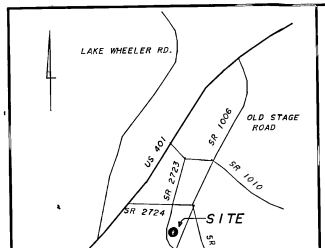
BOOK 1990 PAGE 258



VICINITY MAP nts

"I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF WAKE COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT."

3-12-90 DATE — SUBDIVISION ADMINISTRATOR

Approval expires if not recorded on or before 3-26-90

I, GARRY VANPOL certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5SE, Page 165, etc.) (other); that the ratio of precision is 1:10000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 3SE, Page 225, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 28 day of A.D., 1990

NORTH CAROLINA REGISTERED SEAL L-2986 LAND SURVEYOR GARRY C. VANPOOL

Surveyor

L-2986
Registration Number

North Carolina — Wake County

I, a Notary Public of the County and State aforesaid, certify that GARRY C.VANPOOL, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 28 day of February, 1990.

Marie J. Savoy
Notary Public

MARIE J. SAVOY NOTARY PUBLIC WAKE COUNTY, N.C.

My commission expires 3/19/91

North Carolina — Wake County

The foregoing certificate of Marie J. Savoy, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Book 1990 Page 258 This March 12 1990 at 8:29 P.M.

By Regina R. Cooke - Deputy
Register of Deeds — Deputy Register of Deeds

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 THE COUNTY OF WAKE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER — DATE 3/16/90

I, a Notary Public of the County of Wake and the State of North Carolina certify that Clifford Ramsey personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 16 day of March, 1990

NOTARY PUBLIC

My commission expires My Commission Expires July 26, 1991

CERTIFICATION OF SUBDIVISION REVIEW BY WAKE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY LOTS SHOWN ON THIS PLAT FOR SOUTHERN OAKS SUBDIVISION HAVE BEEN TENTATIVELY REVIEWED FOR MINIMUM SPACE AND SITING REQUIREMENTS FOR SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM. BASED ON THIS PRELIMINARY REVIEW, IT APPEARS THAT LOTS ON THIS PLAT MEET APPROPRIATE WAKE COUNTY HEALTH DEPARTMENT REGULATIONS. NOTE THAT THIS PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL APPROVAL REQUIRES ISSUANCE OF THE APPROPRIATE WAKE COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITTING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING.

3/5/90 DATE

W. E. Lyon
WAKE COUNTY HEALTH DIRECTOR or AUTHORIZED REPRESENTATIVE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

Proposed Subdivision Road Construction Standards certification

APPROVED D.A. Allsbrook for PAM — District Engineer

DATE 3-5-90

"Only Dept. of Transportation approved structures are to be constructed on Public Right of Way"

RECORDED IN BOOK OF MAPS 1990, PAGE 258

DISCLOSURE STATEMENT

NO BUILDING OR STRUCTURE TO BE CONSTRUCTED OR PLACED ON A LOT AS SHOWN ON THIS PLAT MAY BE OCCUPIED PRIOR TO CERTIFICATION THAT THE STREETS AND OTHER REQUIRED IMPROVEMENTS AS DISCLOSED BY THE SUBDIVIDER/SELLER ARE COMPLETED. THE DISCLOSURE OF CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES IS FILED WITH THE WAKE COUNTY SUBDIVISION ADMINISTRATOR.

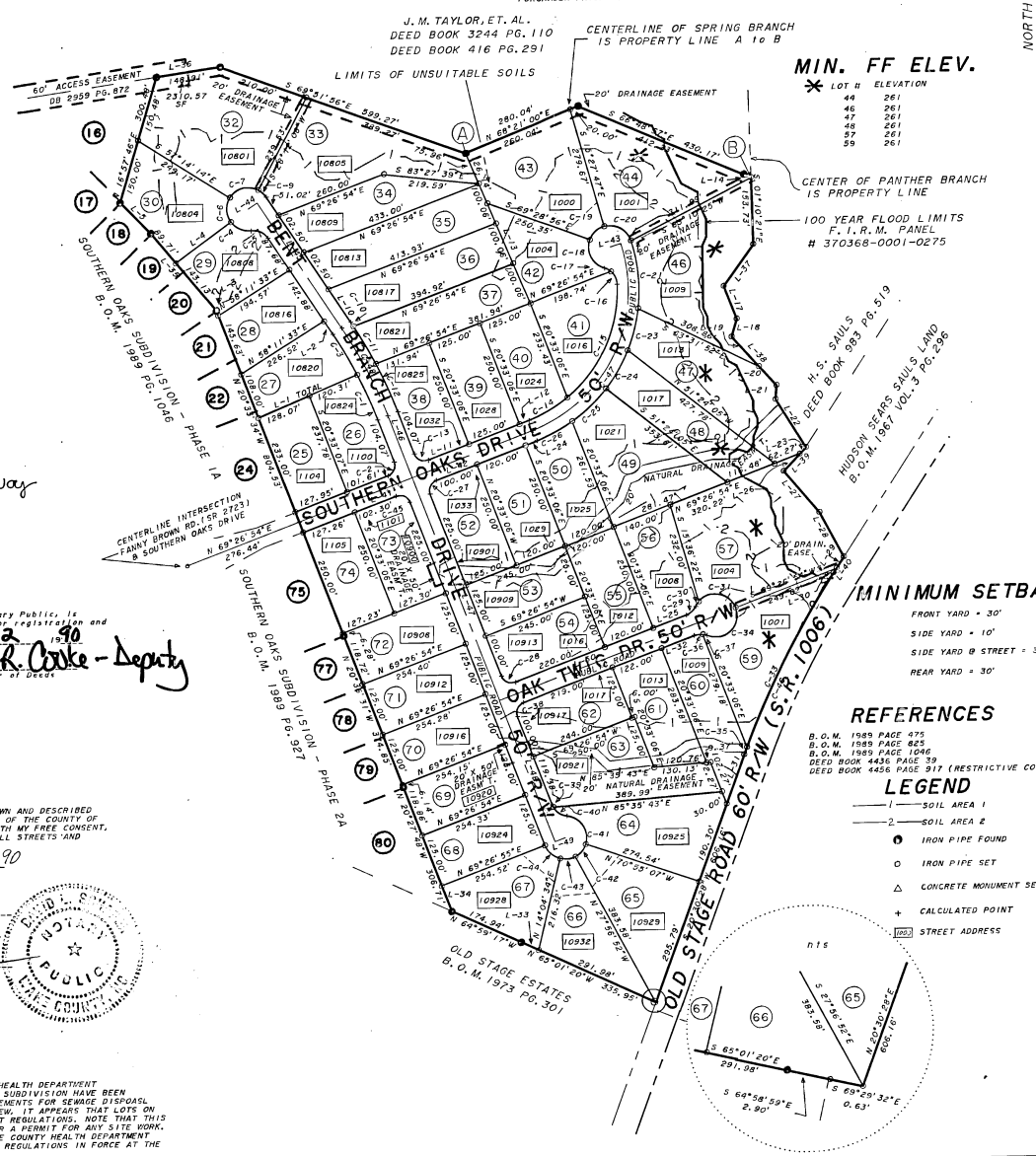
PUBLIC STREETS MUST MEET OR EXCEED N.C.D.O.T. SUBDIVISION STREET STANDARDS.

PRIVATE STREETS MUST MEET OR EXCEED WAKE COUNTY PUBLIC ROAD STANDARDS.

THE SCHEDULE FOR COMPLETION OF REQUIRED IMPROVEMENTS IS AS FOLLOWS:

STREETS AS SHOWN ON PLAT BY 4-12-90

A SUBDIVISION STREET DISCLOSURE STATEMENT CONTAINING STREET STATUS AND MAINTENANCE RESPONSIBILITIES IS TO BE SUPPLIED TO AND ACKNOWLEDGED BY THE LOT PURCHASER PRIOR TO OR AT CLOSING IN ACCORDANCE WITH N.C.G.S. 136-102.6(f).



MIN. FF ELEV.

LOT #	ELEVATION
44	261
46	261
47	261
48	261
57	261
59	261

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	1007.18'	113.43'	6°27'10"	113.37'	N 23°46'41"W
C-2	25.00'	39.27'	90°00'00"	35.36'	N 24°26'54"E
C-3	1007.18'	109.40'	6°13'24"	109.35'	N 30°26'56"W
C-4	50.00'	53.13'	60°53'07"	50.67'	N 66°23'50"W
C-5	40.00'	44.41'	63°36'44"	42.16'	N 65°02'02"W
C-6	50.00'	59.97'	68°43'33"	56.44'	N 01°35'45"W
C-7	50.00'	74.56'	85°26'23"	67.84'	N 75°26'57"E
C-8	50.00'	24.93'	28°34'11"	24.67'	S 42°46'41"E
C-9	50.00'	24.93'	28°34'11"	24.67'	S 42°46'41"E
C-10	1057.18'	11.32'	0°36'50"	11.32'	S 82°50'15"E
C-11	1057.18'	101.38'	5°29'39"	101.34'	S 29°58'01"E
C-12	1057.18'	121.19'	6°34'09"	121.12'	S 23°50'09"E
C-13	25.00'	39.27'	90°00'00"	35.36'	S 65°33'06"E
C-14	320.02'	103.44'	18°31'10"	102.99'	N 60°11'19"E
C-15	320.02'	295.29'	52°52'07"	284.93'	N 24°29'41"E
C-16	40.00'	33.19'	47°32'34"	32.25'	N 25°42'40"W
C-17	40.00'	16.80'	24°04'01"	16.68'	N 61°30'58"W
C-18	50.00'	82.09'	94°04'02"	73.18'	N 26°30'57"W
C-19	50.00'	47.14'	54°01'09"	45.41'	N 47°31'36"E
C-20	50.00'	76.83'	88°02'48"	69.48'	S 61°26'26"E
C-21	370.02'	156.02'	24°28'05"	156.62'	S 05°11'01"E
C-22	370.02'	52.00'	8°03'07"	51.96'	S 03°01'28"W
C-23	370.02'	100.00'	15°29'04"	99.70'	N 14°47'33"E
C-24	370.02'	101.35'	15°41'39"	101.04'	N 30°22'55"E
C-25	370.02'	109.01'	16°52'45"	108.61'	N 46°40'07"E
C-26	370.02'	92.61'	14°20'23"	92.37'	N 62°16'41"E
C-27	25.00'	39.27'	90°00'00"	35.36'	N 24°26'54"E
C-28	25.00'	39.27'	90°00'00"	35.36'	N 65°33'06"W
C-29	40.00'	30.55'	43°45'42"	29.81'	S 87°34'03"W
C-30	50.00'	13.16'	15°04'35"	13.12'	S 33°13'29"W
C-31	50.00'	103.57'	118°41'09"	86.02'	N 78°53'40"W
C-32	2071.40'	449.13'	12°25'24"	448.26'	S 27°13'40"W
C-33	50.00'	116.73'	133°45'46"	91.97'	N 46°19'45"E
C-34	2071.40'	16.38'	0°30'30"	16.38'	S 20°45'43"W
C-35	2071.40'	20.08'	0°33'15"	19.87'	N 83°49'53"E
C-36	40.00'	10.41'	14°55'44"	10.44'	S 74°17'16"E
C-37	40.00'	39.27'	90°00'00"	35.36'	S 24°26'54"W
C-38	25.00'	5.64'	6°04'50"	5.64'	N 24°35'31"W
C-39	40.00'	38.77'	55°31'51"	37.27'	S 56°23'53"W
C-40	40.00'	80.01'	103°08'55"	78.34'	N 32°35'22"W
C-41	50.00'	37.68'	43°10'56"	36.80'	S 40°34'33"W
C-42	50.00'	36.97'	41°54'33"	35.76'	S 83°07'16"W
C-43	50.00'	46.32'	55°22'20"	46.46'	N 48°14'16"W
C-44	50.00'	39.27'	90°00'00"	35.36'	N 65°33'06"W
C-45	25.00'	39.27'	90°00'00"	35.36'	N 24°26'54"E
C-46	2071.40'	467.52'	12°55'54"	466.52'	N 26°58'25"W
C-47	345.02'	523.09'	86°51'58"	474.41'	N 26°00'55"E
C-48	1032.18'	228.36'	12°40'34"	227.89'	S 26°53'23"E

LOT AREAS

LOT #	SQUARE FEET
25	30122.27
26	30028.80
27	30073.34
28	30072.25
29	30078.77
30	39342.03
32	74668.97
33	66115.99
34	34650.15
35	42346.71
36	40439.75
37	38760.93
38	31355.20
39	31250.00
40	30694.48
41	33224.11
42	30213.85
43	55263.71
44	61043.99
46	68648.10
47	57493.14
48	38836.25
49	29229.13
50	30349.98
51	30000.00
52	31115.87
53	30625.00
54	30490.87
55	30000.00
56	32052.97
57	84392.77
58	±2206.09
59	33130.02
60	31697.91
61	30365.87
62	49301.36
63	47594.26
64	47071.63
65	37713.31
66	36965.66
67	31803.63
68	31779.38
69	31777.02
70	31792.58
71	31608.13
72	31689.94
74	31810.53

LEG TABLE

COURSE	BEARING	DISTANCE
L-1	N 67°16'41"E	248.35'
L-2	N 33°13'40"W	36.00'
L-3	N 20°33'34"W	11.82'
L-4	N 54°02'43"E	158.20'
L-5	N 44°10'28"W	99.82'
L-10	S 33°13'40"E	91.16'
L-11	N 69°26'54"E	100.00'
L-13	S 69°26'54"E	23.35'
L-14	S 22°30'38"E	249.99'
L-15	S 44°48'57"E	17.84'
L-17	S 20°56'19"E	61.26'
L-18	S 16°57'52"W	42.64'
L-19	S 61°47'41"E	93.21'
L-20	S 41°47'41"E	69.08'
L-21	S 04°28'19"W	32.46'
L-22	S 31°24'17"E	131.43'
L-23	S 44°00'26"W	21.07'
L-24	N 69°26'54"E	26.35'
L-25	S 69°26'54"W	81.75'
L-26	S 44°00'26"W	33.70'
L-27	S 44°00'26"W	125.07'
L-28	S 27°55'07"E	116.97'
L-29	S 33°26'28"W	30.86'
L-30	S 33°26'28"W	13.43'
L-31	S 20°30'28"W	120.07'
L-32	N 69°26'54"E	80.75'
L-33	N 65°01'20"W	43.98'
L-34	N 20°27'48"W	62.85'
L-35	N 39°38'53"W	232.84'
L-36	N 81°39'18"E	148.91'
L-37	S 36°16'46"W	117.59'
L-38	S 41°47'41"E	112.30'
L-39	S 44°00'26"W	74.77'
L-40	S 33°26'28"W	44.23'
L-41	N 69°26'54"E	279.56'
L-42	N 69°26'54"E	298.35'
L-43	S 72°34'56"W	25.00'
L-44	N 56°46'20"E	25.00'
L-45	S 33°13'40"E	347.17'
L-47	S 20°33'06"E	154.07'
L-48	S 20°33'06"E	550.00'
L-49	N 69°26'54"E	350.00'
L-50	N 69°26'54"E	25.00'
		534.00'

REFERENCES

B.O.M. 1989 PAGE 475
B.O.M. 1989 PAGE 825
B.O.M. 1989 PAGE 1046
DEED BOOK 4436 PAGE 39
DEED BOOK 4456 PAGE 917 (RESTRICTIVE COVENENTS)

LEGEND

- 1 SOIL AREA 1
- 2 SOIL AREA 2
- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT SET
- + CALCULATED POINT
- 1001 STREET ADDRESS

MINIMUM SETBACKS

FRONT YARD = 30'
SIDE YARD = 10'
SIDE YARD @ STREET = 30'
REAR YARD = 30'

GENERAL NOTES

(1) ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
(2) ALL AREAS COMPUTED BY D.M.D. METHOD.
(3) PROPERTY DOES NOT LIE WITHIN 2000' OF N.C.G.S. GRID MONUMENT.
(4) PROPERTY LINES THAT INTERSECT PANTHER BRANCH ARE WITNESSED BY IRON PIPES SET 50' ON PROPERTY LINE.
(5) 100 YEAR FLOOD PLAIN AND BAD SOILS ARE TAKEN FROM ENGINEERING PLANS ENTITLED "SOUTHERN OAKS SUBDIVISION" PREPARED BY BILLUPS & ASSOCIATES, DATED 3-3-89.
(6) EACH LOT TO HAVE INDIVIDUAL SEPTIC SYSTEM PER WAKE COUNTY STANDARDS.
(7) 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 ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
(8) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION. THE BUILDERS ENGINEER, ARCHITECT OR SURVEYOR MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

200 0 200 400 600
GRAPHIC SCALE - 1" = 200'

REVISIONS
REVISED LOTS 2/26/90 WEH
REVISED LOTS 2/28/90 WEH

SOUTHERN OAKS SUBDIVISION
PHASE 2

SURVEY FOR:
RAMSEY AND PRICE BUILDERS, INC.

TOWNSHIP:	PANTHER BRANCH	COUNTY:	WAKE
STATE:	NORTH CAROLINA		
ZONE:	R-30	TAX MAP: 806	PARCEL: 52

Dewberry & Davis
Architects Engineers Planners Surveyors
Suite 400, 8601 Six Forks Road
Raleigh, N.C. 27615 919-847-0418

SURVEY DATE:	DECEMBER 1989		SCALE: 1" = 200'
SURVEYED BY:	BM	DRAWN BY: WEH/P	JOB NO: 89061
CLOSURE BY:	WEH	CHECKED BY: GVP	89061RP.DWG