

VICINITY MAP
NOT TO SCALE

RESTRICTIVE COVENANTS RECORDED IN D.B.11477 PG.1586 THRU 1624.

HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN D.B.11477 PG.1586 THRU 1624.

LEGEND
- O = IRON PIPE SET
- EIS = EXISTING IRON STAKE
- EIP = EXISTING IRON PIPE
- R/W = RIGHT OF WAY
- POB = POINT OF BEGINNING
- PL = PROPERTY LINE
- ——— = LINE NOT SURVEYED
- (0000) = ADDRESS NUMBER
- —ST— = SIGHT TRIANGLE

WAKE COUNTY, NORTH CAROLINA

I, CHAD BRADY, REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4-20-10 — DATE — REVIEW OFFICER

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.

4-20-10 — DATE — Deeda W. Harris, TOWN CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION.
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATERLINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED ON THIS PLAT.

4-19-10 — DATE

HERITAGE WAKE FOREST, INC.
P.O. BOX 1615
WAKE FOREST N.C. 27588
(919)-562-1322

ZONING: C.U. R-5
(CUP# RZ-04-10)
(CUP# RZ-04-10A)

20' FRONT SETBACK
10' REAR SETBACK
20' CORNER YARD SETBACK
MIN LOT WIDTH = 50'
5,000 SQ. FT. MIN. LOT SIZE
2' MIN. SIDE YARD
AGGREGATE = 16'

S 41°50'44"E 10182.94' (GRID)
S 41°50'44"E 10183.57' (GROUND)
COMBINED SCALE FACTOR
0.99993784

ROGERS ROAD
PUBLIC R/W VARIES

RIGHT OF WAY DEDICATION
4,950.96 Sq. Ft.
0.11 Acres

20' LANDSCAPE STREET YARD BUFFER & SIDEWALK EASEMENT

CONCRETE MONUMENT

CONTROL CORNER
N=798,299.3149
E=2,150,110.7347
(NAD 83)

N.C.G.S. "FORESTVILLE"
N=805,133.400
E=2,142,561.725
(NAD 83)

N/F
HELEN PRICE
D.B. 8819 PG. 939
DB. 1326 PG. 660

FUTURE DEVELOPMENT
HERITAGE WAKE FOREST, INC.
D.B. 10999 PG. 1294
BOM 2005 PG. 37
ZONED: R-5 C.U.

FUTURE GOLDEN STAR WAY

GOLDEN STAR WAY
50' PUBLIC R/W

RIGHT OF WAY DEDICATION
19,747.93 Sq. Ft.
0.45 Acres

8' TREE EASEMENT (ALONG FRONTAGE OF ALL LOTS)

RED TRILLIUM CT
50' PUBLIC R/W

HERITAGE VIEW TRAIL
BOM 2008 PG. 167
50' PUBLIC R/W

HERITAGE SOUTH SUBDIVISION
BOM 2008 PG 2018

Lot	Area
1515	9,259.68 SF 0.21 AC
1516	9,240.08 SF 0.21 AC
1517	9,295.12 SF 0.21 AC
1518	9,290.30 SF 0.21 AC
1519	9,528.89 SF 0.22 AC
1520	BOM 2008 PG. 168
1521	BOM 2008 PG. 168
1522	BOM 2008 PG. 168
1535	BOM 2008 PG. 168
1538	8,328.99 SF 0.19 AC
1539	7,242.83 SF 0.17 AC
1540	8,221.18 SF 0.19 AC
1597	7,256.69 SF 0.17 AC
1598	7,249.78 SF 0.17 AC
1501	BOM 2008 PG. 167
1502	BOM 2008 PG. 167
1503	BOM 2010 PG. 129
1504	BOM 2010 PG. 129
1505	BOM 2010 PG. 129
1506	BOM 2010 PG. 129
1507	BOM 2010 PG. 129
1508	BOM 2010 PG. 129
1509	BOM 2010 PG. 129
1510	BOM 2010 PG. 129
1511	BOM 2010 PG. 129
1512	BOM 2010 PG. 129
1541	BOM 2010 PG. 129
1542	BOM 2010 PG. 129
1543	BOM 2010 PG. 129
1544	BOM 2010 PG. 129
1545	BOM 2008 PG. 2018
1561	BOM 2008 PG. 2018
1562	BOM 2008 PG. 2018
1563	BOM 2008 PG. 167
1564	BOM 2008 PG. 167

WAKE COUNTY, NC
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/21/2010 AT 08:32:58

BOOK: BM2010 PAGE: 00343

#	RADIUS	LENGTH	BEARING	CHORD
C1	225.00'	67.31'	N 76° 01' 51" W	67.06'
C2	225.00'	7.93'	N 66° 27' 08" W	7.93'
C3	225.00'	28.92'	N 62° 00' 53" W	28.90'
C4	225.00'	65.46'	N 54° 31' 19" W	65.24'
C15	175.00'	74.42'	S 53° 15' 22" E	73.87'
C16	175.00'	101.92'	S 53° 04' 49" E	99.91'

SITE DATA

AREA TO BE RECORDED: 2.51 AC.
LESS AREA IN R/W: 0.56 AC.
NET AREA (LOTS): 1.95 AC.
NUMBER OF LOTS: 10
AVERAGE LOT SIZE: 78,479.10 SQ FT
AVERAGE LOT SIZE: 0.19 AC.

GRAPHIC SCALE
1 Inch = 60 ft.
60' 0' 30' 60' 120' 240'

NC GRID (NAD 83)

NORTH CAROLINA PROFESSIONAL SEAL L-4477 LAND SURVEYOR DEREK F. BATTS

GENERAL NOTES:

ALL SANITARY SEWER IS LOCATED WITHIN THE PUBLIC RIGHT OF WAY.

ALL STORM EASEMENTS SHOWN ARE NEW PUBLIC STORM DRAINAGE EASEMENTS UNLESS OTHERWISE STATED.

ALL STORM & SEWER EASEMENTS SHALL RUN PARALLEL WITH THE PROPERTY LINES AND TERMINATE AT THE PUBLIC RIGHT OF WAY.

MAINTENANCE OF PUBLIC DRAINAGE EASEMENTS TERMINATES AT THE END OF PIPE/STRUCTURE. REMAINDER OF EASEMENT IS PRIVATE.

THIS PARCEL IS LOCATED WITHIN THE TOWN OF WAKE FOREST PLANNING JURISDICTION.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

ALL AREAS SHOWN WERE COMPUTED BY COORDINATE GEOMETRY UNLESS OTHERWISE SHOWN.

NEW IRON PIPES SET ARE ½" DIA. METAL.

ALL EASEMENTS ARE CENTERED ON UTILITY UNLESS OTHERWISE NOTED.

ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE.

NO PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 3720 I7490O J (EFFECTIVE DATE 5/2/06) SHOWN ON MAP DOWNLOADED 04/19/10 FROM THE FOLLOWING WEBSITE, "WWW.NCFLOODMAPS.COM."

ALL SIGHT TRIANGLES SHOWN ARE 90' X 90'.

NO NEUSE RIVER RIPARIAN FEATURES EXIST ON THIS PLAT.

NO WETLANDS EXIST ON THIS PLAT.

RECREATION REQUIREMENTS TO BE MET BY RECREATION FACILITY FEE OR THRU CREDITS BY OTHER AGREEMENTS WITH THE TOWN OF WAKE FOREST.

ALL PRIVATE COMMON AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HERITAGE SOUTH HOME OWNERS ASSOCIATION.

RECORDED IN BOOK OF MAPS 2010, PAGE 343

SUBDIVISION PLAT FOR
"HERITAGE SOUTH SUBDIVISION
PHASE 1, SECTION 12-A
AT HERITAGE WAKE FOREST"

OWNER: HERITAGE WAKE FOREST, INC.

WAKE FOREST TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

MULKEY
ENGINEERS & CONSULTANTS
PO Box 33127
Raleigh, N.C. 27636
(919) 851-1912
(919) 851-1918 (FAX)
WWW.MULKEYINC.COM

PROJECT: 2003166.00	ZONED: R-5 CU
PROJECT FILE: 2003166.00 PLAT 13-Adgn	CASE # RZ-04-10 (CUP) CASE # RZ-04-10A (CUP) P.I.N. 1759-0106-3557
DATE: 04-19-2010	DRAWN BY: CRD CHECKED BY: DFB
SCALE: 1"=60'	FB: 2003166.00 FILE: NA
REVISIONS	

I, Derek F. Batts, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book (see), Page (map) that the boundaries not surveyed are clearly indicated as drawn lines from information found in Book (see), Page (ref); that the ratio of precision as calculated is 1:20,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19th day of April, A.D., 2010.

Derek F. Batts, PLS
NC L-4477

I, Derek F. Batts, Professional Land Surveyor No. L-4477, certify to one or more of the following as indicated thus (X):

(X) a. That this plat is of a survey that creates a subdivision of land within the area of a county that has regulations parcels of land;

Derek F. Batts, PLS
NC L-4477