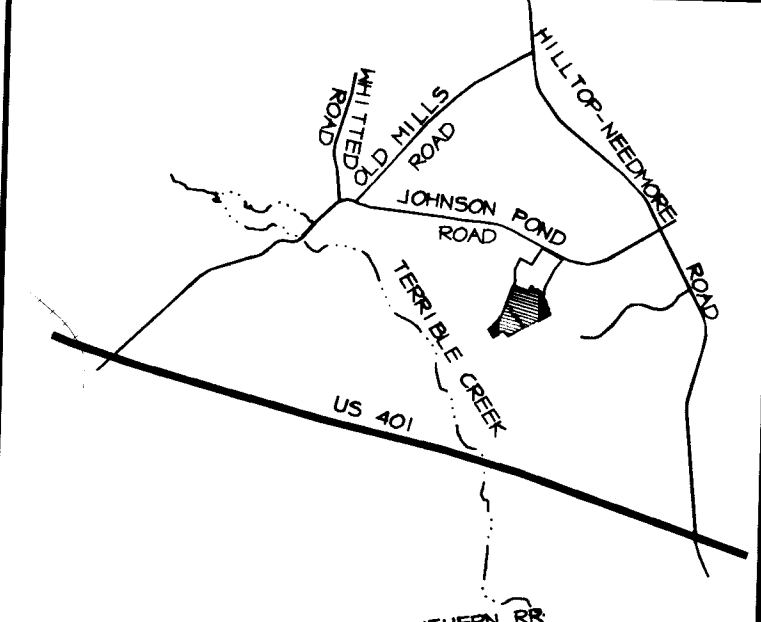




VICINITY MAP

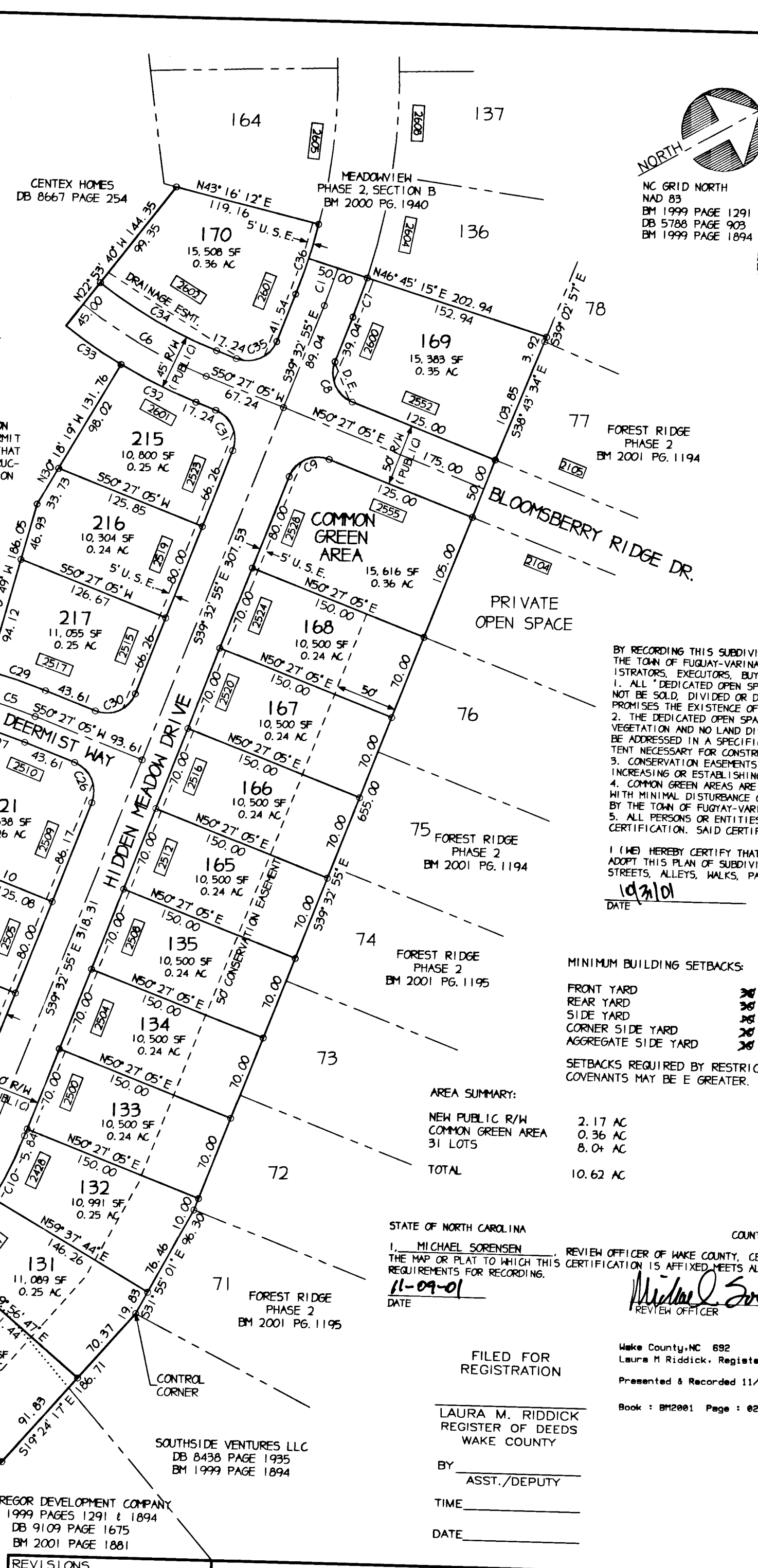
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	05° 41' 50"	500.00	32.26	S41° 23' 50" E	32.26
C2	40° 30' 22"	330.00	233.30	S19° 17' 44" E	228.47
C3	10° 12' 57"	390.00	69.54	N04° 09' 02" W	69.45
C4	31° 03' 14"	250.00	135.50	N75° 25' 49" E	133.85
C5	05° 37' 54"	475.00	46.69	N47° 38' 08" E	46.67
C6	16° 39' 15"	400.00	116.27	S58° 46' 42" W	115.86
C7	03° 41' 50"	525.00	33.88	S41° 23' 50" E	33.87
C8	90° 00' 00"	25.00	39.27	N84° 32' 55" W	35.36
C9	90° 00' 00"	25.00	39.27	N05° 27' 05" E	35.36
C10	09° 10' 39"	355.00	56.86	S34° 57' 36" E	56.80
C11	10° 19' 04"	355.00	63.93	S25° 12' 44" E	63.84
C12	10° 30' 01"	355.00	65.06	S14° 48' 12" E	64.97
C13	10° 30' 38"	355.00	65.12	S04° 17' 53" E	65.03
C14	13° 48' 42"	415.00	87.99	N05° 56' 55" W	87.77
C15	17° 37' 54"	365.00	127.71	N11° 23' 50" W	127.21
C16	92° 54' 57"	25.00	40.54	S49° 02' 21" E	36.24
C17	24° 14' 58"	227.50	96.29	N72° 22' 41" E	95.57
C18	00° 20' 59"	227.50	1.39	N60° 04' 42" E	1.39
C19	05° 49' 43"	272.50	27.72	N62° 49' 04" E	27.71
C20	12° 41' 02"	272.50	60.33	N72° 04' 26" E	60.20
C21	07° 59' 27"	272.50	38.01	N82° 24' 41" E	37.97
C22	85° 26' 58"	25.00	37.28	S43° 40' 56" W	33.92
C23	05° 30' 52"	305.00	29.35	S01° 47' 59" E	29.34
C24	21° 25' 34"	305.00	114.06	S15° 16' 12" E	113.39
C25	13° 33' 56"	305.00	72.21	S32° 45' 57" E	72.04
C26	90° 00' 00"	25.00	39.27	S84° 32' 55" E	35.36
C27	05° 16' 18"	452.50	41.63	N47° 48' 56" E	41.62
C28	00° 21' 36"	452.50	2.84	N44° 59' 59" E	2.84
C29	05° 37' 54"	497.50	48.90	N47° 38' 08" E	48.88
C30	90° 00' 00"	25.00	39.27	S05° 27' 05" W	35.36
C31	90° 00' 00"	25.00	39.27	S84° 32' 55" E	35.36
C32	09° 14' 37"	422.50	68.16	S55° 40' 23" W	68.09
C33	07° 24' 38"	422.50	54.65	S63° 24' 01" W	54.61
C34	16° 39' 15"	377.50	109.73	S58° 46' 42" W	109.34
C35	90° 00' 00"	25.00	39.27	S05° 27' 05" W	35.36
C36	07° 10' 53"	475.00	59.54	S43° 08' 22" E	59.50
C37	00° 57' 31"	322.50	5.40	S60° 22' 58" W	5.40
C38	00° 57' 31"	300.00	5.02	S60° 22' 58" W	5.02
C39	00° 57' 31"	277.50	4.64	S60° 22' 58" W	4.64

- NOTES:
- IRON PIPES HAVE BEEN SET AT ALL CORNERS.
 - LEGEND
D.E. = DRAINAGE EASEMENT
U.S.E. = UTILITY AND SIDEWALK EASEMENT
[2609] DENOTES STREET ADDRESS
[] FLOOD HAZARD SOILS
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET.
 - NO HORIZONTAL CONTROL IS WITHIN 2000' OF THIS SITE.
 - THIS PROPERTY IS ZONED R-15.
 - NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL AS-BUILTS ON THE DEVELOPMENT INFRASTRUCTURE HAVE BEEN SUBMITTED TO THE TOWN OF FUGUAY-VARINA FOR THEIR FILES.
 - FLOOD HAZARD SOILS WERE DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC. AND SURVEYED BY PRIEST, CRAVEN & ASSOCIATES.
 - THIS SITE IS FOUND ON FEMA PANEL # 37183C0687 E.
 - ALL UTILITY EASEMENTS LIE CONTIGUOUS TO AND 10' DISTANT FROM THE UNDERGROUND UTILITY AS CONSTRUCTED.
 - ON HIDDEN MEADOW DRIVE THERE ARE 5' UTILITY AND SIDEWALK EASEMENTS CONTIGUOUS TO THE RIGHT OF WAY ON BOTH SIDES OF THE STREET.
 - THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT MAP SHOULD NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE PIN (NUMBER) IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.
 - BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * * * ON THE SUBDIVISION PLAT, THE BUILDER SHALL OBTAIN A FLOOD HAZARD PERMIT FROM THE TOWN. AN ENGINEER, ARCHITECT OR SURVEYOR SHALL CERTIFY THAT ALL FLOOD HAZARD AREAS ARE IDENTIFIED ON THE LOT PLAN AND NO STRUCTURE IS WITHIN FLOOD HAZARD SOILS. NO EARTH FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN AREAS OF FLOOD HAZARD SOILS (PER WAKE COUNTY SOILS MAPS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES) UNTIL A FLOOD STUDY IS COMPLETED AND APPROVED BY THE TOWN OF FUGUAY-VARINA OR FEMA.
 - BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL TO THE TOWN OF FUGUAY-VARINA, THE OWNER DEDICATED TO THE TOWN FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITION OF THE TOWN FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE, EXCEPT DEDICATIONS OF EASEMENTS OUTSIDE THE RIGHTS OF WAY FOR STORM DRAINAGE ARE NOT OWNED TO THE TOWN, BUT ARE IRREVOCABLY MADE FOR THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.
 - BFE = BASE FLOOD ELEVATION
 - ONE 2 1/2" CALIPER TREE SHALL BE PLANTED PER LOT BETWEEN THE BACK OF CURB AND SIDEWALK ALONG HIDDEN MEADOW DRIVE PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT. THE COMMON GREEN AREA MUST ALSO HAVE ONE 2 1/2" CALIPER TREE PLACED ON HIDDEN MEADOW DRIVE BETWEEN THE BACK OF CURB AND THE SIDEWALK.

13. BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL TO THE TOWN OF FUGUAY-VARINA, THE OWNER DEDICATED TO THE TOWN FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITION OF THE TOWN FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE, EXCEPT DEDICATIONS OF EASEMENTS OUTSIDE THE RIGHTS OF WAY FOR STORM DRAINAGE ARE NOT OWNED TO THE TOWN, BUT ARE IRREVOCABLY MADE FOR THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

14. BFE = BASE FLOOD ELEVATION

15. ONE 2 1/2" CALIPER TREE SHALL BE PLANTED PER LOT BETWEEN THE BACK OF CURB AND SIDEWALK ALONG HIDDEN MEADOW DRIVE PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT. THE COMMON GREEN AREA MUST ALSO HAVE ONE 2 1/2" CALIPER TREE PLACED ON HIDDEN MEADOW DRIVE BETWEEN THE BACK OF CURB AND THE SIDEWALK.



HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS IN THE SUBDIVISION ENTITLED: MEADOWVIEW SEC. B PH. 2 OR (2) THAT A SURETY BOND IN THE AMOUNT OF \$61,279.40 OR CASH IN THE AMOUNT OF \$ N/A HAS BEEN POSTED WITH THE TOWN OF FUGUAY-VARINA TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/13/01

(1) John W. Ellis II
TOWN MANAGER

(2) Rose H. John
TOWN CLERK

SECRETARY, TOWN BOARD OF COMMISSIONERS

ROSE H. JOHN, THE TOWN CLERK AND TREASURER OF THE TOWN OF FUGUAY-VARINA, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF FUGUAY-VARINA APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF FUGUAY-VARINA, IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE: 11/13/01

ROSE H. JOHN
TOWN CLERK

BY RECORDING THIS SUBDIVISION PLAN AS AN 'OPEN SPACE DEVELOPMENT' AND MEETING ALL CONDITIONS AND REGULATIONS SET FORTH BY THE TOWN OF FUGUAY-VARINA CODE OF ORDINANCES, THIS PLAN IS BINDING UPON THE OWNERS, RESPECTIVE HEIRS, SUCCESSORS, ADMINISTRATORS, EXECUTORS, BUYERS AND ASSIGNS HERETO AND MUST MEET ALL CONDITIONS AS FOLLOWS:

- ALL 'DEDICATED OPEN SPACE', COMMON GREEN AREAS AND CONSERVATION EASEMENTS MUST BE MAINTAINED AS OPEN SPACE AND MUST NOT BE SOLD, DIVIDED OR DISPOSED OF IN ANY MANNER THAT WOULD ALLOW CONSTRUCTION OF BUILDING OR DEVELOPMENT WHICH COMPROMISES THE EXISTENCE OF THE OPEN SPACE.
- THE DEDICATED OPEN SPACE AREAS AND CONSERVATION EASEMENTS MUST REMAIN IN ITS NATURAL STATE, MAINTAINING EXISTING VEGETATION AND NO LAND DISTURBING ACTIVITY EXCEPT FOR UTILITIES, GREENWAY TRAILS AND EROSION CONTROL AND EVEN THESE MUST BE ADDRESSED IN A SPECIFIC MANNER TO MINIMIZE DISTURBANCES. IN SUCH CASE, DISTURBANCE SHALL BE LIMITED ONLY TO THE EXTENT NECESSARY FOR CONSTRUCTION THEREOF.
- CONSERVATION EASEMENTS THAT ARE PART OF A LOT MUST NOT BE DISTURBED, CLEARED OR BUILT ON EXCEPT FOR THE INTENTION OF INCREASING OR ESTABLISHING A PLANTED VEGETATION FOR THE DEVELOPMENT AND MUST BE MAINTAINED IN ITS NATURAL STATE WITH MINIMAL DISTURBANCE OTHER THAN TO ENHANCE THE COMMON GREEN AREA AS PART OF THE OVERALL OPEN SPACE PLAN, AS APPROVED BY THE TOWN OF FUGUAY-VARINA.
- ALL PERSONS OR ENTITIES TAKING TITLE TO ANY LOT OR PROPERTY WITHIN THE SUBJECT DEVELOPMENT SHALL BE SUBJECT TO THIS CERTIFICATION. SAID CERTIFICATION IS PERPETUAL AND SHALL RUN WITH THE LAND.

I (HE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10/31/01

John R. Riddick, Jr. Pres. Centex Homes
OWNER

MINIMUM BUILDING SETBACKS:

FRONT YARD	30' 20'
REAR YARD	30' 20'
SIDE YARD	30' 20'
CORNER SIDE YARD	30' 18'
AGGREGATE SIDE YARD	30' 16'

SETBACKS REQUIRED BY RESTRICTIVE COVENANTS MAY BE GREATER.

AREA SUMMARY:

NEW PUBLIC R/W	2.17 AC
COMMON GREEN AREA	0.36 AC
31 LOTS	8.06 AC
TOTAL	10.62 AC

STATE OF NORTH CAROLINA

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

DATE: 11-09-01

Michael Sorensen
REVIEW OFFICER

Wake County, NC 692
Laura M. Riddick, Register Of Deeds
Presented & Recorded 11/13/2001 14:31:55
Book : BM2001 Page : 02133

FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASST./DEPUTY

TIME: _____

DATE: _____

IN ACCORDANCE WITH G.S. 47-30 (f) (1) CLASSIFICATIONS, I CERTIFY:

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

THIS PARCEL IS LOCATED IN THE FUGUAY-VARINA PLANNING JURISDICTION.

DATE: 10/31/2001

Jane E. Hoyle
SURVEYOR
REGISTRATION NUMBER: L-2462

PROFESSIONAL LAND SURVEYOR L-2462

REVISIONS

SUBDIVISION PLAT

MEADOWVIEW - PHASE 2 SECTION B

TOWNSHIP: MIDDLE CREEK	COUNTY: WAKE	STATE: NC
OWNER: CENTEX HOMES	SCALE: 1" = 80'	

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS PLANNERS/LANDSCAPE DESIGNERS/SURVEYORS/ENGINEERS

3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300

SURVEYED BY: TM	DRAWN BY: JEH	CHECK & CLOSURE BY: JEH
SURVEY DATE(S): OCTOBER 2-4, 2001		
COUNTY P. I. N. (S):	0678513188	0678505257

DRAWING NO. 2001-77

RECORDED IN BOOK OF MAPS 2001 PG. 2133