


VICINITY MAP NO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE FOR THE TOWN OF KNIGHTDALE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF KNIGHTDALE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

3/2/11
DATE

ADMINISTRATOR, TOWN OF KNIGHTDALE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

3.2.11
DATE

REVIEW OFFICER
TOWN OF KNIGHTDALE, WAKE COUNTY

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS AND OTHER REQUIRED IMPROVEMENTS. I HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF KNIGHTDALE'S STANDARD SPECIFICATIONS AND DETAILS MANUAL OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF KNIGHTDALE HAS BEEN RECEIVED.

3/1/2011
DATE

TOWN ENGINEER, TOWN OF KNIGHTDALE

- ☒ 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.
- ☐ b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ☐ d. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Scott Hamelin — 02/21/11
PROFESSIONAL LAND SURVEYOR — DATE

NOTE:
THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.

NORTH CAROLINA
WAKE COUNTY

I, SCOTT M. HAMELIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,731 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24th DAY OF FEBRUARY A.D., 2011

Scott Hamelin
LAND SURVEYOR
REGISTRATION No. L-4620

NORTH CAROLINA PROFESSIONAL SEAL L-4620 LAND SURVEYOR SCOTT M. HAMELIN

CERTIFICATE OF OWNERSHIP AND DEDICATION. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF KNIGHTDALE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SOILS AND VEGETATION IN THE TREE PROTECTION AREAS AS REQUIRED IN SECTION 8.5 OF THE TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE, PLANT SUPPLEMENTARY OR REPLACEMENT TREES AS REQUIRED, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS, TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE CITY OF RALEIGH, AND I HEREBY DEDICATE ALL STORM SEWER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE TOWN OF KNIGHTDALE.

2/29/11
DATE

W&W Premier Inc. by, B. Kyle Ward
OWNER(S)

NORTH CAROLINA
Wake COUNTY

I, Vickie S. Ryals DO HEREBY CERTIFY THAT B. Kyle Ward PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF February A.D., 2011

Vickie S Ryals
NOTARY

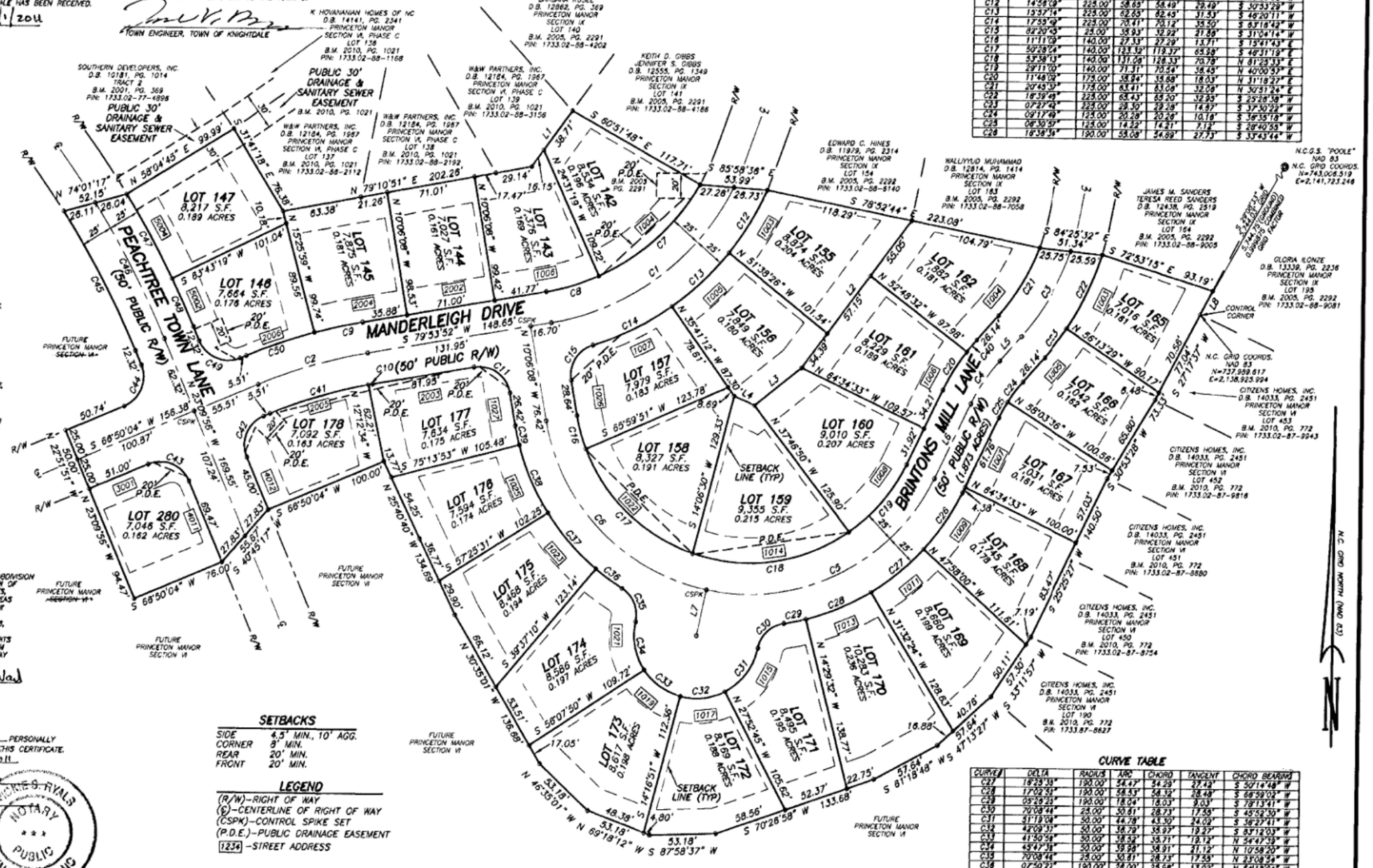
5/23/11
COMMISSION EXPIRES

VICKIE S. RYALS NOTARY PUBLIC WAKE COUNTY, NC

NOTES:
1. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
3. THE PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720173300 J EFFECTIVE DATE MAY 2, 2006.
4. OPEN SPACE TO BE MAINTAINED BY THE PRINCETON MANOR HOME OWNERS ASSOCIATION.
5. ANY CONSTRUCTION OR USES WITHIN THE AREAS DELINEATED AS FLOODWAY ARE SUBJECT TO THE RESTRICTIONS IMPOSED BY THE KNIGHTDALE FLOOD DAMAGE PREVENTION ORDINANCE.
6. EACH SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL LOT SHALL CONTAIN A MINIMUM OF ONE(1) LARGE SHADE TREE FOR EACH TWO THOUSAND (2,000) SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. EXISTING TREES REMAINING ON THE LOT AFTER DEVELOPMENT THAT MEET THE ABOVE REQUIREMENTS MAY BE CREDITED TOWARD THIS REQUIREMENT.
7. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR. THE USE OF EXISTING VEGETATION TO SATISFY THIS REQUIREMENT IS ENCOURAGED. SUPPLEMENTAL PLANTINGS MAY BE REQUIRED IN ADDITION TO NATIVE MATERIALS. EXISTING LARGE SHADE TREES OVER 8 INCHES IN CALIPER AS MEASURED AT DBH (DIAMETER BREAST HEIGHT) MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT. REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT. ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED THE WITHIN PRIVATE LOT. THIS REQUIREMENT SHALL BE NOTED ON THE APPROVED PRELIMINARY PLAT AND FINAL PLAT.
8. RATIO OF PRECISION 20,731+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

WAKE COUNTY, NC 145
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/02/2011 AT 12:11:52
BOOK:BM2011 PAGE:00188

RECORDED IN BOOK OF MAPS 2011 PAGE 188.




## LINE TABLE

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L1 | N 35°31'27" E | 54.88' |
| L2 | S 36°19'52" W | 148.28' |
| L3 | S 50°47'23" W | 48.06' |
| L4 | N 66°27'20" W | 17.73' |
| L5 | S 41°14'13" W | 28.14' |
| L6 | S 25°25'27" W | 68.14' |
| L7 | S 11°21'48" W | 37.23' |
| L8 | S 27°20'45" W | 21.26' |

## CURVE TABLE

| CURVE # | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 53°55'0" | 200.00' | 188.22' | 181.39' | 101.73' | S 52°58'13" W |
| C2 | 13°03'48" | 400.00' | 91.20' | 91.00' | 45.80' | S 73°21'58" W |
| C3 | 22°39'09" | 200.00' | 79.07' | 78.56' | 40.06' | S 29°54'38" W |
| C4 | 15°48'18" | 150.00' | 41.40' | 41.27' | 20.83' | S 33°19'50" W |
| C5 | 75°56'11" | 165.00' | 218.69' | 203.03' | 128.77' | S 63°23'37" W |
| C6 | 68°32'14" | 165.00' | 197.37' | 185.81' | 112.42' | N 44°22'10" W |
| C7 | 36°10'34" | 175.00' | 110.48' | 108.66' | 57.15' | S 47°23'29" W |
| C8 | 14°25'11" | 175.00' | 44.04' | 43.93' | 22.14' | S 72°41'17" W |
| C9 | 05°13'51" | 425.00' | 38.54' | 38.53' | 19.29' | S 77°13'56" W |
| C10 | 00°37'14" | 375.00' | 3.54' | 3.54' | 1.77' | S 79°37'40" W |
| C11 | 90°00'00" | 25.00' | 39.27' | 35.36' | 25.00' | N 55°08'08" W |
| C12 | 14°58'09" | 225.00' | 58.65' | 58.49' | 29.49' | S 30°53'29" W |
| C13 | 13°37'14" | 225.00' | 62.55' | 62.45' | 31.53' | S 46°20'11" W |
| C14 | 17°55'49" | 225.00' | 70.41' | 70.12' | 35.50' | S 63°18'42" W |
| C15 | 82°20'43" | 25.00' | 35.93' | 32.92' | 21.58' | S 31°04'14" W |
| C16 | 11°11'09" | 140.00' | 27.33' | 27.29' | 13.71' | S 13°41'43" E |
| C17 | 50°28'54" | 140.00' | 123.32' | 119.37' | 65.58' | S 46°31'19" E |
| C18 | 53°38'13" | 140.00' | 131.08' | 126.33' | 70.78' | N 81°25'33" E |
| C19 | 29°11'00" | 140.00' | 71.31' | 70.54' | 36.45' | N 40°00'57" E |
| C20 | 11°48'02" | 175.00' | 36.04' | 35.98' | 18.03' | N 31°18'27" E |
| C21 | 20°43'37" | 175.00' | 63.31' | 63.06' | 32.06' | N 50°51'24" E |
| C22 | 16°39'49" | 225.00' | 65.43' | 65.20' | 32.95' | S 25°28'39" W |
| C23 | 07°27'43" | 225.00' | 29.30' | 29.28' | 14.67' | S 37°30'22" W |
| C24 | 09°17'49" | 125.00' | 20.28' | 20.26' | 10.16' | S 36°35'18" W |
| C25 | 06°30'37" | 125.00' | 14.22' | 14.21' | 7.12' | S 28°40'55" W |
| C26 | 16°38'34" | 190.00' | 55.06' | 54.89' | 27.73' | S 33°43'44" W |

## CURVE TABLE

| CURVE # | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BEARING |
|---|---|---|---|---|---|---|
| C27 | 18°28'59" | 190.00' | 54.47' | 54.29' | 27.48' | S 50°14'48" W |
| C28 | 17°02'51" | 190.00' | 56.53' | 56.32' | 28.48' | S 66°59'03" W |
| C29 | 05°29'25" | 190.00' | 18.04' | 18.03' | 9.03' | S 78°13'41" W |
| C30 | 70°08'44" | 25.00' | 30.61' | 28.73' | 17.55' | S 45°52'30" W |
| C31 | 51°19'04" | 50.00' | 44.78' | 43.30' | 24.02' | S 36°27'41" W |
| C32 | 42°09'37" | 50.00' | 36.79' | 35.97' | 19.27' | S 83°12'03" W |
| C33 | 41°50'58" | 50.00' | 36.52' | 35.71' | 19.12' | N 54°47'39" W |
| C34 | 45°47'38" | 50.00' | 39.96' | 38.91' | 21.12' | N 10°58'20" W |
| C35 | 70°08'44" | 25.00' | 30.61' | 28.73' | 17.55' | N 23°08'36" W |
| C36 | 07°50'27" | 190.00' | 26.00' | 25.98' | 13.02' | N 34°18'04" W |
| C37 | 17°48'22" | 190.00' | 59.05' | 58.81' | 29.78' | N 41°28'39" W |
| C38 | 17°48'22" | 190.00' | 59.05' | 58.81' | 29.78' | N 23°40'18" W |
| C39 | 04°39'58" | 190.00' | 15.47' | 15.47' | 7.74' | N 12°28'08" W |
| C40 | 04°02'44" | 175.00' | 12.36' | 12.35' | 6.18' | S 39°12'50" W |
| C41 | 12°11'23" | 375.00' | 81.58' | 81.80' | 41.15' | S 73°03'48" W |
| C42 | 90°00'00" | 25.00' | 39.27' | 35.36' | 25.00' | S 21°50'04" W |
| C43 | 90°00'00" | 25.00' | 39.27' | 35.36' | 25.00' | N 68°09'56" W |
| C44 | 90°00'00" | 25.00' | 39.27' | 35.36' | 25.00' | N 21°50'04" E |
| C45 | 09°53'15" | 725.00' | 125.11' | 124.96' | 62.71' | N 38°06'33" W |
| C46 | 08°18'06" | 750.00' | 121.79' | 121.66' | 61.01' | N 37°49'59" W |
| C47 | 05°38'54" | 775.00' | 76.12' | 76.09' | 38.09' | N 29°09'59" W |
| C48 | 03°09'46" | 775.00' | 42.10' | 42.10' | 21.06' | N 24°43'19" W |
| C49 | 90°00'00" | 25.00' | 39.27' | 35.36' | 25.00' | N 68°09'56" W |
| C50 | 07°43'57" | 428.00' | 57.78' | 57.31' | 28.92' | S 70°42'03" W |

## SETBACKS

| | |
|---|---|
| SIDE | 4.5' MIN., 10' AGG. |
| CORNER | 8' MIN. |
| REAR | 20' MIN. |
| FRONT | 20' MIN. |

## LEGEND

(R/W)–RIGHT OF WAY
(℄)–CENTERLINE OF RIGHT OF WAY
(CSPK)–CONTROL SPIKE SET
(P.D.E.)–PUBLIC DRAINAGE EASEMENT
1234 –STREET ADDRESS

1.873 ACRES (AREA IN R/W)
5.365 ACRES (AREA IN LOTS)
7.238 ACRES (TOTAL AREA)

60' 30' 0' 60' 120' 180'
SCALE IN FEET

REFERENCES:
D.B. 12184, PG. 1967
D.B. 10107, PG. 229
B.M. 2006, PG. 1937
B.M. 2003, PG. 648
B.M. 2010, PG. 1021

OWNER: W&W PARTNERS, INC.

SU-3-01/S-3-01

| REVISIONS: | DATE: 01-28-2011 |
|---|---|
| 02-23-2011: KNIGHTDALE REVIEW COMMENTS | SCALE: 1"=60' |
| | SURVEYED BY: AR/KW |
| | DRAWN BY: JDF |
| | CHECK & CLOSURE BY: SMH |
| | CAD FILE: PMKS8_2R |
| | PROJECT NO: 05061202 |

FINAL SUBDIVISION PLAT FOR
# PRINCETON MANOR
## SECTION VI - PHASE B
SHEET 1 OF 1

| | | |
|---|---|---|
| TOWNSHIP: ST. MATTHEWS | COUNTY: WAKE | STATE: NORTH CAROLINA |
| ZONE: GR8 | P.I.N. 1733.02-87-4588 | |

WITHERS & RAVENEL
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