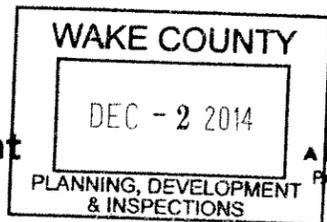




Planning, Development & Inspections



SV-17-14
TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222
A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

SUBDIVISION HARDSHIP VARIANCE APPLICATION

Subdivision Ordinance Regulation(s) Proposed to be Varied - cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance - i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback: See attached Exhibit A.

Property

Parcel Identification Number (PIN): 0891-67-3292 and 0891-67-3344

Address: 1021 and 1025 Hawk Hollow Lane

Total site area in square feet and acres: 62,290 & 49,658 square feet 1.43 and 1.14 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

List Conditions of any Conditional Use Zoning Districts: None

Current land use(s): Vacant

Property Owner (list all property owners - use back or additional sheet if needed)

Name: Cambridge Classic Homes, LLC

Address: 2519 Village Manor Way

City: Raleigh State: NC Zip Code: 27614

E-mail Address: _____ Fax: _____

Property Owner's Telephone Number: _____

Consultant (surveyor, engineer, etc. person to whom all correspondence will be sent)

Name: Jason Barron, Morningstar Law Group

Address: 630 Davis Drive, Suite 200

City: Morrisville State: NC Zip Code: 27560

E-mail Address: jbarron@morningstarlawgroup.com Fax: _____

Applicant's Telephone Number: 919.590.0371 Relationship to Owner: Attorney

Statement of Justification Explain how any existing conditions, proposed development features, or other relevant facts would allow the Planning Board to reach the required conclusions. (see attached)

See attached Exhibit B.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this petition (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: David Lee Wall Date: 12/1/14

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: David Lee Wall Date: 12/1/14

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Exhibit A

Subdivision Ordinance Regulation(s) Proposed to be Varied

The Petitioners are requesting a variance to Wake County Subdivision Ordinance section 3-3-11(E), which prohibits the County from issuing building permits for development on more than seventy-five percent (75%) of the lots shown on the record plat until all subdivision roads are accepted into the State-maintained road system or the subdivider executes a maintenance agreement for the subdivision roads.

The subdivision of land created by the plat recorded in Book of Maps 2003, Pages 1475-1478, Wake County Registry (the "Plat"), consists of 36 developable lots. Of those 36 lots, the County has issued building permits for 27 of those lots – 75% of the total number of lots. The purpose of this variance request is to authorize the County to issue building permits for those five lots numbered 1 through 5 on the Plat located along Hawk Hollow Lane, without first requiring that NCDOT accept all roads for maintenance or that a maintenance agreement be executed.

Exhibit B

Statement of Justification

Background

The Old Farm Crossing subdivision is located in the northern part of the County, just northeast of the intersection of Durham Road (Hwy 98) and Creedmoor Road and south of Falls Lake. The neighborhood was developed by two distinct and separate land owners – Elizabeth Crocker and Falls Lake Associates, LLC.

The first iteration of the Old Farm Crossing subdivision was created by Elizabeth Crocker. In 1994, Ms. Crocker received approval from the County for a seven-lot subdivision, with case number S-48-94. Ms. Crocker recorded the first portion of this subdivision on October 24, 1995, creating Lots 1-3 and 7 and the first portion of Hawk Hollow Lane, as shown on plat recorded in Book of Maps 1995, Page 1668 (and re-recorded in Book of Maps 1996, Page 845). This plat designated additional land owned by Ms. Crocker and included in the approval of S-48-94 as “Reserved for Future Development.” On July 24, 2002, Ms. Crocker recorded a plat subdividing this future development area, thereby creating Lots 4-6 as shown on plat recorded in Book of Maps 2002, Page 1245. This second plat provided public right-of-way for the extension of Hawk Hollow Lane.

Before conveying out the three lots created by the 2002 plat, these three lots were included, along with a 66.13-acre parcel owned by Falls Lake Associates, LLC, in a proposed cluster subdivision submitted to the County in 2003. Following approval of this proposed cluster subdivision, with case number S-05-03, a final plat for the entire cluster subdivision was recorded on August 18, 2003, as shown in Book of Maps 2003, Pages 1475-1478. Ms. Crocker signed this plat under the “Certification of Ownership” statement, as did John P. Gwynn on behalf of Falls Lake Associates, LLC. Mr. Gwynn signed this plat a second time as the subdivider/owner responsible for the construction and maintenance of all proposed subdivision improvements, including public roads. It is important to note that Ms. Crocker did not sign the plat in the same manner.

This 2003 plat provided public right-of-way for the extension of Hawk Hollow Lane, and two other roads off Hawk Hollow Lane – Bridle Glen Court and Breeders Hill Drive. Also, this plat took Lots 4-6 on the 2002 plat, owned by Ms. Crocker, and re-subdivided these lots into four lots, denominated Lots 1-5 on the 2003 plat. These lots front exclusively along, and gain direct access from, Hawk Hollow Lane. It is important to note that no property owned by Ms. Crocker fronts along, or requires traveling upon, Bridle Glen Court or Breeders Hill Drive in order to access property owned by Ms. Crocker. The extension of Hawk Hollow Lane, beyond that point provided for by Ms. Crocker on the 2002 plat, and the entirety of Bridle Glen Court and Breeders Hill Lane concern property owned by Falls Lake Associates.

Effective May 1, 2008, the entirety of Hawk Hollow Lane and Bridle Glen Court were accepted for maintenance by North Carolina Department of Transportation. Although Breeders Hill Drive was constructed as of this date, only one out of six lots served by Breeders Hill Drive was

developed with a house. This level of development was insufficient to meet the minimum density threshold set forth by the North Carolina Department of Transportation as a prerequisite for accepting secondary roads for maintenance. This standard requires at least five occupied dwellings fronting on the road before North Carolina Department of Transportation will accept a road for maintenance. As of the date of this variance request, only two occupied dwellings front along Breeders Hill Drive, still below the minimum threshold for state acceptance.

It is important to note that Falls Lake Associates, LLC does not own any property within the subdivision, and that this entity was recently administratively dissolved by the Secretary of State for failure to file an annual report for the past three years.

The Petitioners are the current owners of those lots created by the 2003 plat that were owned by Ms. Crocker, which are Lots 1-5 as shown on the 2003 plat. These lots front along and gain direct access from Hawk Hollow Lane. Ms. Crocker constructed this portion of Hawk Hollow Lane, and this road was accepted for maintenance by the North Carolina Department of Transportation in 2008. However, the Petitioners are unable to receive a building permit from the County for any of these five lots because Breeders Hill Drive has not been accepted for maintenance by the North Carolina Department of Transportation and there is not a maintenance agreement in effect between the County and Falls Lake Associates, LLC for the maintenance of Breeders Hill Drive.

1. Practical difficulties or unnecessary hardships would result from carrying out the strict letter of the regulation.

Without a variance or unnecessary hardship, the Petitioners cannot receive a building permit to develop their properties. Under the strict application of the ordinance, the Petitioners would have to wait for Breeders Hill Drive to be accepted for maintenance by the North Carolina Department of Transportation or agree to be responsible for the maintenance of Breeders Hill Drive until Breeders Hill Drive is accepted for maintenance by the North Carolina Department of Transportation. Both of these options impose practical difficulties and unnecessary hardship on the Petitioners.

First, as noted above, the Petitioners' properties front along Hawk Hollow Lane, not Breeders Hill Drive, and the Petitioners do not utilize Breeders Hill Drive to access their properties. Instead, the Petitioners will utilize only Hawk Hollow Lane in order to access their properties. And, as noted above, Hawk Hollow Lane is a state-maintained road. The developer of the properties now owned by the Petitioners fulfilled her obligation by constructing this portion of Hawk Hollow Lane and ensuring it became a state-maintained road.

Second, the North Carolina Department of Transportation will not accept Breeders Hill Drive for maintenance until an additional three homes are built along that road. Having to wait for other property owners to commence construction imposes practical difficulties and unnecessary hardship on the Petitioners.

Third, having to undertake improvements and accept maintenance obligations for a road that they will not use, and for which there is still insufficient residential density to qualify for state maintenance constitutes a practical difficulty and unnecessary hardship.

Requiring individual property owners to (i) undertake improvements and maintenance obligations which should have been completed by the developer of property along Breeders Hill Drive, or (ii) delay development until additional homes are constructed on property along Breeders Hill Drive that is not controlled by any of the Petitioners, imposes practical difficulties and unnecessary hardship.

2. The variance would be in harmony with the general purpose and intent of the Wake County Subdivision Ordinance and preserve its spirit.

The general purpose and intent of the subdivision ordinance is to require developers to complete required infrastructure and put in place measures to ensure the maintenance of such infrastructure. The developer from which the Petitioners purchased their lots did construct the required infrastructure (Hawk Hollow Lane) under its control, and Hawk Hollow Lane is now a state-maintained road, as required by the subdivision ordinance. The variance would allow property fronting along a state-maintained road to be developed, consistent with the general purpose and intent of the subdivision ordinance.

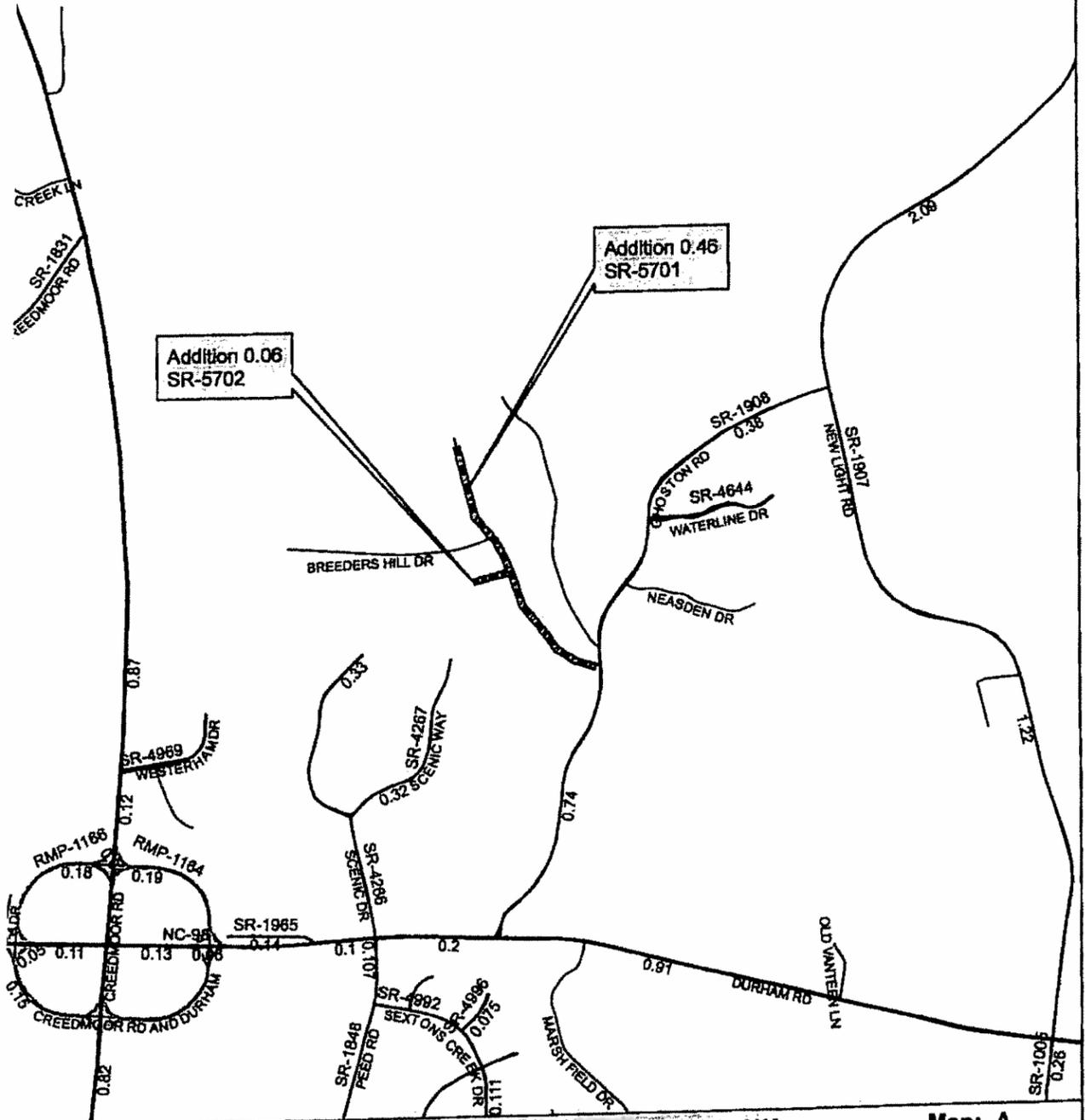
3. In the granting of the variance, the public safety and welfare would be assured and substantial justice done, both for the landowner and the public at large.

If the variance is granted, substantial justice is done by permitting the Petitioners to develop their properties without having to obligate themselves to improve and maintain a road they will not use or wait until other property owners develop their lots. The public safety and welfare is assured because the road from which the Petitioners' properties gain access is already maintained by the state and the Petitioners do not utilize Breeders Hill Drive to access their properties, thereby ensuring that the impact permitted by the variance is already accounted for because Hawk Hollow Lane is maintained by the state.

TON: 48647 CO: Wake SR #: 5701, 5702

aval Date: 05/01/2008 Map Date: 06/18/2008

 Addition
 Deletion
 Reassignment



Source: Platt NAME: N/A SCALE: N/A Map: A



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

Thursday, June 19, 2008

LYNDO TIPPETT
SECRETARY

MEMORANDUM TO: Mr. J. Wally Bowman , PE
Division Engineer
Division 5

FROM: Information, Mapping, and Graphics Unit

SUBJECT: 2008 District 1 Road System Changes

The Road Inventory Information Section has been authorized to make the following changes to the state road system as indicated below. We request that you make similar changes to the related maps and files in your Division and District offices, and install appropriate road number signs if necessary. We have updated our records and county maps accordingly. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Petition Number	County	Approval Date
48647	WAKE	5/1/2008

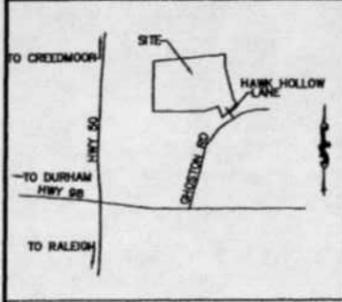
Inquires about changes should be referred to one of the following: Ron Tucker at (919) 212-6080 or Tom Schroder at (919) 212-6090. If you have further questions, please contact Hardee Cox, Road Inventory Information Section Manager at (919) 212-6060. Thank you for your assistance.

HRC
enclosures ()

cc: BSIP
Bridge Maintenance
Division Right of Way
GIS
Pavement Management
Permit Unit
State Road Maintenance
Traffic Engineering
Traffic Surveys

2008 ROAD SYSTEM CHANGES

PETITION NUMBER	COUNTY	APPROVAL DATE	NEW NUMBER	EXISTING NUMBER	STREET NAME	LENGTH (miles)	TYPE OF CHANGE	REMARKS (See Attached Map)
48647	WAKE	5/1/2008	SR 5702		BRIDLE GLEN COURT	0.06	SYSTEM ADDITION VIA PETITION	MAP A, SEGMENT 1
48647	WAKE	5/1/2008	SR 5701		HAWK HOLLOW LANE	0.46	SYSTEM ADDITION VIA PETITION	MAP A, SEGMENT 1



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION
APPROVED Brandon H. Souds/58
DATE 7/9/03

CERTIFICATION OF OWNERSHIP
THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.
John P. Gwynn, Manager
7/29/03
Falls Lake Associates, L.L.C. BY
Elizabeth L. Crooker
7/25/03

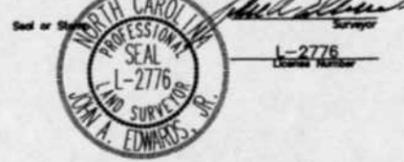
Laura M. Riddick
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/18/2003 AT 16:01:51

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST
I HEREBY CERTIFY THAT LOT(S) 1, 2, 5-30 SHOWN ON THIS PLAT FOR OLD FARM CROSSING HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.
I HEREBY CERTIFY THAT LOT(S) 3-4, 31-36 SHOWN ON THIS PLAT FOR OLD FARM CROSSING HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDANT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING SPECIFIC USES AND WITING ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.



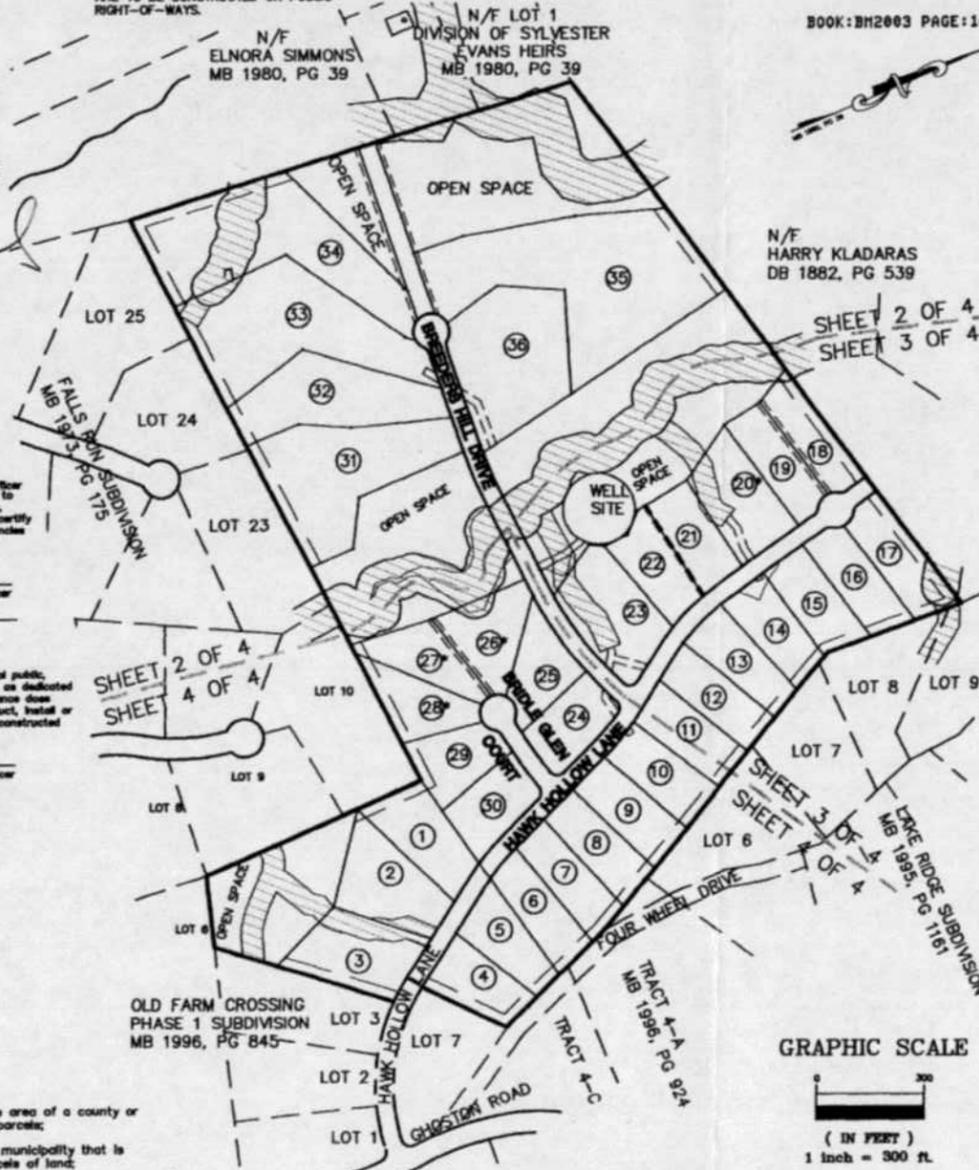
I, JOHN A. EDWARDS, P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book N/A, page N/A, etc. (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A, etc. 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, license number and seal this 22nd day of July, A.D. 2003.



WAKE COUNTY CERTIFICATION
Lynn Patrice, Subdivision Administrator and Review Officer of Wake County, certifies that this plat complies with the Subdivision Ordinance and that it meets all statutory requirements for recording. 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 my office.
8-11-03
Date
Lynn Patrice
Subdivision Administrator/Review Officer

Wake County hereby accepts, for the use and benefit of the general public, the right-of-way shown on or otherwise provided for on this plat as dedicated for public roads and associated public improvements. This acceptance does not include the County's acceptance of any responsibility to construct, install or maintain the roadway or other public improvement intended to be constructed or installed within the right-of-way.
8-11-03
Date
Lynn Patrice
Subdivision Administrator/Review Officer

FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY:
ASST./DEPUTY
TIME



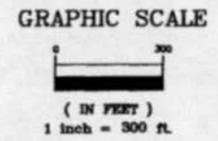
IMPERVIOUS COVER CALCULATIONS
TOTAL SITE ACREAGE - 74.36 ACRES
MAX IMPERVIOUS (15%) - 11.15 ACRES
TOTAL STREET AREA - 1.81 ACRES (INCLUDING FUTURE)
WELL SITE - 0.04 ACRES
NET ALLOWABLE IMPERVIOUS - 9.30 ACRES
LOTS 31 - 36 LIMIT AT 14,000 SF (1.93 ACRES)
LOTS 1 - 30 LIMIT AT 10,700 SF (7.37 ACRES)

SITE DATA SUMMARY
PHASE 2 CLUSTER - LOTS 1 - 36 (36 LOTS)
MAXIMUM # OF LOTS - 37
TOTAL ACREAGE - 74.36 ACRES
TOTAL RIGHT-OF-WAY - 0.66 ACRES
TOTAL FUTURE RIGHT-OF-WAY - 0.67 ACRES
OPEN SPACE REQUIRED - 18.59 ACRES
OPEN SPACE PROVIDED - 19.72 ACRES

NOTE: PHASE 1 IS AN EXISTING SUBDIVISION AND WILL NOT BE INCLUDED WITH CLUSTER

ZONING R-BOW
PINS: 0891.02-58-5044 & 0891.02-67-4250

- NOTES:
1. No building permitted within 20 feet of a drainageway or watershed buffer.
2. A 2.5' NCDOT maintenance easement exists along all public streets with a 45' R/W.
3. Lots have 10'x10' water easement around all water meters.
4. 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 (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.
5. Iron pipes set at all lot corners except at front corners where iron pipes are set at 20' offsets.
6. 10'x7' Sight Triangles exist at all intersections.
7. All lots to be served by community water system and individual septic systems.
8. Before acquiring a building permit for lots marked with an * (asterisk) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met.
9. Lots 1-5 previously recorded as lots 4-6, MB 2002, PG 1245.
10. Open space areas contained within Neuse and Drainageway buffers to be reserved for conservation of natural areas.
11. Cluster Covenants/Restrictive Covenants for Old Farm Crossing recorded in DB 2478-PG 877 and DB 16324-PGS 2322-2353.



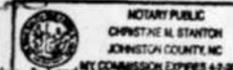
OLD FARM CROSSING PHASE 2 CLUSTER - SITE PLAN

RECORDED IN MAP BOOK 2003, PAGE 1475 WAKE COUNTY REGISTRY

SUBDIVISION DISCLOSURE STATEMENT

- I. All required improvements have been certified as complete, except for the listed improvements and these shall be completed by the following dates:
A. PUBLIC ROADS - 12/15/03
B. COMMUNITY WATER SYSTEM - 12/15/03
- II. As subdivider/owner(s), I/we are responsible for:
FALLS LAKE ASSOCIATES, L.L.C.
P.O. BOX 6651
RALEIGH, NC 27628
919-829-0094
1-Construction of all required improvements in accordance with the approved preliminary plat and construction plan;
2-Completion of all improvements per schedule above;
3-Maintenance of each required improvement until assumed by:
A. Public Road-Department of Transportation
B. Community Water System - Hecker Utilities, Inc
4-Provision to the prospective buyer of any lot shown on this record plat with a written disclosure of (a) my (our) responsibility for completing the required improvements and its schedule and (b) those provisions of the Wake County Subdivision Regulations regarding the withholding of building permits and certificates of occupancy pending the completion of improvements, Section 3-3-11(D) [and the recommendation of acceptance of public roads by N.C.D.O.T., Section 3-3-11(E)].

Falls Lake Associates, L.L.C. BY
John P. Gwynn, Manager
North Carolina
Christine M. Stant
Notary Public



III. Contact the Wake County Inspector of Land Use for current information about the subdivision's status concerning completion of required improvements and the application of Wake County Subdivision Regulations regarding the withholding of certain building permits and certificates of occupancy pending completion of required improvements (and the recommendation by N.C.D.O.T. that public roads be accepted for maintenance).
NOTE: No Building Permit may be issued after either 50% of the lots have obtained building permits unless all applicable required improvements have been certified as complete or any deadline has passed without the Administrator of Subdivisions receipt of the Certificate of Completion. For Publicly Dedicated Roads, Building Permits may be issued for not more than 75% of the lots until the NCDOT District Engineer recommends the acceptance of all new roads shown on this plat, except 100% of building permits may be issued prior to public road acceptance if the roads are complete, petitioned for acceptance, and the subdivider and County enter into a maintenance agreement with a financial guarantee.

X:\drawings\GWRN\county\Record.dwg, CV, 06/30/2003 09:29:30 AM, Jon_Canahan@aecc.com

DATE	REVISION	BY		JOHN A. EDWARDS & COMPANY Consulting Engineers 333 Wade Ave, Raleigh, NC 27605 Phone (919) 828-4428 FAX (919) 828-4711 E-mail info@aecc.com	SCALE: 1" = 300'	DATE: 5-21-2003	PROPERTY OF FALLS LAKE ASSOCIATES, L.L.C. OLD FARM CROSSING - PHASE 2 CLUSTER	SHEET 1
					FILED, BK. & PAGE	DRAWN BY: FNM	WAKE COUNTY BARTONS CREEK TOWNSHIP NORTH CAROLINA	4
			FILE NO: Record	CHECKED BY: JAE, JR.	FINAL PLAT			

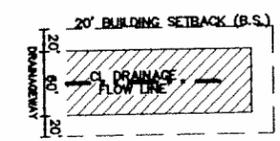
I, JOHN A. EDWARDS, JR., P.L.S., certify that this plan was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 1476, page 1476, of Map Book 2003, of the Wake County Registry; that the boundaries and bearings are clearly indicated as shown from information found in Book 1476, page 1476, of Map Book 2003, of the Wake County Registry; that the plan was prepared in accordance with G. S. 47-30 as amended; and that I am a duly licensed Professional Land Surveyor, State of North Carolina, License Number L-2776.



LINE	LENGTH	BEARING
L4	26.40	N86°03'44"E
L11	26.51	N86°55'28"E
L13	25.39	S07°55'56"E
L14	73.04	S44°52'04"E
L15	72.46	S04°03'18"E
L16	43.21	S29°28'44"W
L17	30.68	N40°48'06"E

CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C39	1080.00	22.11	22.11	N86°19'35"E
C43	995.00	105.55	105.50	N89°57'47"E
C44	995.00	22.48	22.48	S88°21'02"E
C45	1045.00	131.49	131.40	S89°28'17"E
C46	1045.00	2.96	2.96	S85°47'08"E
C47	25.00	21.03	20.41	S70°12'07"W
C48	50.00	33.82	33.17	N65°28'54"E
C49	50.00	80.60	56.96	S80°25'24"E
C50	50.00	52.36	50.00	S04°17'48"W
C51	50.00	44.78	43.28	S59°56'39"W
C52	50.00	49.65	47.64	N65°57'39"W
C53	25.00	21.03	20.41	S81°36'30"E

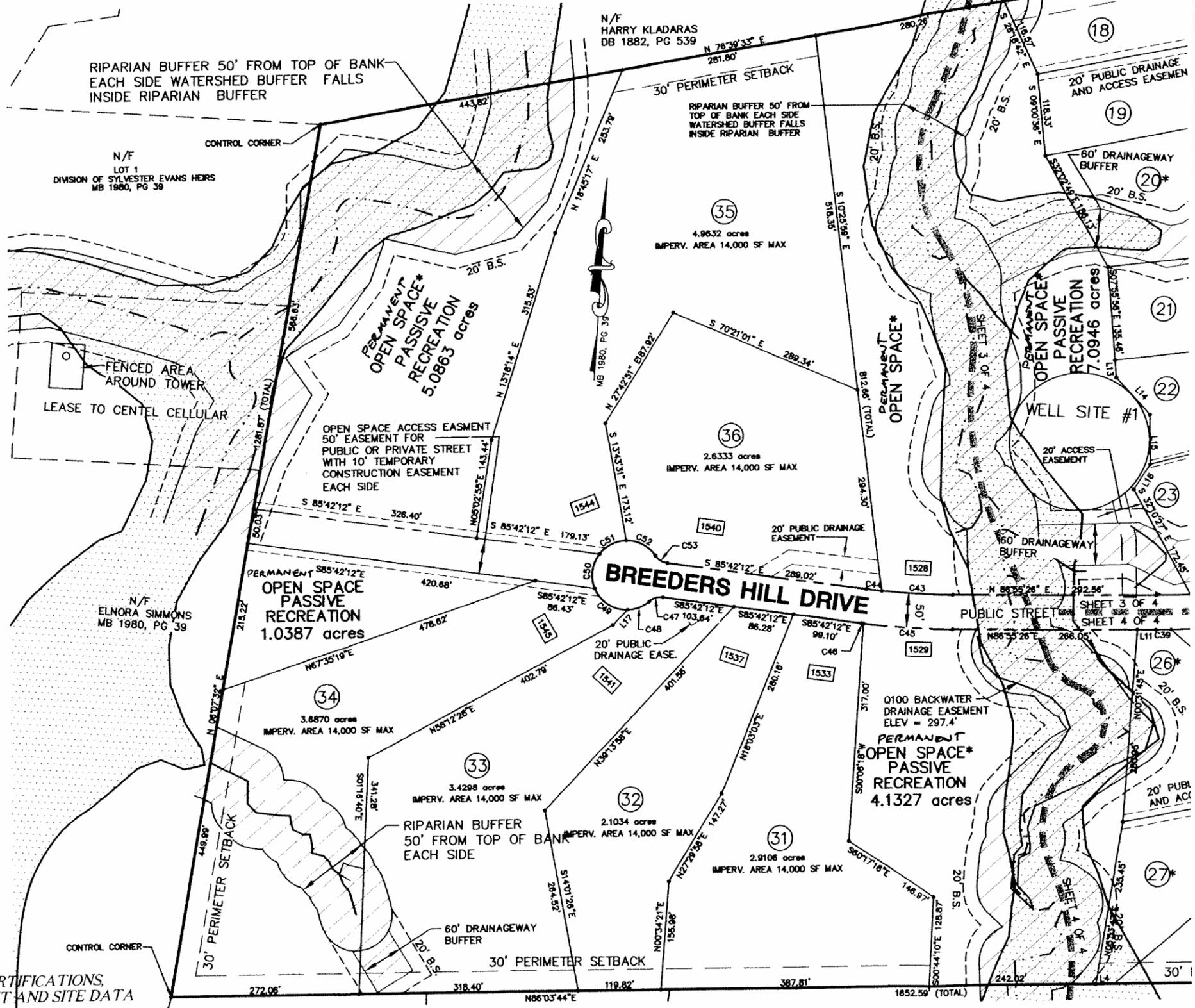
FLOOD HAZARD SOILS
 DRAINAGEWAY WATERSHED AND NEUSE BUFFER



TYPICAL DRAINAGEWAY BUFFER
NO SCALE

LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/18/2003 AT 16:01:51
BOOK: BM2003 PAGE: 1476 1 inch = 100 ft.

SEE PAGE 1 OF 4 FOR APPROVALS, CERTIFICATIONS, SUBDIVISION DISCLOSURE STATEMENT AND SITE DATA



RECORDED IN MAP BOOK 2003, PAGE 1476 WAKE COUNTY REGISTRY

DATE	REVISION	BY		JOHN A. EDWARDS & COMPANY Consulting Engineers 333 Wade Ave., Raleigh, NC 27605 Phone (919) 828-4428 FAX (919) 828-4711 E-mail info@jaeco.com	SCALE: 1" = 100' FILE NO. Record	DATE: 5-21-2003 DRAWN BY: FJM CHECKED BY: JAE, JR.	PROPERTY OF FALLS LAKE ASSOCIATES, L.L.C. OLD FARM CROSSING - PHASE 2 CLUSTER WAKE COUNTY BARTONS CREEK TOWNSHIP NORTH CAROLINA FINAL PLAT	SHEET 2 OF 4
				(Empty space for date, revision, and by)				

S-05-03

X:\drawings\GWYNN\countysd\Record.dwg, SHEET 2, 06/30/2003 09:44:15 AM, Jon_Callahan@jaeco.com

JOHN A. EDWARDS & COMPANY, P.L.C. certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 1477, page 3 of this plat) and that the boundaries and areas are correctly indicated as shown from information found in Book 1477, page 3 of this plat and that the title of this plat as indicated by the title block was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 21st day of May, A.D., 2003.

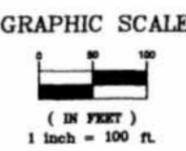
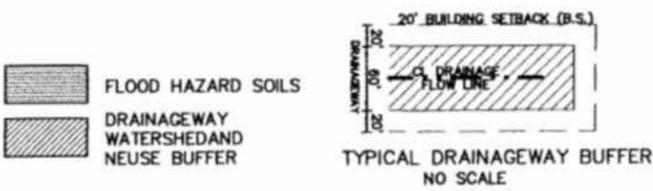


LINE	LENGTH	BEARING
L5	26.95	N80°40'29"E
L6	21.06	N80°40'29"E
L8	13.96	N27°25'11"W
L9	67.01	S13°20'22"E
L10	67.01	S13°20'22"E
L11	26.51	N86°55'26"E
L13	16.44	S07°55'56"E
L14	73.04	S44°52'04"E
L15	72.46	S04°53'16"E
L16	43.21	S29°29'44"W

CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	25.00	21.03	20.41	S37°28'08"E
C2	50.00	50.71	48.56	N32°28'33"W
C3	50.00	34.23	33.57	N16°11'39"E
C4	25.00	21.03	20.41	S11°42'52"W
C5	25.00	21.03	20.41	N36°28'31"W
C6	50.00	51.22	49.01	S31°13'18"E
C7	50.00	32.05	31.50	S16°28'17"W
C8	25.00	21.03	20.41	N10°45'15"E
C9	497.00	8.13	8.13	S12°50'58"E
C10	497.00	148.49	147.94	S21°52'35"E
C11	497.00	42.85	42.84	S32°54'21"E
C12	547.00	32.74	32.74	S14°35'43"E
C13	547.00	121.47	121.22	S22°07'18"E
C14	547.00	65.33	65.29	S31°57'17"E
C15	25.00	44.28	38.71	N15°21'35"E
C16	703.00	38.41	38.41	N33°48'39"W
C18	25.00	36.20	33.12	N73°26'06"W
C19	653.00	115.09	114.94	N26°54'25"W
C20	25.00	41.56	36.94	N25°46'20"E
C21	913.00	115.89	115.81	N77°02'18"E
C22	25.00	21.03	20.41	S75°13'50"E
C23	50.00	69.17	63.78	S89°14'04"W
C24	50.00	41.41	40.24	S25°52'36"W
C37	1060.00	117.83	117.77	N86°16'13"E
C38	1060.00	284.08	283.40	N78°35'31"E
C39	1060.00	22.11	22.11	N86°19'35"E
C41	1010.00	317.12	315.82	N79°05'26"E
C42	1010.00	50.03	50.03	N85°30'17"E
C43	995.00	105.55	105.50	N89°57'47"E
C44	995.00	22.48	22.48	S86°21'02"E
C45	1045.00	131.49	131.40	S89°28'17"E
C46	1045.00	2.98	2.98	S85°47'06"E

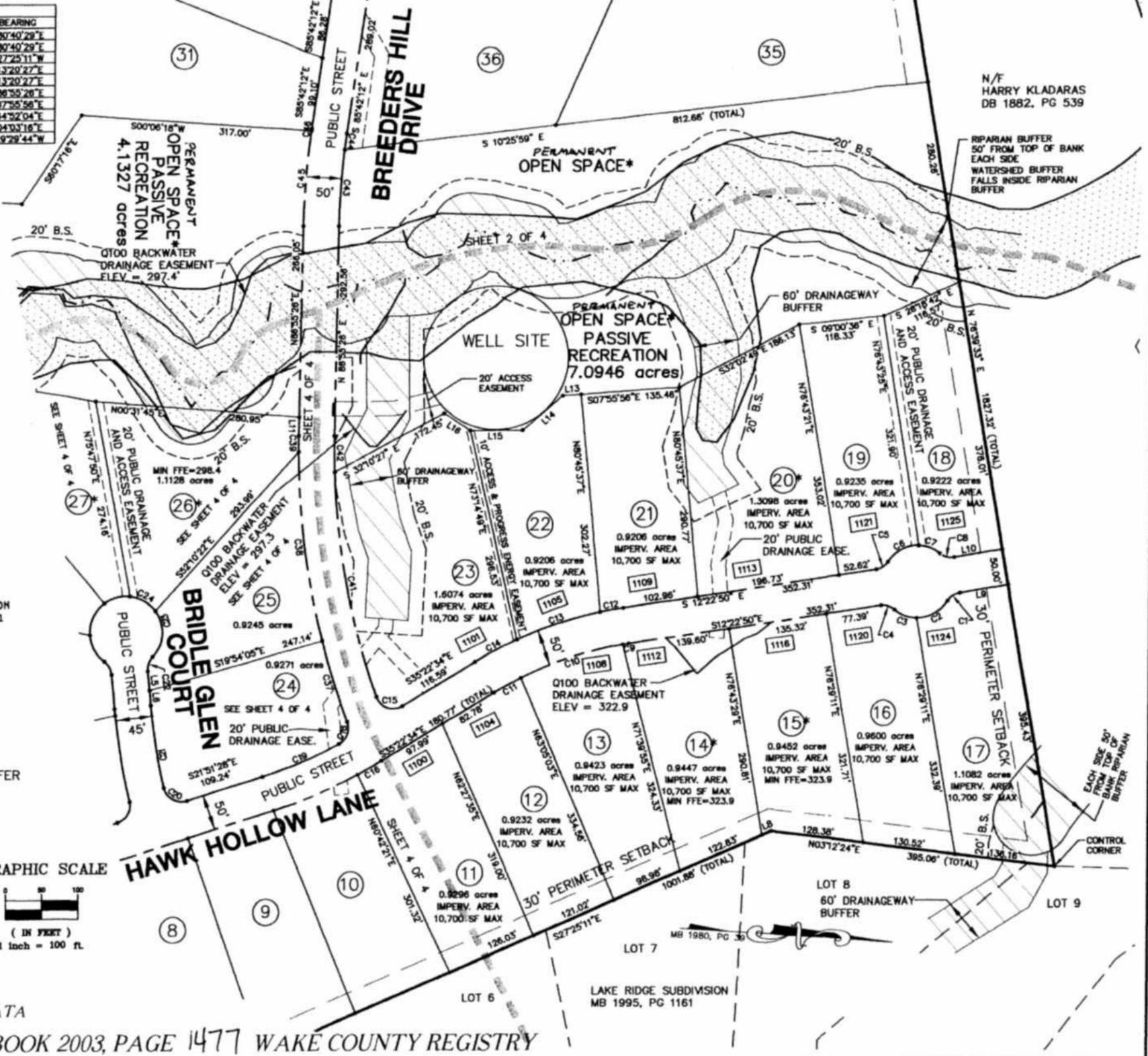
LAURA M RIDDICK REGISTER OF DEEDS PRESENTED & RECORDED ON 09/18/2003 AT 16:01:51

BOOK:BM2003 PAGE:1477



SEE PAGE 1 OF 4 FOR APPROVALS, CERTIFICATIONS, SUBDIVISION DISCLOSURE STATEMENT AND SITE DATA

RECORDED IN MAP BOOK 2003, PAGE 1477 WAKE COUNTY REGISTRY



DATE	REVISION	BY



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 333 Wade Ave., Raleigh, NC 27605
 Phone (919) 828-4428
 FAX (919) 828-4711
 E-mail info@jaeco.com

SCALE: 1" = 100'
 DATE: 5-21-2003
 FILE NO: Record
 DRAWN BY: FNM
 CHECKED BY: JAE, JR.

PROPERTY OF
FALLS LAKE ASSOCIATES, L.L.C.
 OLD FARM CROSSING - PHASE 2 CLUSTER
 WAKE COUNTY BARTONS CREEK TOWNSHIP NORTH CAROLINA
FINAL PLAT

SHEET 3 OF 4

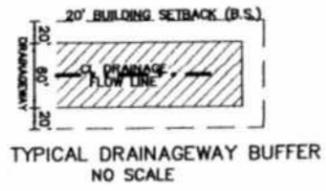
X:\drawings\GWFNN\countysd\Record.dwg, SHEET 3, 06/30/2003 09:44:39 AM, Jon_Calihan@jaeco.com

5-05-03

I, JOHN A. EDWARDS, JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision. (Small description recorded in Book 1418, page 1418.) I further certify that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1418, page 1418, that the ratio of reduction as indicated is 1:20,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, Surveyor's seal and seal this 21st day of May, A.D. 2003.



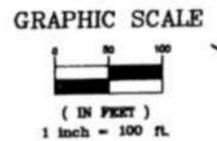
FLOOD HAZARD SOILS
DRAINAGEWAY WATERSHED AND NEUSE BUFFER



LINE	LENGTH	BEARING
L1	10.63	S31°57'11"E
L2	16.80	S21°51'28"E
L3	32.05	S21°27'19"E
L4	28.40	N86°03'44"E
L5	28.95	N80°40'29"E
L6	21.08	N80°40'29"E
L7	48.00	N80°40'29"E
L11	28.51	N86°55'26"E
L16	43.21	S29°29'44"W

CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C11	497.00	42.85	42.84	S32°54'21"E
C14	547.00	65.33	65.29	S31°57'17"E
C15	25.00	44.28	38.71	N15°21'39"E
C16	703.00	38.41	38.41	N33°48'39"W
C17	703.00	127.45	127.28	N22°03'09"W
C18	25.00	36.20	33.12	N73°28'09"W
C19	853.00	115.09	114.94	N28°54'25"W
C20	25.00	41.56	36.94	N29°48'20"E
C21	913.00	115.89	115.81	N77°02'18"E
C22	25.00	21.03	20.41	S75°13'50"E
C23	50.00	89.17	83.78	S89°14'04"W
C24	50.00	41.41	40.24	S25°52'36"W
C25	50.00	37.46	36.59	S19°18'47"E
C26	50.00	50.43	48.32	S89°40'08"E
C27	50.00	42.72	41.43	N56°37'42"E
C28	25.00	21.03	20.41	S56°34'48"W
C29	963.00	9.71	9.71	N80°23'09"E
C30	963.00	121.50	121.42	N78°28'58"E
C31	25.00	37.21	33.87	N64°29'41"W
C32	525.00	84.84	84.55	S28°28'35"E
C33	525.00	34.30	34.30	S32°58'02"E
C34	475.00	93.87	93.72	S27°31'09"E
C35	475.00	13.75	13.75	S34°00'36"E
C36	568.10	75.87	75.81	S38°32'43"E
C37	1060.00	117.83	117.77	N68°18'13"E
C38	1060.00	284.08	283.40	N78°35'31"E
C39	1060.00	22.11	22.11	N68°18'35"E
C41	1010.00	317.12	315.82	N75°08'28"E
C42	1010.00	50.03	50.03	N85°30'17"E

NOTE: LOTS 1-5 PREVIOUSLY RECORDED AS LOTS 4-8 OLD FARM CROSSING MB 2002, PG 1245.



LAURA H RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/18/2003 AT 15:01:51

BOOK: BH2003 PAGE: 1478

SEE PAGE 1 OF 4 FOR APPROVALS, CERTIFICATIONS,
SUBDIVISION DISCLOSURE STATEMENT AND SITE DATA

RECORDED IN MAP BOOK 2003, PAGE 1478 WAKE COUNTY REGISTRY

DATE	REVISION	BY		JOHN A. EDWARDS & COMPANY Consulting Engineers 333 Wade Ave., Raleigh, NC 27605 Phone (919) 828-4428 FAX (919) 828-4711 E-mail info@jaeco.com	SCALE: 1" = 100' FILE NO: Record	DATE: 5-21-2003 DRAWN BY: FNM CHECKED BY: JAE, JR.	PROPERTY OF FALLS LAKE ASSOCIATES, L.L.C. OLD FARM CROSSING - PHASE 2 CLUSTER WAKE COUNTY BARTONS CREEK TOWNSHIP NORTH CAROLINA FINAL PLAT	SHEET 4 OF 4
				DATE REVISION BY	DATE REVISION BY	DATE REVISION BY	DATE REVISION BY	