PHILLIPS POINTE PHASE 2B
LOTS 144–156, 163–179
SUBDIVISION
MIDDLE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
OWNER/DEVELOPER: SHIPWASH DEVELOPMENT, INC. 510 HWY. 42 WEST CLAYTON, N.C. 27520
STEWART–PROCTOR ENGINEERING and SURVEYING
322 CHAPANOKE ROAD, SUITE 100 RALEIGH, NC 27603 TEL. 919 854–2080 FAX 919 854–1843
DATE 9–05–01 SURVEYED BY
SCALE 1"=60' DRAWN BY MSR
REVISIONS
JOB SS–PP
DWG. NO. SS–PP2BPLT1
ZONED R–10
P.I.N. 0666.03–12–4494 0666.03–04–8527
0666.03–13–1272 0666.03–04–8403

MINIMUM BUILDING SETBACKS
(AS PER TOWN OF FUQUAY ZONING)
- FRONT = 30'
- SIDE = 8'
- REAR = 20'
- CORNER SIDE = 18'

N.C. GRID (NAD 83)
BM. 1998, PG. 2090

VICINITY MAP
nts
SITE
JUDD RD.
SPRING ST.
BALLENTINE
RANSOM
HILLCREST
PINE ST.
HOLLAND
ANGIER RD.
WAGSTAFF
MAIN
FLOWER

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE TOWN OF FUQUAY–VARINA. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. 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 THE TOWN OF FUQUAY–VARINA AND/OR F.E.M.A.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD	DELTA
C1	600.00	110.63	N27°23'13"W	110.48	10°33'53"
C2	600.00	242.13	N10°32'37"W	240.49	23°07'20"
C3	230.00	247.07	S27°58'09"W	235.36	61°32'49"
C4	625.00	77.62	N20°08'54"W	77.57	07°06'57"
C5	625.00	76.95	N13°03'49"W	76.90	07°03'14"
C6	625.00	70.56	N06°18'08"W	70.53	06°28'07"
C7	625.00	44.56	N01°01'30"W	44.56	04°05'07"
C8	575.00	28.93	N00°25'26"W	28.93	02°52'58"
C9	575.00	92.78	N06°29'16"W	92.68	09°14'44"
C10	575.00	92.49	N15°43'07"W	92.39	09°12'58"
C11	25.00	38.07	N46°26'06"W	34.50	87°15'41"
C12	25.00	39.27	S45°03'57"E	35.36	90°00'00"
C13	25.00	39.27	N44°56'03"E	35.36	90°00'00"
C14	50.00	38.18	S21°48'28"W	37.26	43°44'49"
C15	50.00	33.46	S62°51'12"W	32.84	38°20'39"
C16	50.00	35.76	N77°29'15"W	35.00	40°58'29"
C17	50.00	35.76	N36°30'46"W	35.00	40°58'29"
C18	50.00	61.40	N19°09'11"E	57.61	70°21'25"
C19	50.00	14.08	N62°23'50"E	14.03	16°07'53"
C20	25.00	30.77	S35°11'55"W	28.87	70°31'44"

LEGEND
- ● = EXISTING IRON PIPE
- ■ ECM = EXISTING CONCRETE MONUMENT
- ○ = IRON PIPE SET
- ○ CP = COMPUTED POINT (NOT FOUND OR SET)
- OHE = OVERHEAD ELECTRIC
- ℄ = POWER POLE
- R/W = RIGHT–OF–WAY
- N/F = NOW OR FORMERLY
- * = FLOOD HAZARD LOT
- [000] = STREET ADDRESS
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.
- CGF. = COMBINED GRID FACTOR
- ℄ = CENTERLINE

REFERENCES
1. DEED BOOK 538, PAGE 257
2. DEED BOOK 579, PAGES 526 AND 537
3. DEED BOOK 1637, PAGE 417
4. DEED BOOK 2208, PG. 141
5. WILL 1983, FILE 739
6. BOOK OF MAPS 1960, PAGE 231
7. NCDOT HIGHWAY PLANS PROJECT REF. NO. R2826

NORTH CAROLINA PROFESSIONAL SEAL L-3021 LAND SURVEYOR H. EBERT H. PROCTOR, JR.
12/13/01

FILED FOR REGISTRATION
12:19:01
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: ASST./DEPUTY
TIME 10:56:10 AM

NOTE: SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE, VARIOUS NOTES AND OTHER PERTINENT INFORMATION.

SHEET 2 OF 2

NOTES
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT–OF–WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
5. WATER AND SEWER PROVIDED BY THE TOWN OF FUQUAY–VARINA.
6. IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

Wake County, NC 191
Laura M Riddick, Register Of Deeds
Presented & Recorded 12/19/2001 10:56:10
Book : BM2001 Page : 02383

BOOK OF MAPS 2001, PAGE 2383