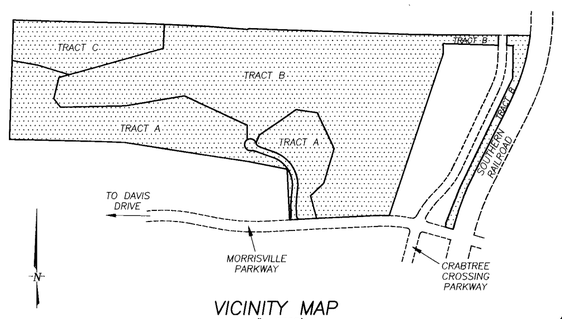
BOOK OF MAPS 1997 PG 1148



VICINITY MAP
1"= 1000'

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 6/23/97, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 23rd DAY OF June, A.D., 1997.

Michael E. Dickerson
REGISTERED LAND SURVEYOR

NORTH CAROLINA REGISTERED SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON

L-3639
REGISTRATION NUMBER

NOTARY PUBLIC

I, Elizabeth Taylor Notary Public, do hereby certify that MICHAEL E. DICKERSON, Registered Land Surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 23rd day of June AD, 1997.

Elizabeth Taylor
NOTARY PUBLIC

01-2402
MY COMMISSION EXPIRES

ELIZABETH TAYLOR NOTARY * * * PUBLIC WAKE COUNTY, N.C.

TYPE OF PLAT

I, MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

☒ A. 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;

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

WAKE COUNTY REGISTER OF DEEDS

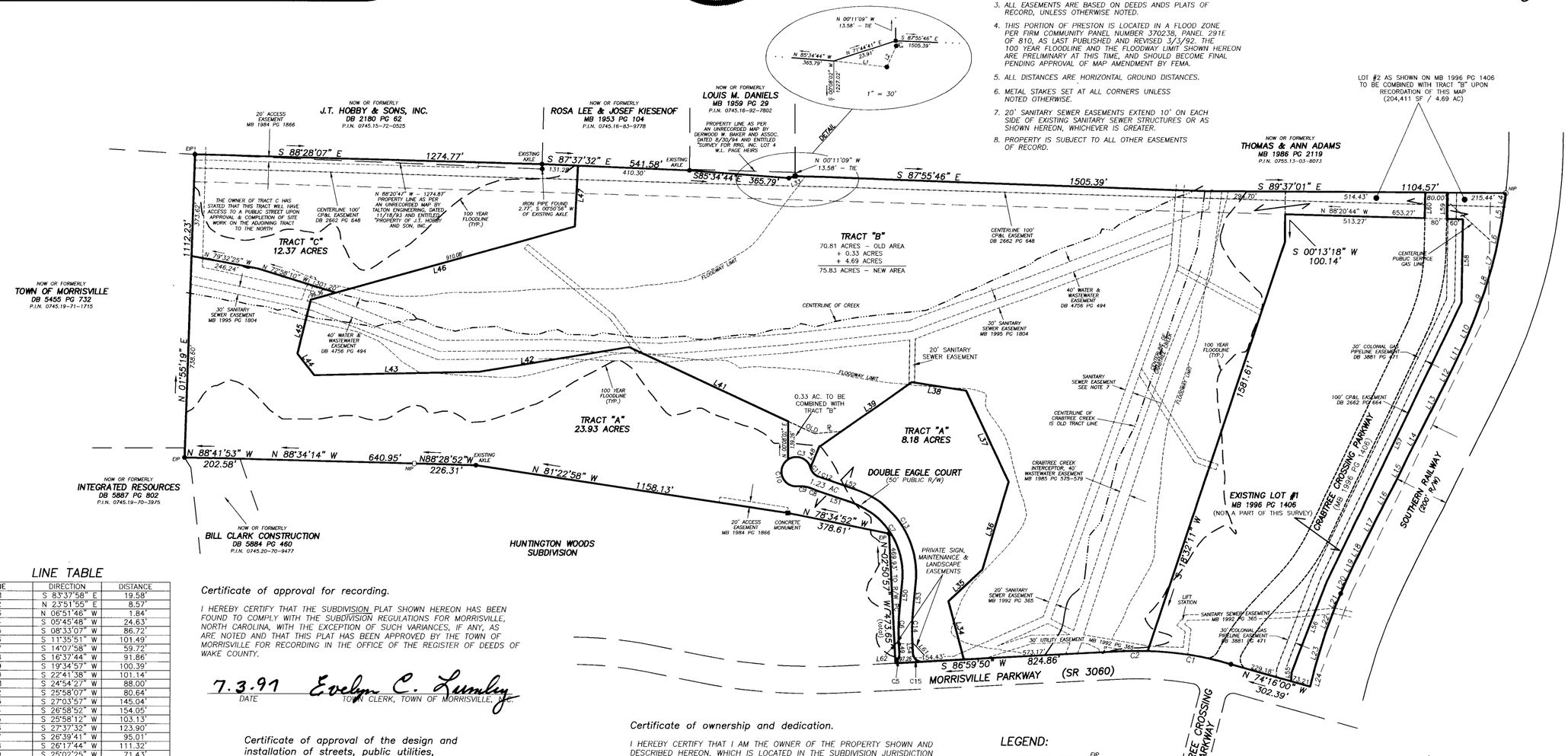
THE FOREGOING CERTIFICATE OF Elizabeth Taylor A NOTARY PUBLIC OF WAKE COUNTY, NORTH CAROLINA, IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR RECORDATION ON THIS THE 3rd DAY OF July, AD 1997 AT 3:05 O'CLOCK P. M. AND RECORDED IN THIS OFFICE IN MAP BOOK 1997, PAGE 1148

LAURA M. RIDDICK
WAKE COUNTY REGISTER OF DEEDS

Elizabeth E. Taylor
BY DEPUTY REGISTER OF DEEDS

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: MAP BOOK 1995 PAGE 1804. THERE IS NO NCGS GRID MONUMENT WITHIN 2000'.
3. ALL EASEMENTS ARE BASED ON DEEDS ANDS PLATS OF RECORD, UNLESS OTHERWISE NOTED.
4. THIS PORTION OF PRESTON IS LOCATED IN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 370238, PANEL 291E OF 810, AS LAST PUBLISHED AND REVISED 3/3/92. THE 100 YEAR FLOODLINE AND THE FLOODWAY LIMIT SHOWN HEREON ARE PRELIMINARY AT THIS TIME, AND SHOULD BECOME FINAL PENDING APPROVAL OF MAP AMENDMENT BY FEMA.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. 20' SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER STRUCTURES OR AS SHOWN HEREON, WHICHEVER IS GREATER.
8. PROPERTY IS SUBJECT TO ALL OTHER EASEMENTS OF RECORD.



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 83°37'58" E	19.58'
L2	N 23°51'55" E	8.57'
L3	N 06°51'46" W	1.84'
L4	S 05°45'48" W	24.63'
L5	S 08°33'07" W	86.72'
L6	S 11°35'51" W	101.49'
L7	S 14°07'58" W	59.72'
L8	S 16°37'44" W	91.86'
L9	S 19°34'57" W	100.39'
L10	S 22°41'38" W	101.14'
L11	S 24°54'27" W	88.00'
L12	S 25°58'07" W	80.64'
L13	S 27°03'57" W	145.04'
L14	S 26°58'52" W	154.05'
L15	S 25°58'12" W	103.13'
L16	S 27°37'32" W	123.90'
L17	S 26°39'41" W	95.01'
L18	S 26°17'44" W	111.32'
L19	S 25°02'25" W	71.43'
L20	S 23°20'26" W	56.27'
L21	S 23°20'26" W	44.17'
L22	S 20°27'38" W	108.74'
L23	S 17°12'09" W	131.54'
L24	S 13°47'21" W	73.32'
L33	N 71°44'41" E	23.91'
L34	N 15°00'08" W	220.00'
L35	N 46°59'26" E	170.33'
L36	N 16°41'35" E	335.56'
L37	N 25°06'34" W	368.21'
L38	N 81°15'25" W	202.07'
L39	S 55°04'38" W	414.42'
L41	N 65°04'23" W	644.07'
L42	S 80°31'40" W	557.59'
L43	S 88°45'23" W	606.33'
L44	N 37°58'49" W	99.92'
L45	N 13°42'57" E	204.39'
L46	N 74°26'54" E	1006.44'
L47	N 02°51'19" E	223.11'
L48	S 22°44'05" W	82.48'
L49	N 03°02'37" W	40.08'
L50	N 05°28'38" E	100.00'
L51	N 71°09'48" W	130.81'
L52	S 71°09'48" E	130.81'
L53	S 05°28'38" W	100.00'
L54	S 03°02'37" E	40.15'
L55	N 03°28'46" E	32.55'
L56	N 21°17'47" E	355.97'
L57	N 25°47'10" E	1133.43'
L58	N 01°02'05" E	305.10'
L59	N 01°02'05" E	95.23'
L60	S 01°02'05" W	93.45'
L61	S 43°27'01" E	93.47'
L62	S 87°09'03" W	16.04'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1262.75'	310.10'	309.32'	N 81°18'07" W
C2	1262.75'	102.83'	102.80'	S 89°19'48" W
C3	54.00'	101.75'	87.35'	N 69°39'49" W
C5	31.00'	33.34'	31.76'	N 27°46'14" E
C6	863.01'	128.34'	128.22'	N 01°13'00" E
C7	275.00'	367.85'	341.03'	N 32°50'35" W
C8	330.92'	26.81'	26.80'	N 68°50'53" W
C9	100.00'	51.02'	50.47'	N 81°08'15" W
C10	54.00'	143.36'	104.82'	N 19°41'57" W
C11	50.00'	45.54'	43.98'	S 41°46'33" E
C12	280.92'	16.15'	16.15'	S 69°31'00" E
C13	325.00'	434.73'	403.04'	S 32°50'35" E
C14	813.01'	120.91'	120.79'	S 01°13'00" W
C15	31.00'	48.67'	43.83'	S 48°01'23" E

Certificate of approval for recording.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MORRISVILLE, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF MORRISVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

7.3.97 Evelyn C. Lumley
DATE TOWN CLERK, TOWN OF MORRISVILLE, N.C.

Certificate of approval of the design and installation of streets, public 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, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF MORRISVILLE HAVE BEEN RECEIVED.

7-3-97 Neal P. Waldrum
DATE TOWN OFFICIAL

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 TOWN OF MORRISVILLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

PRESTON DEVELOPMENT COMPANY, JIM SMITH, AGENT — DATE 6-23-97

NOTARY CERTIFICATE — SEAL — DATE 6-23-97

MICHELE M. CRAIG NOTARY * * * PUBLIC WAKE COUNTY, N.C.

PRESTONWOOD COUNTRY CLUB, INC. — DATE 6-24-97

NOTARY CERTIFICATE — SEAL — DATE 6-24-97

MICHELE M. CRAIG NOTARY * * * PUBLIC WAKE COUNTY, N.C.

LEGEND:

EXISTING IRON PIPE ● EIP
NEW IRON PIPE ○ NIP

MAP/DEED REFERENCES:

MB 1984 PG 1866
MB 1911 PG 77
MB 1985 PG 577
MB 1985 PG 578
MB 1992 PG 365
MB 1959 PG 29
MB 1993 PG 1495
MB 1986 PG 2119
DB 2662 PG 648
DB 4756 PG 494
DB 2662 PG 664
DB 3881 PG 471
DB 5455 PG 732
DB 5048 PG 907
DB 5613 PG 782

AN UNRECORDED MAP BY DERWOOD W. BAKER AND ASSOC. DATED 8/30/94 AND ENTITLED "SURVEY FOR RRG, INC. LOT 4 W.L. PAGE HEIRS

AN UNRECORDED MAP BY TALTON ENGINEERING, DATED 11/18/93 AND ENTITLED "PROPERTY OF J.T. HOBBY AND SON, INC.

AN UNRECORDED MAP BY GREENHORNE & O'MARA, INC. ENTITLED "BOUNDARY FOR PRESTONWOOD P.U.D.

RECORDED IN BOOK OF MAPS 1997, PAGE 1148, WAKE COUNTY.

Withers & Ravenel
Engineering & Surveying, Inc.
1149 EXECUTIVE CIRCLE, SUITE D
CARY, NORTH CAROLINA 27511
(919) 469-3340, FAX (919) 467-6008

TRACTS A, B & C, A PORTION OF PRESTON NORTH

OWNER: PRESTON DEVELOPMENT COMPANY
WAKE COUNTY, NORTH CAROLINA
CEDAR FORKS TOWNSHIP.

SUBDIVISION, RECOMBINATION & R/W DEDICATION PLAT

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE: 6/17/97	SCALE: 1"= 300'
DESIGNED: -	CHECKED: MED
DRAWN: MED	APPROVED: MED

SHEET: 1 OF 1

CAD FILE: BD_97059

PROJECT NO: 93077