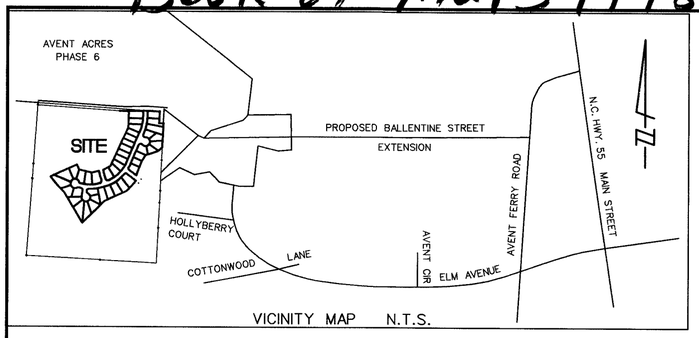
BOOK OF MAPS 1998 PG 1809



VICINITY MAP N.T.S.

"I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE TOWN OF HOLLY SPRINGS."

OWNER(S) Rutherford Properties, LLC DATE 9/8/98

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $ HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY."

SUBDIVISION ADMINISTRATOR 10-1-98 DATE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, DON MIZELLE, REVIEW OFFICER OF HOLLY SPRINGS, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER'S SIGNATURE 10-1-98 DATE

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE _____ SUBDIVISION OR THAT AN IRREVOCABLE LETTER OF CREDIT, CASH DEPOSIT, OR SECURITY BOND SATISFACTORY TO THE TOWN OF HOLLY SPRINGS HAS BEEN PROVIDED.

TOWN ENGINEER 10/1/98 DATE

STATE OF NORTH CAROLINA WAKE COUNTY

I, EDMUND H. DAVENPORT, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/124,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCE CITED; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. AS AMENDED.

WITNESS MY HAND AND SEAL THIS 8 DAY OF Sept 19 98.

SIGNED

NORTH CAROLINA REGISTERED SEAL L-2832 LAND SURVEYOR EDMUND H. DAVENPORT

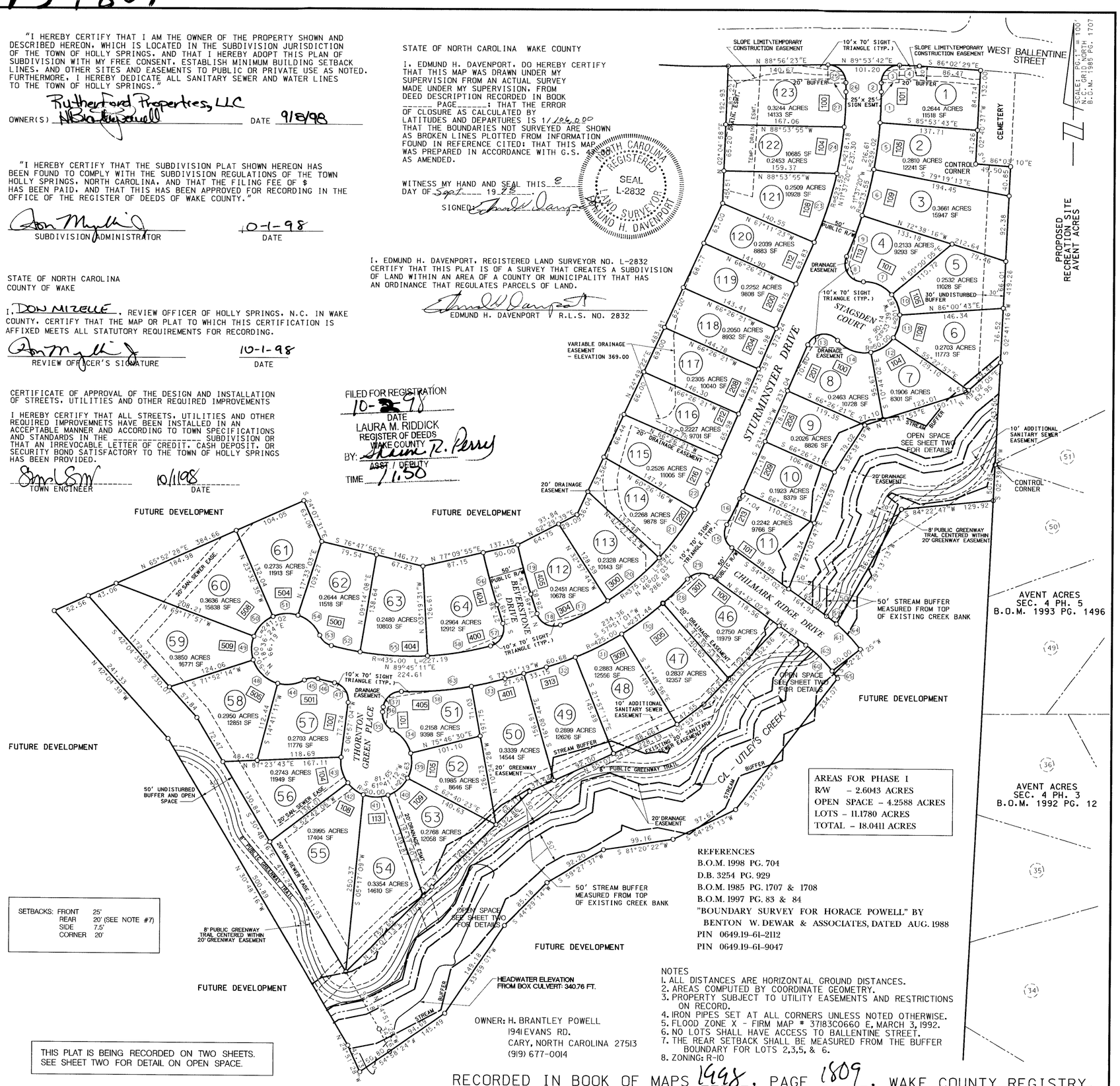
I, EDMUND H. DAVENPORT, REGISTERED LAND SURVEYOR NO. L-2832 CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

EDMUND H. DAVENPORT R.L.S. NO. 2832

FILED FOR REGISTRATION
10-2-98
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: Laura R. Perry
ASST / DEPUTY
TIME 7:50

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
1	4°25'17"	573.55	44.26	22.14	N 01°53'38"E	44.25
2	N 00°19'00"W		12.50			
3	92°00'42"	25.00	40.15	25.89	N 45°41'21"E	35.97
4	1°05'49"	1459.50	27.94	13.97	S 87°45'23"E	27.94
5	6°34'30"	573.55	65.82	32.95	N 07°23'32"E	65.78
6	6°40'57"	573.55	66.89	33.49	N 14°01'16"E	66.86
7	52°06'10"	50.00	45.47	24.44	N 66°03'00"W	43.92
8	115°39'44"	25.00	50.47	39.75	N 34°16'13"W	42.32
9	6°11'55"	573.55	62.05	31.06	N 20°27'42"E	62.02
10	36°00'38"	50.00	31.43	16.25	N 21°59'36"W	30.91
11	38°36'02"	50.00	33.69	17.51	N 15°18'44"E	33.05
12	44°39'13"	50.00	38.97	20.53	N 56°56'21"E	37.99
13	115°39'44"	25.00	50.47	39.75	N 81°23'31"E	42.32
14	59°57'25"	50.00	52.32	28.84	S 70°45'20"E	49.97
15	83°37'14"	25.00	36.49	22.36	N 12°43'25"W	33.33
16	5°31'33"	425.00	40.99	20.51	N 26°19'26"E	40.97
17	11°28'11"	375.00	75.07	37.66	S 62°46'22"W	74.94
18	93°40'18"	25.00	40.87	26.66	N 64°39'24"W	36.47
19	4°59'10"	825.00	71.79	35.92	N 15°19'40"W	71.77
20	14°29'39"	375.00	94.86	47.69	S 49°47'26"W	94.61
21	12°59'13"	375.00	85.00	42.68	S 36°03'00"W	84.82
22	5°59'45"	375.00	39.24	19.64	S 26°33'31"W	39.22
23	11°09'59"	523.55	102.03	51.18	S 17°58'40"W	101.87
24	7°12'13"	523.55	65.82	32.96	S 08°47'34"W	65.78
25	90°44'37"	25.00	39.59	25.33	S 45°41'19"E	35.58
26	S 00°19'00"E		12.86			
27	5°30'27"	523.55	50.33	25.18	S 02°26'14"W	50.31
28	6°33'23"	425.00	48.63	24.34	N 45°07'26"E	48.61
29	83°37'14"	25.00	36.49	22.36	N 83°39'21"E	33.33
30	9°45'57"	425.00	72.44	36.31	N 53°17'06"E	72.35
31	9°52'39"	425.00	73.27	36.72	N 63°06'24"E	73.18
32	5°48'36"	425.00	43.10	21.57	N 70°57'01"E	43.08
33	5°44'13"	485.00	48.56	24.30	N 76°43'25"E	48.54
34	49°21'10"	50.00	43.07	22.97	N 38°54'05"W	41.75
35	70°31'44"	25.00	30.77	17.68	N 28°18'48"W	28.87
36	N 06°57'04"E		7.03			
37	84°22'25"	25.00	36.81	22.66	N 49°08'16"E	33.58
38	11°43'57"	485.00	99.31	49.83	N 85°27'30"E	99.14
39	41°33'07"	50.00	36.26	18.97	N 06°33'04"E	35.47
40	43°02'43"	50.00	37.56	19.72	N 48°50'59"E	36.69
41	40°40'59"	50.00	35.50	18.54	S 89°17'11"E	34.76
42	31°38'47"	50.00	27.62	14.17	S 53°07'18"E	27.27
43	44°14'58"	50.00	38.61	20.33	S 15°10'25"E	37.66
44	44°10'27"	50.00	38.55	20.29	N 82°35'57"E	37.60
45	44°58'00"	25.00	19.62	10.35	N 82°59'44"E	19.12
46	2°54'06"	485.00	24.56	12.28	S 75°58'19"E	24.56
47	84°22'26"	25.00	36.82	22.66	S 35°14'09"E	33.58
48	57°11'03"	50.00	49.90	27.25	S 46°43'18"E	47.86
49	38°49'49"	50.00	33.89	17.62	S 01°17'08"W	33.24
50	45°45'22"	50.00	39.93	21.10	S 43°34'44"W	38.88
51	41°05'38"	50.00	35.86	18.74	S 87°00'14"W	35.10
52	5°28'46"	435.00	41.60	20.82	N 78°01'29"W	41.59
53	51°59'10"	25.00	22.68	12.19	N 49°17'31"W	21.91
54	49°09'01"	50.00	42.89	22.87	N 47°52'26"W	41.59
55	12°33'39"	435.00	95.36	47.87	N 87°02'42"W	95.17
56	4°59'10"	875.00	76.15	38.10	S 15°19'40"E	76.12
57	92°36'43"	25.00	40.41	26.17	S 28°29'07"W	36.15
58	11°53'01"	435.00	90.22	45.27	S 80°43'58"W	90.06
59	4°30'51"	225.00	17.73	8.87	N 52°16'36"W	17.72
60	21°24'07"	175.00	65.37	33.07	S 43°49'59"E	64.99
61	16°59'27"	225.00	66.72	33.61	S 46°02'18"E	66.48
62	16°59'27"	175.00	51.90	26.14	N 46°02'18"W	51.71
63	17°28'10"	485.00	147.88	74.52	S 82°35'24"W	147.30
64	12°28'36"	225.00	49.00	24.60	S 43°46'53"E	48.90
65	4°24'40"	175.00	13.47	6.74	S 35°20'15"E	13.47



SETBACKS: FRONT 25'
REAR 20' (SEE NOTE #7)
SIDE 7.5'
CORNER 20'

THIS PLAT IS BEING RECORDED ON TWO SHEETS. SEE SHEET TWO FOR DETAIL ON OPEN SPACE.

AREAS FOR PHASE I
R/W – 2.6043 ACRES
OPEN SPACE – 4.2588 ACRES
LOTS – 11.1780 ACRES
TOTAL – 18.0411 ACRES

REFERENCES
B.O.M. 1998 PG. 704
D.B. 3254 PG. 929
B.O.M. 1985 PG. 1707 & 1708
B.O.M. 1997 PG. 83 & 84
"BOUNDARY SURVEY FOR HORACE POWELL" BY BENTON W. DEWAR & ASSOCIATES, DATED AUG. 1988
PIN 0649.19-61-2112
PIN 0649.19-61-9047

NOTES
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREAS COMPUTED BY COORDINATE GEOMETRY.
3. PROPERTY SUBJECT TO UTILITY EASEMENTS AND RESTRICTIONS ON RECORD.
4. IRON PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. FLOOD ZONE X - FIRM MAP # 3718300660 E, MARCH 3, 1992.
6. NO LOTS SHALL HAVE ACCESS TO BALLENTINE STREET.
7. THE REAR SETBACK SHALL BE MEASURED FROM THE BUFFER BOUNDARY FOR LOTS 2,3,5, & 6.
8. ZONING: R-10

HEADWATER ELEVATION FROM BOX CULVERT: 340.76 FT.

OWNER: H. BRANTLEY POWELL
1941 EVANS RD.
CARY, NORTH CAROLINA 27513
(919) 677-0014

RECORDED IN BOOK OF MAPS 1998, PAGE 1809, WAKE COUNTY REGISTRY.

SCALE: 1" = 100'
0 50 100 200 300 400

REV.	DATE	DESCRIPTION

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
7416 CHAPEL HILL ROAD
RALEIGH, NORTH CAROLINA 27607
919-851-4422 FAX 919-851-8968

SURV'D BY
DWN. BY GPM
CKD. BY EHD
DATE 9-02-98

FINAL PLAT

BALLENRIDGE PHASE 1

HOLLY SPRINGS WAKE COUNTY N.C.

SHEET 1 OF 2

c:\dgn\rutherfd\ph1rec.dgn
Job Number _____ Book Number _____