

VICINITY MAP (N.T.S.)

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.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Michael Sorensen REVIEW OFFICER OF Fuquay-Varina CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6-12-07 DATE

Michael Sorensen REVIEW OFFICER

I(WE) 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.

PS/SE Ballentine LLC
6-7-07 DATE
Robert Strunk Mgr OWNER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FUQUAY VARINA, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING BOARD AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

DATE SECRETARY, TOWN BOARD OF COMMISSIONERS

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000+, that the boundaries not surveyed are shown as broken lines plotted from information in book ...SEE... page REF..., that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 7 day of June 2007.

SIGNATURE James W Mauldin

Licensed Number L-3247

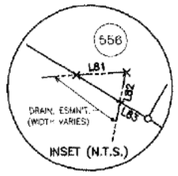
NORTH CAROLINA PROFESSIONAL SEAL L-3247 LAND SURVEYOR JAMES W. MAULDIN

FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY Asst./Deputy
TIME

I, James W. Mauldin, Professional Land Surveyor No. L-3247, certify to one or more of the following as indicated thus ☒

☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
c. That this plat is of a survey of an existing parcel or parcels of land
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
e. That the information available to this surveyor is such that I am unable to to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247



INSET (N.T.S.)

TOTAL AREA IN PHASE 7B = 16.624 ACRES
TOTAL AREA IN R/W = 1.782 ACRES
TOTAL AREA IN PRIMARY OPEN SPACE = 2.424 ACRES
TOTAL AREA IN SECONDARY OPEN SPACE = 2.428 ACRES
TOTAL AREA IN COMMON GREEN OPEN SPACE = 3.305 ACRES

REFERENCES:
D.B.8276 PG.787
B.O.M.1999 PG.534
ALL OTHER REFERENCES SHOWN ON PLAT

BUILDING SETBACKS:
FRONT: 20'
SIDE: 8'
REAR: 20'
CORNER SIDE: 18'
MIN. LOT SIZE: 7,000 SQ. FT.
MIN. LOT WIDTH: 50'

NOTES:
1.) LOTS SUBJECT TO RESTRICTIVE COVENANTS.
2.) ALL EASEMENTS CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
3.) PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
4.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
5.) 100 YR. FLOOD PLAIN TAKEN FROM FLOOD STUDY BY WITHERS & RAVENEL DATED JANUARY 2004, PROJECT #203175.
6.) THERE IS A 4' UTILITY ESMN'T. LOCATED ALONG THE RIGHT-OF WAY AT THE FRONT OF EACH LOT.

LEGEND
● Existing Iron Pipe (Control Point)
○ Iron Pipe Set (unless otherwise noted)
■ Existing Concrete Monument (Control Point)
□ Concrete Monument Set
X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: R-15 Ping: A PORTION OF 0567.02-98-1474

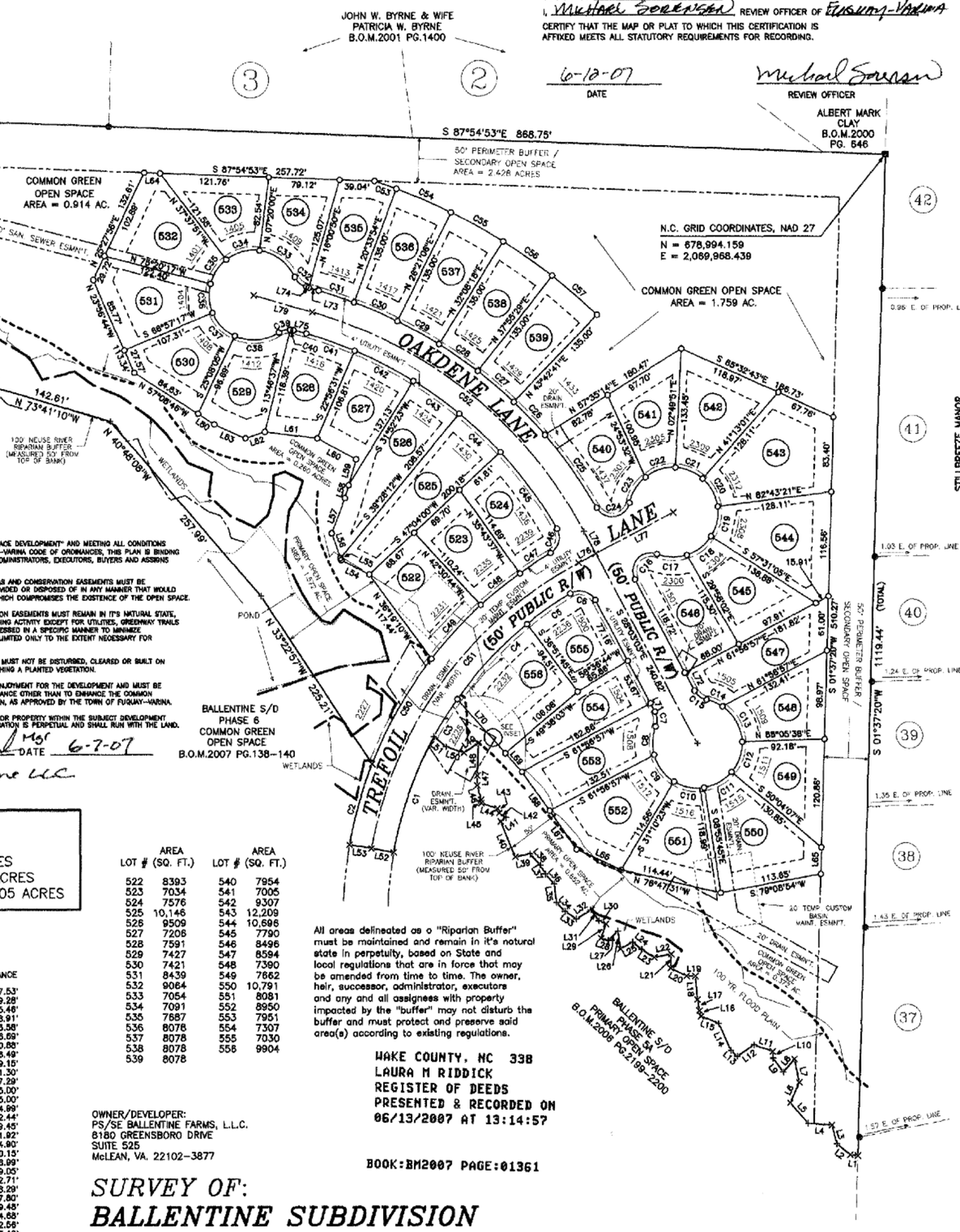
0000 – DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2007 ~~2006~~ PAGE 1361

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 63°26'10"W	8.46'	L41	N 55°04'06"E	7.53'
L2	N 51°26'23"W	19.17'	L42	N 56°51'47"W	9.28'
L3	N 14°28'53"W	21.48'	L43	N 22°23'03"W	5.46'
L4	N 85°15'00"W	28.33'	L44	N 71°23'47"W	18.91'
L5	N 41°50'03"W	30.74'	L45	N 04°51'52"W	3.58'
L6	N 24°31'10"E	24.91'	L46	N 14°05'22"W	16.69'
L7	N 11°35'32"W	28.59'	L47	N 00°12'20"E	10.88'
L8	S 40°30'43"W	19.21'	L48	N 01°24'43"E	38.49'
L9	N 36°25'17"W	19.08'	L49	S 58°14'43"W	19.16'
L10	N 04°20'45"W	7.65'	L50	N 71°10'23"W	21.30'
L11	N 70°02'02"W	22.24'	L51	N 50°35'59"W	17.29'
L12	S 55°05'11"W	22.78'	L52	N 78°58'00"W	25.00'
L13	N 48°42'58"W	8.80'	L53	N 79°58'00"W	25.00'
L14	N 24°17'48"W	33.04'	L54	N 82°27'10"W	34.99'
L15	N 66°39'44"W	21.21'	L55	N 19°40'11"W	2.44'
L16	N 17°28'34"W	6.54'	L56	N 19°40'11"W	29.45'
L17	N 10°55'58"W	12.45'	L57	S 20°46'57"E	41.92'
L18	N 05°08'16"W	28.28'	L58	N 19°56'58"E	14.90'
L19	N 89°04'52"W	9.93'	L59	N 15°56'58"E	30.15'
L20	N 63°30'33"W	19.71'	L60	N 81°47'33"W	48.99'
L21	N 02°59'08"E	15.74'	L61	N 82°57'47"W	59.05'
L22	S 78°44'53"W	19.39'	L62	S 71°39'08"W	22.71'
L23	N 56°08'51"W	18.87'	L63	N 65°52'50"W	38.29'
L24	N 51°48'28"W	12.99'	L64	S 87°54'53"E	17.80'
L25	S 60°16'55"W	15.43'	L65	S 01°37'20"W	29.48'
L26	N 09°32'07"W	20.03'	L66	N 65°31'59"W	54.68'
L27	S 45°28'51"W	14.75'	L67	N 35°12'28"W	52.56'
L28	N 71°33'23"W	8.42'	L68	N 35°12'28"W	53.42'
L29	N 19°02'33"E	16.73'	L69	N 41°32'38"W	27.99'
L30	N 66°14'10"W	8.93'	L70	N 41°32'38"W	80.97'
L31	N 35°41'54"W	15.33'	L71	S 28°03'03"E	10.72'
L32	S 67°31'52"W	19.08'	L72	N 28°03'03"W	22.72'
L33	N 55°48'53"W	15.37'	L73	N 73°59'10"W	11.32'
L34	N 43°12'30"W	13.81'	L74	N 73°59'10"W	3.17'
L35	N 07°08'56"W	20.83'	L75	S 73°59'10"E	14.49'
L36	N 42°01'48"W	15.13'	L76	N 61°58'11"E	21.72'
L37	N 29°59'20"W	11.27'	L77	N 61°58'11"E	98.00'
L38	N 42°01'59"W	17.06'	L78	N 28°03'03"W	28.49'
L39	S 79°18'46"W	16.80'	L79	N 73°59'10"W	88.11'
L40	N 22°32'16"W	42.42'	L80	N 57°08'46"W	21.72'
			L81	S 59°47'14"E	10.92'
			L82	S 30°12'46"W	3.50'
			L83	S 41°32'38"E	19.09'

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
522	8393	540	7954
523	7034	541	7005
524	7576	542	9307
525	10,146	543	12,209
526	9509	544	10,698
527	7206	545	7790
528	7591	546	8496
529	7427	547	8594
530	7421	548	7390
531	8439	549	7662
532	9084	550	10,791
533	7054	551	8081
534	7091	552	8950
535	7687	553	7951
536	8078	554	7307
537	8078	555	7030
538	8078	558	9904
539	8078		

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	425.00'	137.05'	136.45'	S 19°15'16"W
C2	475.00'	93.40'	93.25'	N 15°38'58"E
C3	425.00'	49.63'	49.60'	N 31°50'15"E
C4	425.00'	114.86'	114.31'	N 42°54'40"E
C5	425.00'	59.62'	59.57'	N 54°39'30"E
C6	20.00'	32.56'	29.08'	S 74°41'13"E
C7	20.00'	17.45'	16.90'	S 03°03'12"E
C8	50.00'	32.19'	31.63'	S 03°30'11"W
C9	50.00'	38.30'	37.37'	S 38°52'57"E
C10	50.00'	35.00'	34.29'	S 78°52'41"E
C11	50.00'	35.90'	35.13'	N 80°30'04"E
C12	50.00'	38.51'	35.70'	N 18°00'46"E
C13	50.00'	47.10'	45.38'	N 28°53'39"W
C14	50.00'	19.34'	19.22'	N 68°57'50"W
C15	20.00'	17.45'	16.90'	N 53°02'53"W
C16	20.00'	48.59'	37.49'	N 41°33'15"E
C17	50.00'	34.04'	33.39'	S 88°20'46"E
C18	50.00'	34.82'	33.93'	N 68°18'55"E
C19	50.00'	34.70'	34.00'	N 12°36'08"E
C20	50.00'	36.22'	35.43'	N 28°01'49"W
C21	50.00'	33.50'	32.88'	N 67°56'34"W
C22	50.00'	35.81'	35.05'	S 72°18'39"W
C23	50.00'	34.37'	33.69'	S 32°08'00"W
C24	20.00'	48.09'	37.31'	S 81°17'27"W
C25	525.00'	99.56'	99.71'	N 35°16'36"W
C26	525.00'	50.97'	50.95'	N 43°30'26"W
C27	525.00'	53.02'	53.00'	N 48°10'55"W
C28	525.00'	53.02'	53.00'	N 54°58'06"W
C29	525.00'	53.02'	53.00'	N 60°45'18"W
C30	525.00'	53.02'	53.00'	N 66°32'30"W
C31	525.00'	41.70'	41.69'	N 71°42'38"W
C32	50.00'	17.45'	16.90'	N 46°56'19"W
C33	50.00'	51.20'	48.00'	N 53°11'44"W
C34	50.00'	39.24'	38.24'	S 74°51'05"W
C35	50.00'	32.91'	32.32'	S 33°30'56"W
C36	50.00'	32.91'	32.32'	S 04°11'30"E
C37	50.00'	36.49'	35.69'	S 34°57'19"E
C38	50.00'	51.59'	49.33'	N 85°34'37"E
C39	20.00'	13.37'	13.13'	N 75°10'32"E
C40	20.00'	4.08'	4.07'	S 79°49'37"E
C41	475.00'	57.44'	57.40'	S 70°31'19"E
C42	475.00'	74.04'	73.97'	S 62°33'33"E
C43	475.00'	62.98'	62.93'	S 54°19'43"E
C44	475.00'	62.98'	62.93'	S 46°43'54"E
C45	475.00'	106.71'	106.48'	S 36°29'51"E
C46	20.00'	31.17'	28.11'	S 14°35'21"W
C47	475.00'	41.18'	41.16'	S 56°45'24"W
C48	475.00'	56.25'	56.22'	S 50°52'50"W
C49	475.00'	81.74'	81.64'	S 42°33'29"W
C50	475.00'	135.51'	135.05'	S 29°27'19"W
C51	450.00'	408.04'	394.20'	N 36°59'35"E
C52	500.00'	400.86'	390.21'	N 51°01'06"W
C53	660.00'	25.84'	25.84'	S 70°33'24"E
C54	860.00'	86.86'	86.83'	S 66°32'30"E
C55	860.00'	86.86'	86.83'	S 60°45'18"E
C56	860.00'	86.86'	86.83'	S 54°58'06"E
C57	860.00'	86.86'	86.83'	S 49°10'55"E



BY RECORDING THIS SUBDIVISION PLAN AS AN "OPEN SPACE DEVELOPMENT" AND MEETING ALL CONDITIONS AND REGULATIONS SET FORTH BY THE TOWN OF FUQUAY-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

1.) 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 OR BUILDING OR DEVELOPMENT WHICH COMPROMISES THE EXISTENCE OF THE OPEN SPACE.

2.) THE DEDICATED OPEN SPACE AREAS AND CONSERVATION EASEMENTS MUST REMAIN IN IT'S 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.

3.) 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.

4.) COMMON GREEN AREAS ARE FOR THE PURPOSE OF ENJOYMENT 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 FUQUAY-VARINA.

5.) 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.

OWNER(S) Robert Strunk Mgr DATE 6-7-07
PS/SE Ballentine LLC

BALLENTINE S/D PHASE 6 COMMON GREEN OPEN SPACE B.O.M.2007 PG.138-140

All areas delineated as a "Riparian Buffer" must be maintained and remain in it's natural state in perpetuity, based on State and local regulations that are in force thot may be amended from time to time. The owner, heir, successor, administrator, executors and any and all assignees with property impacted by the "buffer" may not disturb the buffer and must protect and preserve said area(s) according to existing regulations.

WAKE COUNTY, NC 338
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/13/2007 AT 13:14:57

BOOK:BM2007 PAGE:01361

OWNER/DEVELOPER:
PS/SE BALLENTINE FARMS, L.L.C.
8180 GREENSBORO DRIVE
SUITE 525
McLEAN, VA. 22102-3877

SURVEY OF:
BALLENTINE SUBDIVISION
PHASE 7B

MIDDLE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 100' NOVEMBER 30, 2006

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 1301 W. BROAD ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326

100 0 100 200 300
GRAPHIC SCALE – FEET

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

I, Rose H. John, THE TOWN CLERK OF THE TOWN OF FUQUAY VARINA, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF FUQUAY-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 FUQUAY VARINA, IT IS IN THE PUBLIC INTEREST TO DO SO.

6/12/07 DATE
Rose H. John TOWN CLERK

BALLENTINE S/D PHASE 7B

I 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: BALLENTINE SUB PH 7B
OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $ 37,749.85 OR CASH IN THE AMOUNT OF $ N/A HAS BEEN POSTED WITH THE TOWN OF FUQUAY VARINA TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

6/13 DATE, 20 07

(1) TOWN MANAGER
(2) Rose H. John TOWN CLERK

Owner (and any successor-in-interest) hereby warrants and agrees to make repair(s) to any and all streets, curb, gutter, storm drainage, utilities and appurtenances (referred to herein as "improvement(s)") installed by the owner (within the dedicated right(s)-of-way or easement(s)) due to defective materials or faulty workmanship for a period of one year beginning from the date of recordation of this plat map. In the event Owner posts a bond for construction of future improvements, then owner's warranty and agreement shall begin from the date said bond is released.

Owner's obligation to repair(s), shall be triggered when, in the opinion of the Town's Engineer or Public Works Director, a defect in said improvement(s) occurs.

JOB #2161
CF:BALLEN PF:BALPH7B