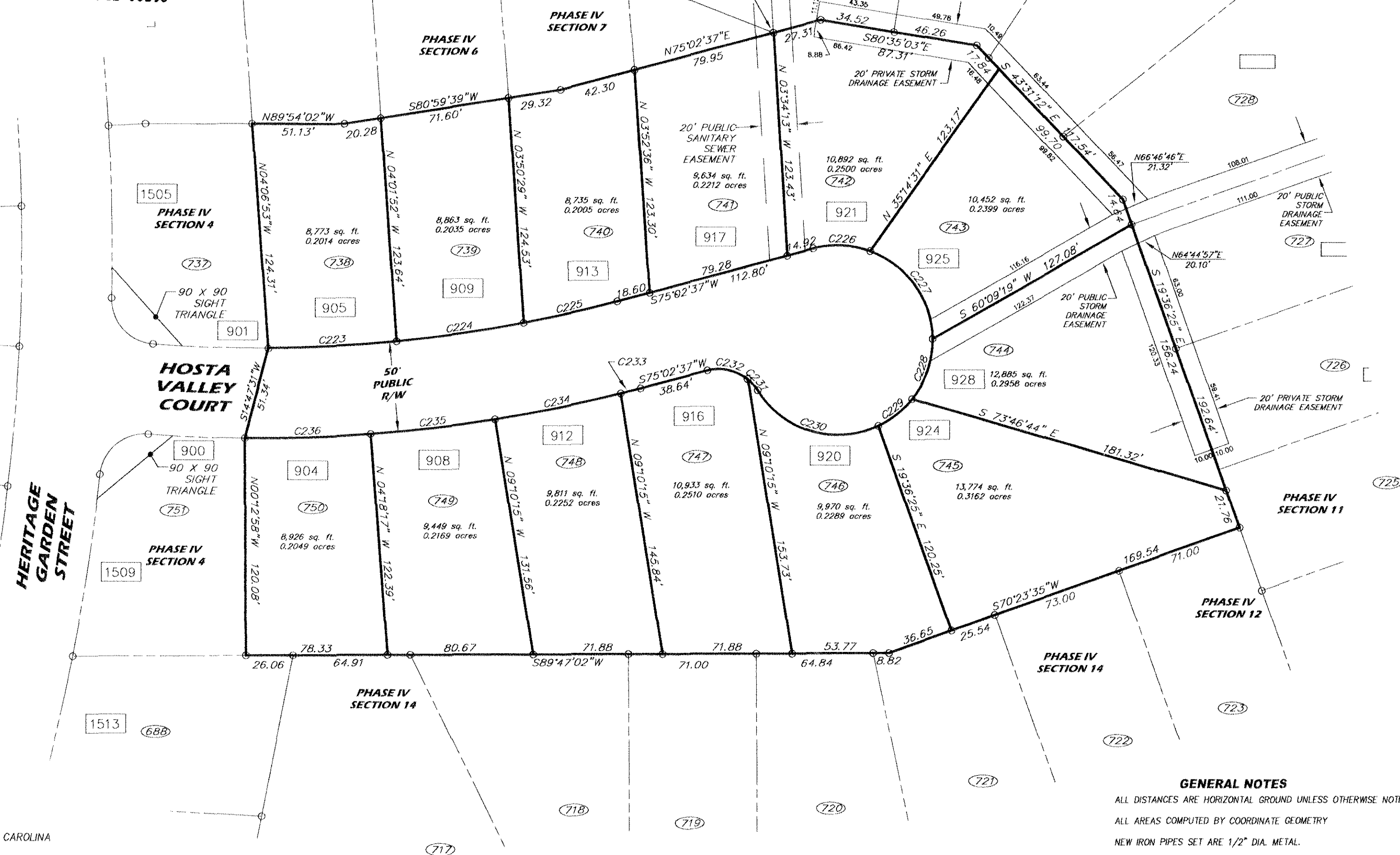
WAKE COUNTY, NC 90
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/09/2004 AT 09:51:32

BOOK:BM2004 PAGE:00390

N.C.G.S. "FORESTVILLE"
N=805,133.39957
E=2,142,561.72536
(NAD 83)

COMBINED GRID
FACTOR=0.99993784
N 72°03'39"W
3974.165'(GROUND)

CONTROL CORNER
N.C. GRID COORDINATES
N=803,919.3977
E=2,146,342.4461



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.

3-1-04
DATE REVIEW OFFICER

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.

03-03-04
DATE TOWN CLERK

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.

HERITAGE WAKE FOREST INC.
P.O. BOX 1615
WAKE FOREST N.C. 27588

RESTRICTIVE
COVENANTS RECORDED
DEED BOOK 8693
PAGE 1412-1453

ZONING CU R-5

CUP # RZ-03-08
20' FRONT SET BACK
10' REAR SET BACK
MIN. LOT WIDTH 50'
8'MIN. SIDEYARD, OR 2'MIN WITH
AGGREGATE 16'

SITE DATA

AREA TO BE RECORDED 3.5568 ACRES
LESS AREA IN R/W 0.5013 ACRES
NET AREA (LOTS) 3.0555 ACRES
TOTAL NUMBER OF LOTS 13 LOTS
AVERAGE LOT SIZE 0.2350 ACRES
AVERAGE LOT SIZE 10,236 S.F.

C #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C223	71.06	767.00	5°18'29"	71.03	N86°59'13"E
C224	71.14	767.00	5°18'51"	71.11	N81°40'33"E
C225	53.21	767.00	3°58'30"	53.20	N77°01'52"E
C226	32.17	52.50	35°06'12"	31.66	N87°24'17"W
C227	63.44	52.50	69°14'18"	59.65	N35°14'02"W
C228	35.90	52.50	39°10'40"	35.20	N18°58'27"E
C229	24.00	52.50	26°11'24"	23.79	N51°39'29"E
C230	76.43	52.50	83°24'49"	69.86	S73°32'25"E
C231	8.28	25.00	18°58'57"	8.24	N41°19'29"W
C232	23.62	25.00	54°08'25"	22.75	N77°53'10"W
C233	11.41	817.00	0°48'00"	11.41	N75°26'37"E
C234	71.09	817.00	4°59'08"	71.07	N78°20'11"E
C235	69.39	817.00	4°51'58"	69.37	N83°15'44"E
C236	69.66	817.00	4°53'06"	69.64	N88°08'16"E

GRAPHIC SCALE



GENERAL NOTES

ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED

ALL AREAS COMPUTED BY COORDINATE GEOMETRY

NEW IRON PIPES SET ARE 1/2" DIA. METAL.

THE SUBJECT LOTS ARE NOT IN A F.E.M.A. FLOOD HAZARD AREA PER MAP NUMBER 37183C0176 E AND 37183C0177 E LAST REVISED MARCH 3, 1992. PROPERTY IS LOCATED IN A ZONE X AREA.

ALL EASEMENTS ARE CENTERED ON UTILITY UNLESS OTHERWISE NOTED

ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE

MAINTENANCE OF PUBLIC DRAINAGE EASEMENTS TERMINATES AT THE END OF PIPE/STRUCTURE. REMAINDER OF EASEMENT IS PRIVATE.

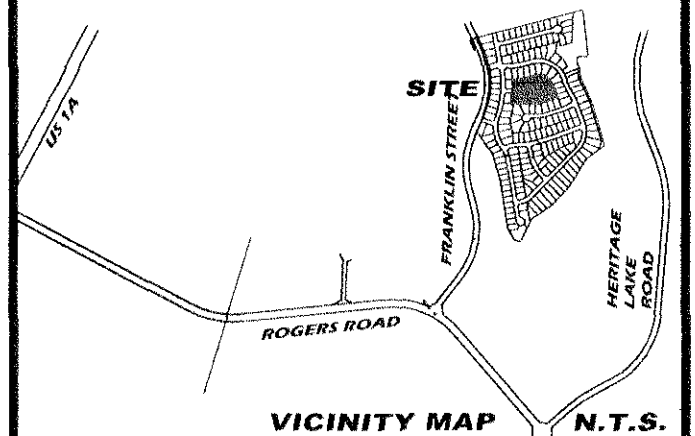
STREAM BUFFERS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT AS MAY BE NECESSARY TO ACCOMMODATE UTILITIES AND DRAINAGE FACILITIES. NEUSE RIVER RIPARIAN BUFFER RULES APPLY TO STREAM BUFFER.

RECREATION REQUIREMENT PER DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF WAKE FOREST AND AMMONS DEVELOPMENT GROUP

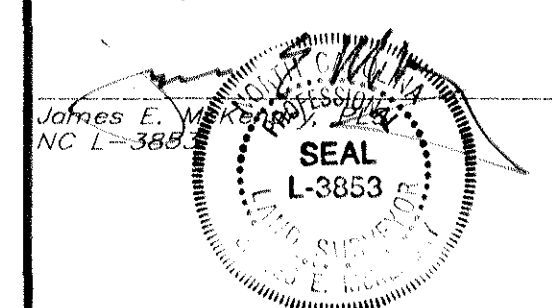
SYMBOL LEGEND

- IPF IRON PIPE FOUND
- IRF REBAR FOUND
- CONCRETE MONUMENT FOUND
- ▲ R/W MONUMENT EXISTING
- △ R.R. SPIKE FOUND
- P.K. NAIL FOUND
- IRON PIPE SET
- CONCRETE MONUMENT SET
- BENCHMARK
- ▲ MONUMENT SET
- R.R. SPIKE SET
- P.K. NAIL SET
- NON SURVEYED LINE
- STREET ADDRESS

10,000



I, James E. McKendry, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book 8821, Page 1739; that the boundaries not surveyed are clearly indicated as drawn lines from information found in Book SEE, Page REF; that the ratio of precision as calculated is 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 19th day of February, A.D., 2004.



THIS PARCEL IS LOCATED WITHIN THE WAKE FOREST PLANNING JURISDICTION

I, James E. McKendry, PLS L-3853, certify to one or more of the following as indicated thus (X):

☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that regulates parcels of land;

James E. McKendry, PLS L-3853

No.	TOWN REVIEW COMMENTS	DATE
1		2-19-04
No.	REVISION/ISSUE	DATE

MULKEY
ENGINEERS & CONSULTANTS

PO BOX 33127
RALEIGH, N.C. 27636-3127
(919) 851-1912
(919) 851-1918 (FAX)

SUBDIVISION PLAT OF
HERITAGE WAKE FOREST
PHASE IV SECTION 5

OWNER: HERITAGE WAKE FOREST INC.

WAKE FOREST
WAKE COUNTY
NORTH CAROLINA

2002261.00	TAX ID 1840 62 2670
8/08/03	WAKE FOREST TOWNSHIP
1"=50'	FB: 98000 P. 00 PHASE4BASE.DWG

RECORDED IN BOOK OF MAPS 2004 PAGE 390