BKBM2011PG00936

SITE INFORMATION:

OWNER/DEVELOPER:
J&E LAND HOLDINGS CO., LLC
736 BRAWLEY SCHOOL ROAD; STE. E
MOORESVILLE, NC 28117

TOTAL LOT AREA: 15.9 ACRES

PROPERTY IS ZONED: PD
PROPERTY IS IN THE WS-IV-PA OVERLAY DISTRICT

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED UNITS: 33 (2.1/ACRE)

PARCEL ID: 0876279939

BUILDING SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 6'
CORNER SIDE: 16'

MINIMUM BUILDING SEPARATION: 12'
MINIMUM LOT WIDTH: 50'

NUMBER OF LOTS: 34

FILED FOR REGISTRATION

_____,2011
DATE

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY_____
ASST./DEPUTY

TIME: _____

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FUQUAY VARINA STANDARDS AND SPECIFICATIONS.
2. THE IMPROVEMENTS TO OLD HONEYCUTT ROAD SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS FILES.
4. THE FLOOD LINE WAS TAKEN FROM WAKE COUNTY GIS FILES.
5. OWNER SHALL SUBMIT A DRIVEWAY PERMIT TO NCDOT FOR APPROVAL OF SITE ACCESS ONTO OLD HONEYCUTT ROAD. THE ROAD IMPROVEMENTS CONSISTING OF A LEFT TURN LANE AND PAVEMENT TAPERS SHALL BE APPROVED AS PART OF THE DRIVEWAY PERMIT.
6. TOWN OF FUQUAY VARINA REQUIREMENTS FOR ROAD IMPROVEMENTS TO OLD HONEYCUTT ROAD SHALL BE DONE WITH DEVELOPMENT OF SECTION B.
7. WETLANDS AND FLOOD LINE PROVIDED BY JONES, CNOSSEN & DOOL ENGINEERING, PLLC. THESE LINES WERE NOT ESTABLISHED IN THE FIELD ON THIS SURVEY.
8. RIGHTS-OF-WAYS AND/OR MAY APPLY TO THIS PARCEL THAT ARE NOT SHOWN ON THIS SURVEY. A FULL AND COMPLETE TITLE REPORT WAS NOT PROVIDED TO THIS SURVEY AT THE TIME OF THIS MAP.

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 STREET, ALLEYS, WALKS, PARKS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

9/28, 2011
DATE

OWNER

OWNER

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 "IMPROVEMENTS(S)") INSTALLED BY THE OWNER (WITHIN THE DEDICATED RIGHTS(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.

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: WILLOW CREEK OR (2) THAT A SURETY BOND IN THE AMOUNT OF $ N/A OR CASH IN THE AMOUNT OF $ 29,757.20 HAS BEEN POSTED WITH THE TOWN OF FUQUAY-VARINA TO ASSURE COMPLETIONS OF ALL REQUIRED IMPROVEMENTS INCASE OF DEFAULT. (PH 7)

9/20/11
DATE

TOWN MANAGER

TOWN CLERK

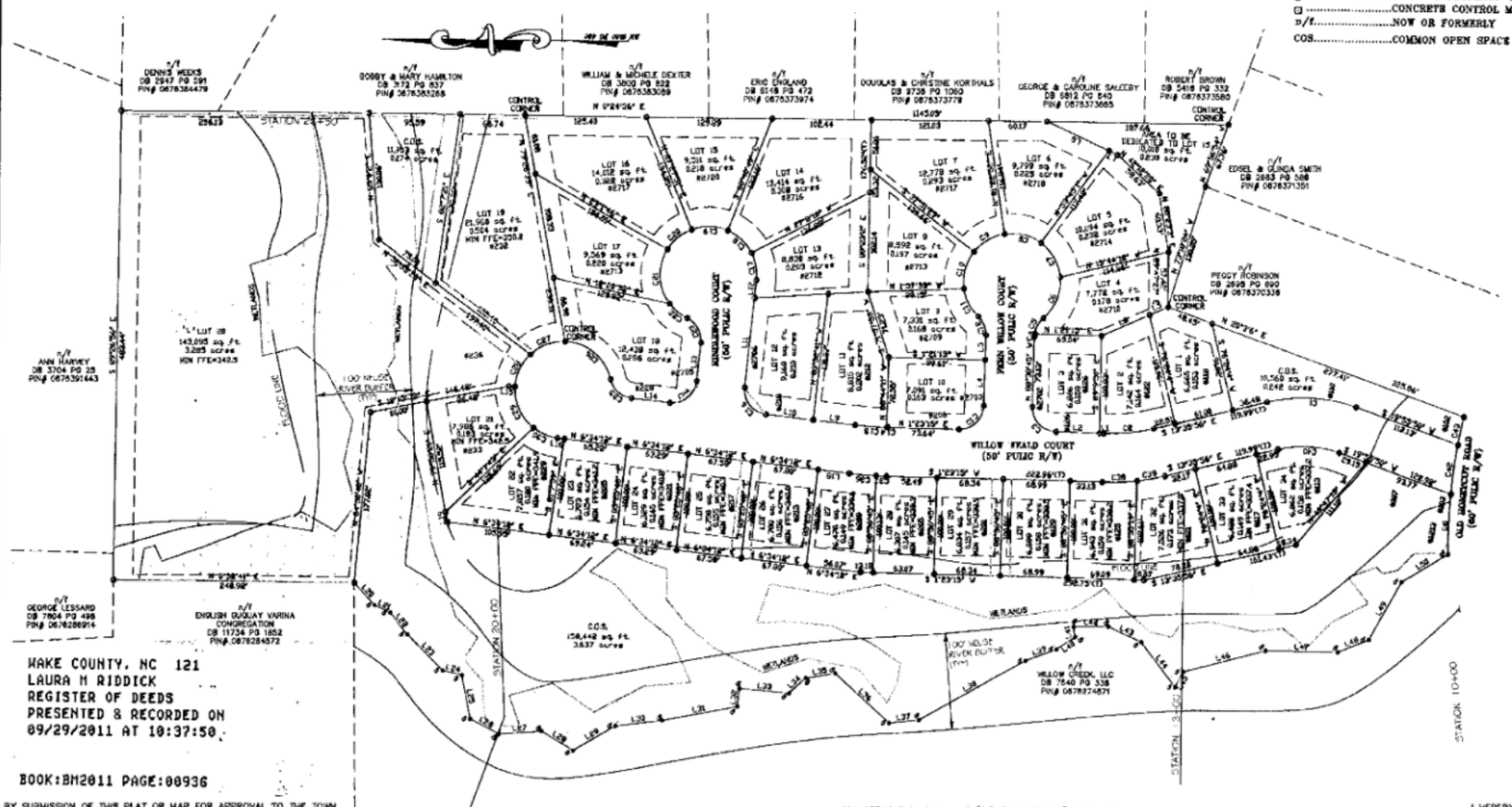
I, MICHAEL SORENSEN, REVIEW OFFICER OF THE TOWN OF FUQUAY-VARINA, WAKE COUNTY, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

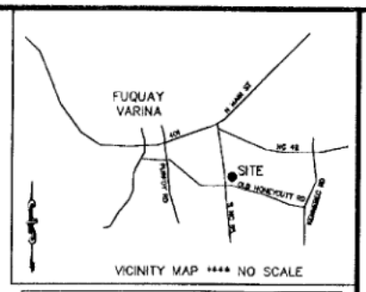
9/29/, 2011
DATE

REVIEW OFFICER

LEGEND

- - - - - - LINES NOT SURVEYED
- CP O ..... COMPUTED POINT
- R/W ..... RIGHT OF WAY
- O ..... SET IRON ROD
- ◉ ..... EXISTING PROPERTY CORNER
- ⊡ ..... CONCRETE CONTROL MONUMENT
- n/f ..... NOW OR FORMERLY
- COS ..... COMMON OPEN SPACE





VICINITY MAP **** NO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	93.63	160.00	92.30	N 3°9'57" E
C2	52.31	200.00	52.16	S 6°5'21" E
C3	39.26	25.00	35.35	S 46°22'15" W
C4	2.67	25.00	2.67	N 85°35'4" W
C5	28.36	25.00	17.95	N 61°29'23" W
C6	48.15	50.00	46.31	S 68°2'14" E
C7	42.11	50.00	40.87	N 60°14'21" E
C8	39.65	50.00	38.62	N 12°23'26" E
C9	37.09	50.00	36.25	N 38°34'39" W
C10	40.63	50.00	39.52	N 75°6'35" W
C11	33.55	50.00	32.92	S 68°23'15" W
C12	21.03	25.00	20.41	N 67°15'33" E
C13	39.28	25.00	25.37	S 43°37'45" E
C14	0.84	375.00	0.84	S 1°27'6" W
C15	33.08	375.00	33.07	S 4°2'34" W
C16	38.95	25.00	35.13	S 51°12'17" W
C17	29.15	50.00	28.74	N 79°8'13" E
C18	34.21	50.00	33.55	N 48°49'50" E
C19	39.39	50.00	37.46	N 1°13'42" E
C20	32.65	50.00	32.08	N 39°28'43" W
C21	60.31	53.00	56.72	S 37°15'38" W
C22	23.91	53.00	23.68	S 39°0'34" W
C23	30.77	25.00	28.97	N 60°34'31" E
C24	29.59	25.00	27.58	S 38°47'42" E
C25	30.77	25.00	28.87	S 41°50'3" W
C26	65.93	50.00	61.26	N 39°19'19" E
C27	39.25	50.00	38.25	N 29°56'26" W
C28	37.79	50.00	36.81	N 65°1'33" W
C29	48.31	50.00	46.46	S 65°41'37" W
C30	27.44	50.00	27.10	S 22°17'28" W
C36	27.96	425.00	27.95	S 4°41'31" W
C37	10.58	425.00	10.58	S 2°6'3" W
C38	36.13	250.00	36.10	S 2°45'10" E
C39	29.26	250.00	29.24	S 10°14'45" E
C40	64.37	110.00	63.46	N 3°9'57" E
C41	62.30	602.96	62.27	N 87°38'7" W
C42	51.17	602.96	51.15	N 82°14'40" W
C43	29.57	602.96	29.57	N 78°24'30" W

LINE TABLE

LINE	LENGTH	BEARING
L1	4.21	N 1°23'15" E
L2	45.11	N 1°23'15" E
L3	28.48	N 86°38'45" W
L4	47.60	N 08°38'45" W
L5	21.00	S 22°45'27" E
L6	34.00	S 22°45'27" E
L7	9.00	N 84°38'0" E
L8	75.78	N 24°38'8" E
L9	43.48	N 5°34'12" E
L10	49.29	N 5°34'12" E
L11	93.22	S 84°9'29" E
L12	18.77	S 84°9'29" E
L13	48.01	S 84°9'29" E
L14	29.87	N 4°34'12" E
L15	6.49	N 3°47'51" E
L16	7.14	N 5°34'12" E
L18	32.31	N 5°34'12" E
L19	10.66	N 79°58'21" E
L20	31.57	N 47°9'37" E
L21	17.84	N 86°29'7" E
L22	29.20	N 49°39'14" E
L23	52.07	N 43°19'49" E
L24	20.67	N 13°00'1" E
L25	45.91	N 75°18'44" E
L26	33.24	N 27°24'39" E
L27	44.18	N 47°36" W
L28	37.92	N 30°26'19" E
L29	58.51	N 70°7'38" W
L30	48.29	N 5°56'48" W
L31	79.02	N 19°36'39" W
L32	18.93	N 89°38'47" W
L33	51.44	N 5°3'21" E
L34	23.10	N 48°8'38" W
L35	31.08	N 5°3'38" W
L36	75.68	N 48°27'38" E
L37	31.01	N 6°13'4" W
L38	125.59	N 29°14'27" W
L39	34.00	N 20°35'15" W
L40	23.06	N 33°59'11" W
L41	10.06	S 31°24'58" W
L42	95.34	N 0°48'23" W
L43	37.49	N 24°24'58" E
L44	58.38	N 58°41'19" E
L45	17.94	S 63°33'45" W
L46	87.95	N 14°51'49" W
L47	74.88	N 1°41'39" E
L48	34.51	N 78°15'17" W
L49	68.60	N 60°43'19" W
L50	55.87	N 31°13'44" W

WAKE COUNTY, NC 121
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/29/2011 AT 10:37:50

BOOK:BM2011 PAGE:00936

BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL TO THE TOWN OF FUQUAY-VARINA, THE OWNER DEDICATES TO THE TOWN FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHT OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITION OF THE TOWN FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE, EXCEPT DEDICATIONS OF EASEMENTS OUTSIDE THE RIGHT OF WAY FOR STORM DRAINAGE ARE NOT MADE TO THE TO TOWN, BUT ARE IRREVOCABLY MADE FOR THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THIER USE AND BENEFIT.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "FPE" ON THE SUBDIVISION PLAT, THE BUILDER SHAL OBTAIN A FLOOD HAZARD PERMIT FROM THE TOWN. AN ENGINEER, ARCHITECT OR SURVEYOR SHALL CERTIFY THAT ALL FLOOD HAZARD SOILS ARE IDENTIFIED ON THE PLOT PLAN AND NO STRUCTURE IS WITHIN FLOOD HAZARD SOILS. NO EARTH FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN AREAS OF FLOOD HAZARD SOILS (PER WAKE COUNTY SOILS MAPS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES) UNTIL A FLOOD STUDY IS COMPLETED AND APPROVED BY THE TOWN OF FUQUAY-VARINA OR FEMA.

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

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.

Sept. 28, 2011
DATE

Rose H. John
TOWN CLERK

ALL AREAS DELINEATED AS "RIPARIAN BUFFER" MUST BE MAINTAINED AND REMAIN IN ITS NATURAL STATE IN PERPETUITY BASED ON STATE AND LOCAL REGULATIONS THAT IN FORCE THAT 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 DITURB THE BUFFER AND MUST PROTCET AND PRESERVE SAID AREA(S) ACCORDING TO EXISTING REGULATIONS.

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 OR THE REGISTER OF DEEDS.

Sept. 28, 2011
DATE

SECRETARY, TOWN OF COMMISSIONERS

3/5/11

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4398 J. MARK FISHER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FUQUAY-VARINA PLANNING BOARD AND THAT THE MONUMENTS OF THE SUBDIVISION REGULATION FOR THE TOWN OF FUQUAY-VARINA.

DATE 3/5, 2011

SURVEYOR OR ENGINEER

I, J. MARK FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DB 1101 PG 883, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM DEED BOOKS NOTED ON THE MAP; THAT THE RATIO OF PERCISION AS CALCULATED IS +1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATON NUMBER AND SEAL THIS 5TH DAY OF MARCH, AD, 2011.

REGISTERED LAND SURVEYOR — REGISTRATION # L-4398

summit
land services
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.506.0554
FAX: 704.504.1125
WWW.SUMMIT-COMPANIES.COM

SURVEY DATE MARCH 5, 2011
DRAWING SCALE 1" = 100'
JOB NUMBER S-2519-SEPT-08
DRAWN BY SB
CHECKED BY JMF
DWG FILES WILLOW CREEK/DWG/SKETCH PLAN.DWG

GRAPHIC SCALE
100' 50' 0 100'

PROJECT
FINAL PLAT OF WILLOW CREEK SUBDIVISION - MAP I

FUQUAY VARINA, WAKE COUNTY, NORTH CAROLINA

PREPARED FOR J&E LAND HOLDING CO., LLC
736 BRAWLEY SCHOOL ROAD, SUITE E
MOORESVILLE, NC 28117

SHEET 1 OF 2

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