I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 17TH DAY OF MARCH A.D. 2022.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L–4685 LAND SURVEYOR L. JORDAN PARKER JR.

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT–OF–WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

GR–10 MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	5'
CORNER SIDE	5'

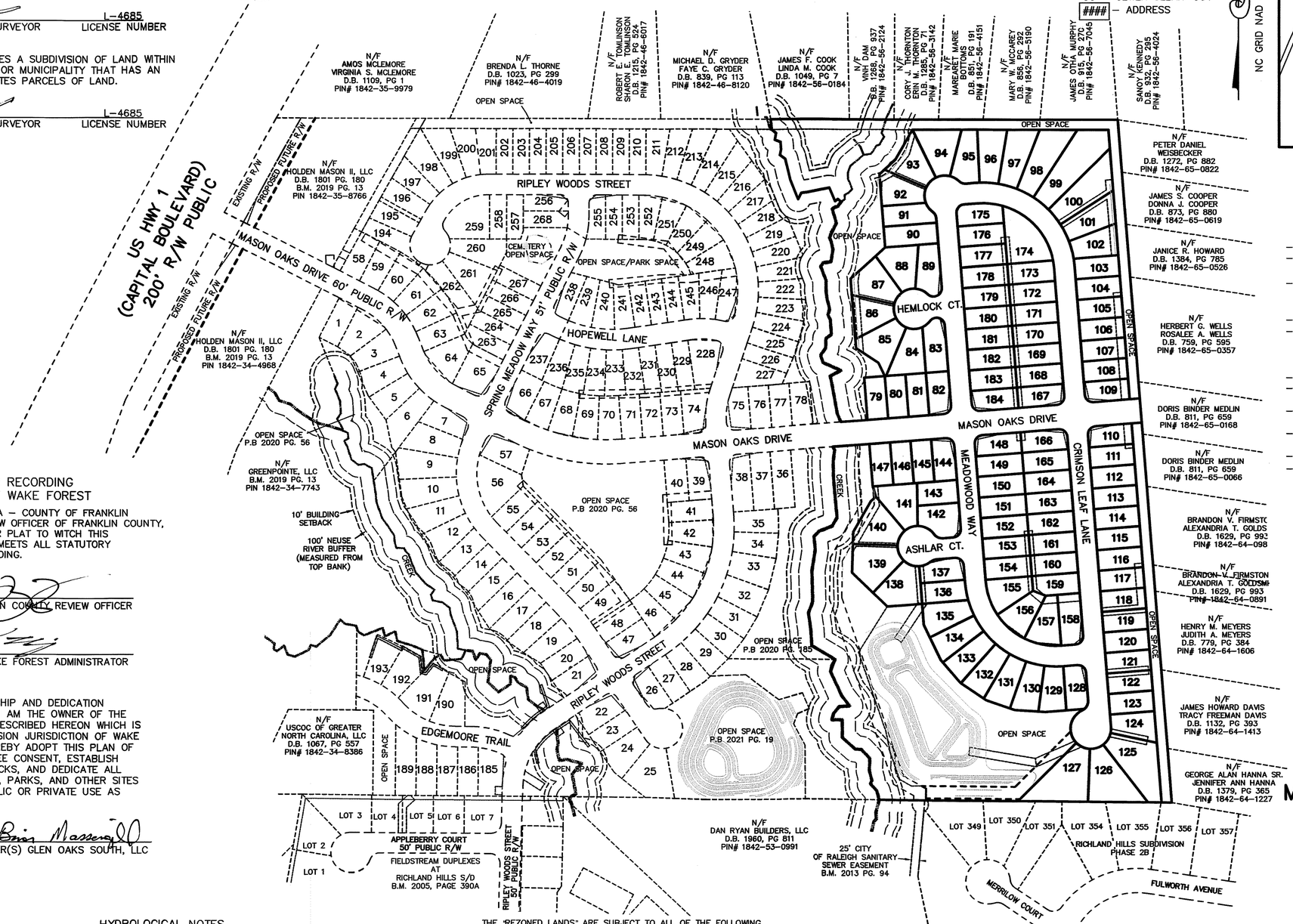
UR–10 MINIMUM BUILDING SETBACKS

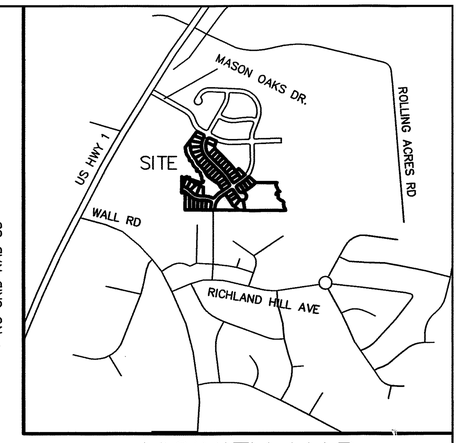
FRONT	20' MAX
REAR	20'
SIDE	5'
CORNER SIDE	5'

LEGEND:

- EIP – EXISTING IRON PIPE
- EPK – EXISTING PK NAIL
- ○ – NEW IRON PIPE SET
- R/W – RIGHT OF WAY
- CATV – CABLE TV BOX
- EB – ELECTRIC BOX
- TEL – TELEPHONE PEDESTAL
- ☼ – POWER POLE
- OHL – OVERHEAD LINE
- ☼ – LIGHT POLE
- WM – WATER METER
- WV – WATER VALVE
- CO – SEWER CLEAN–OUT
- #### – ADDRESS

NC GRID NAD 83'





VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF THIS PROPERTY.
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENT TERMINATES AT END OF PIPE/STRUCTURE. REMAINDER OF EASEMENT SHALL BE PRIVATE
- PROPERTY ZONED GR10–CD & UR–CD (RZ–18–10)
- STREAM BUFFERS & WETLANDS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT WHERE PERMITTED IN THE WAKE FOREST UDO AND APPLICABLE STATE OR OR FEDERAL AGENCIES.
- NO DEED RESTRICTION ARE RECORDED AT THIS TIME
- ALL EASEMENT ARE CENTERED ON PIPE/FACILITY/UTILITY UNLESS OTHERWISE NOTED.
- WATERLINES OWNED, OPERATED AND MAINTAINED THE CITY OF RALEIGH.
- SEWAGE SYSTEM OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- RESTRICTIVE COVENANTS RECORDED IN D.B. 2198, PAGE 659
- OPERATION AND MAINTENANCE AGREEMENT RECORDED IN D.B. ~~2235~~ 2292, PAGE ~~1058–1066~~ 27-41

SITE DATA

TOTAL AREA (TO BE SUBDIVIDED)	30.193 AC.
LESS R/W	4.838 AC.
OPEN SPACE PROVIDED	8.749 AC.
AREA IN LOTS	16.606 AC.
TOTAL LOTS	106

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

STATE OF NORTH CAROLINA – COUNTY OF FRANKLIN I, Brad Thayer, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WITCH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4/5/22 — DATE — FRANKLIN COUNTY REVIEW OFFICER

4/4/22 — DATE — TOWN OF WAKE FOREST ADMINISTRATOR

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.

3-21-2022 — DATE — OWNER(S) GLEN OAKS SOUTH, LLC

HYDROLOGICAL NOTES
1. Per FIRM panel number 3720–1842–00L, effective date April 16, 2013, this development is not located within the Special FEMA Flood Hazard Zone "X".
2. Note that stream buffers & wetlands shall remain natural and undisturbed except where permitted in the Wake Forest UDO and applicable state or federal agencies.

THE "REZONED LANDS" ARE SUBJECT TO ALL OF THE FOLLOWING CONDITIONS WHICH ARE IMPOSED AS PART OF THIS REZONING:
1. THE REZONED PARCELS MAY BE USED FOR, AND ONLY FOR THE USES LISTED IMMEDIATELY BELOW. THE PERMITTED USES ARE SUBJECT TO THE LIMITATIONS AND REGULATIONS STATED IN THE UDO.
   a. DWELLING–SINGLE FAMILY
2. THE ATTACHED GLEN OAKS SUBDIVISION MASTER PLAN IS PART OF THE CONDITIONAL DISTRICT REZONING REQUEST.
3. IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS AND COMMENTS BY NCDOT SHALL BE COORDINATED WITH THE NCDOT AND TOWN OF WAKE FOREST AND CONSTRUCTED PER FINAL REQUIREMENTS.
4. SIDE SETBACKS AND CORNER SIDE SETBACKS IN THE GR–10 PORTION ARE REDUCED TO 5'.
5. RESIDENTIAL DWELLING UNITES SHALL MEET THE FOLLOWING BUILDING DESIGN REQUIREMENTS AS PROVIDED IN THE WAKE FOREST UDO SECTIONS 5.5.4.D, 5.5.4.E AND 5.5.6.B.
6. A 25' UNDISTURBED BUFFER SHALL BE PROVIDED ALONG THE NORTHER AND EASTERN BOUNDARIES ADJACENT TO THE ROLLING ACRES SUBDIVISION. THE PLANTINGS SHALL CONTINUE ACROSS THE RIGHT–OF–WAY IN THE STUB TO ROLLING ACRES.

Doc No: 10059768
Recorded: 04/05/2022 11:42:55 AM
Fee Amt: $105.00 Page 1 of 5
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 122 - 126 (5)

SHEET 1 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 2

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
REF: M.B. 2021, PAGE 19
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'
OCTOBER 13, 2021
ZONED GR10–CD & UR–CD (RZ–18–10)
PIN # 1842–54–1960

(MASON OAKS–TWF.DWG–LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C–1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556–3148

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

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PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

SEE SHEET 1 FOR SIGNATURES AND CERTIFICATIONS

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

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1. New 3' City of Raleigh Utility Easement across the lot fronts are for the purpose of water meters, cleanouts and fire hydrants.
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3. All easements are centered on pipe/facility/utility unless otherwise noted.
4. Conservation easements shall remain in natural, scenic, open or wooded conditions (if applicable)

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
☼ – POWER POLE
OHL – OVERHEAD LINE
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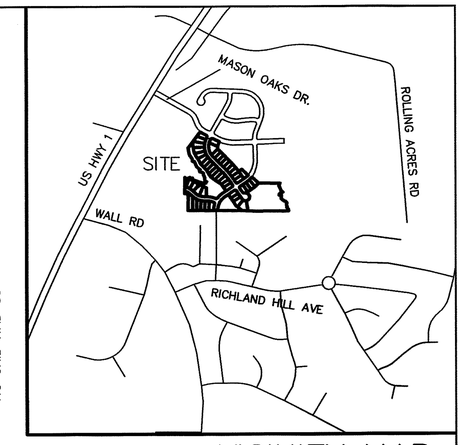
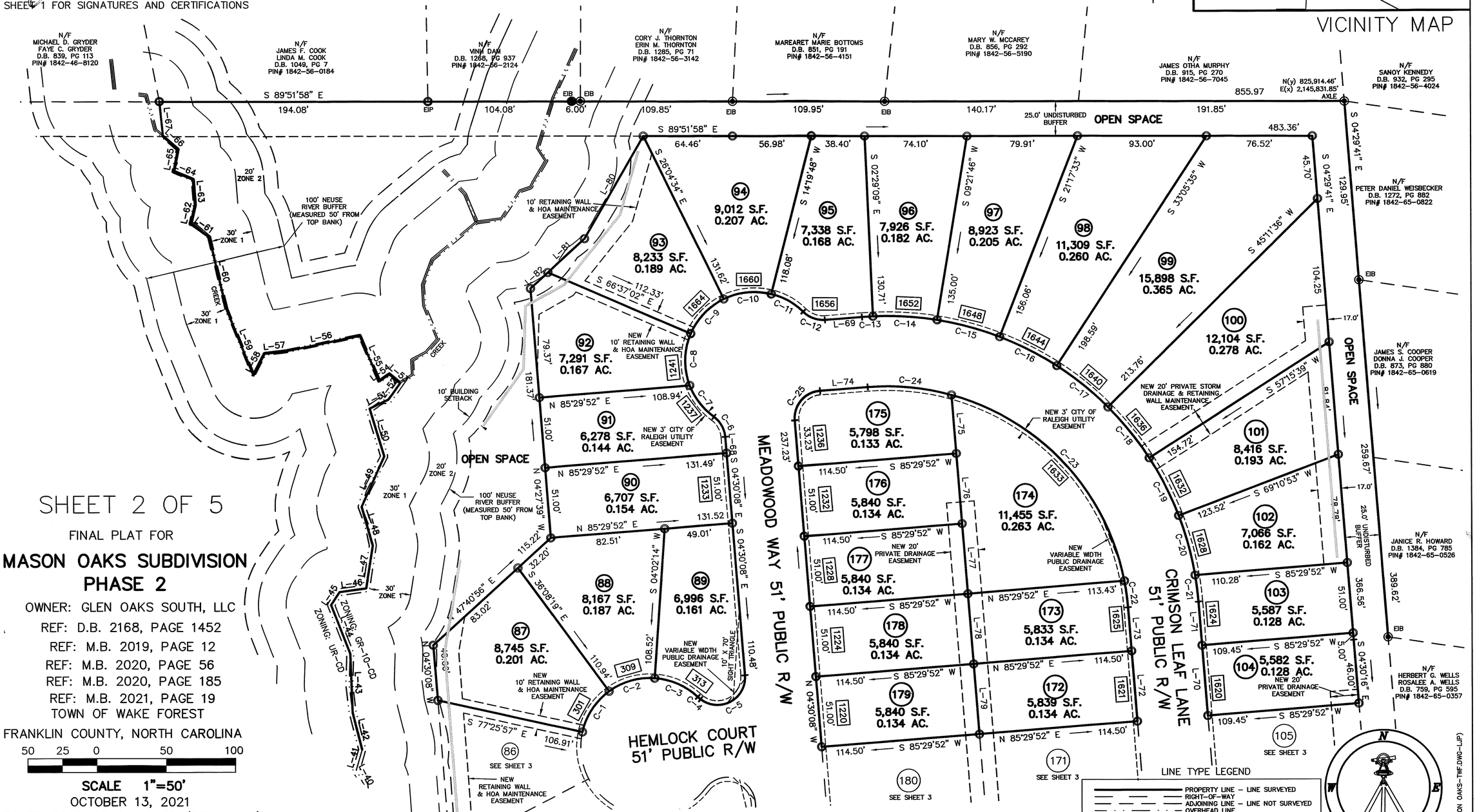


VICINITY MAP



SHEET 2 OF 5

FINAL PLAT FOR

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REF: D.B. 2168, PAGE 1452
REF: M.B. 2019, PAGE 12
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TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

50 25 0 50 100

SCALE 1"=50'
OCTOBER 13, 2021
ZONED GR10-CD & UR-CD (RZ-18-10)
PIN # 1842-54-1960

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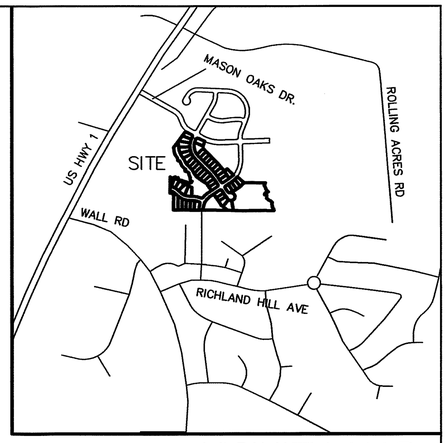

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NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

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GR-10 MINIMUM BUILDING SETBACKS	
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REAR	25'
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SHEET 3 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 2

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REF: D.B. 2168, PAGE 1452)

REF: M.B. 2019, PAGE 12

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TOWN OF WAKE FOREST

FRANKLIN COUNTY, NORTH CAROLINA

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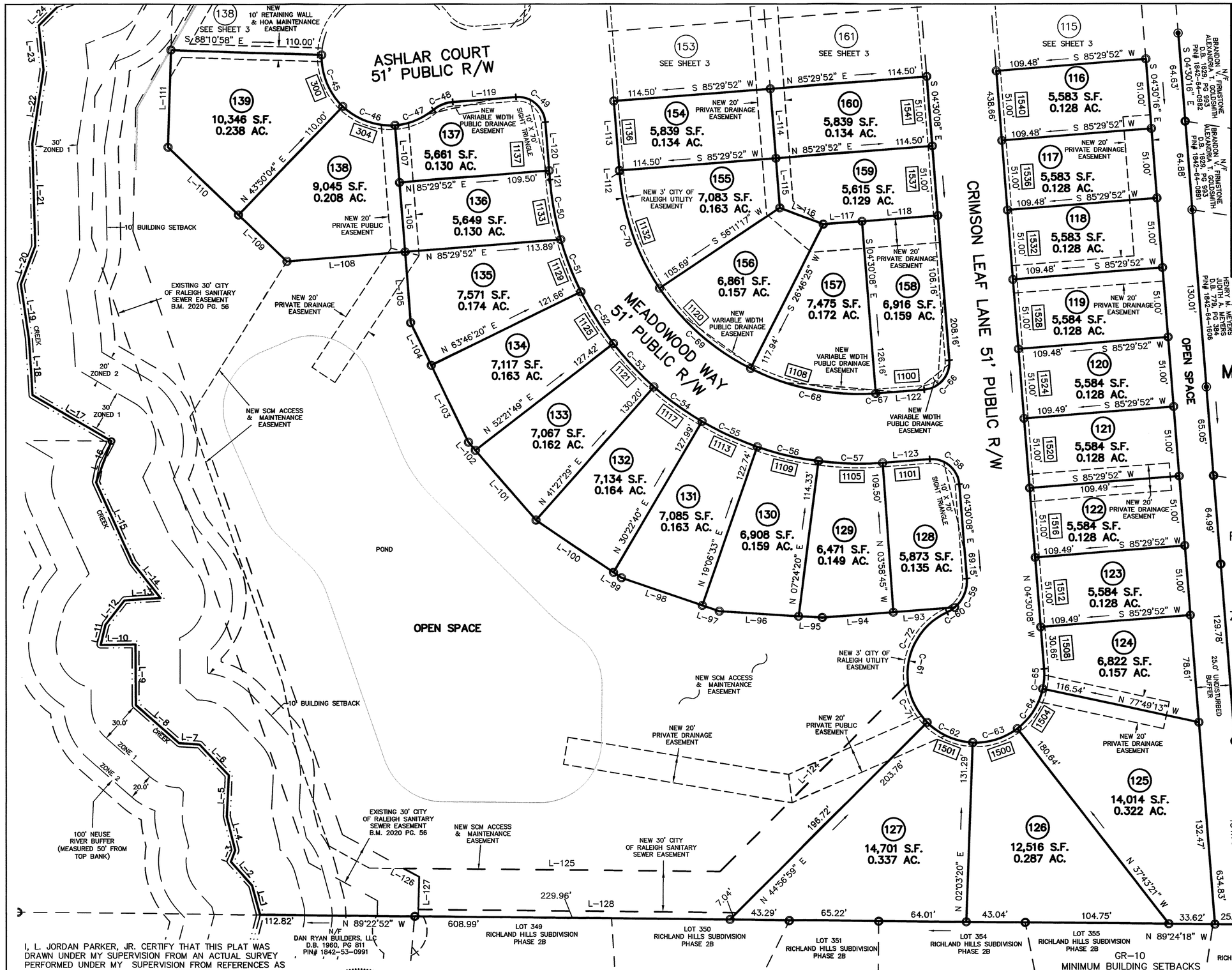

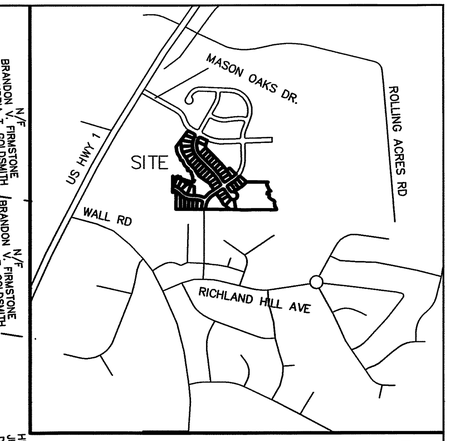

VICINITY MAP

SHEET 4 OF 5

FINAL PLAT FOR

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NORTH CAROLINA PROFESSIONAL SEAL L-4685 L. JORDAN PARKER JR. LAND SURVEYOR

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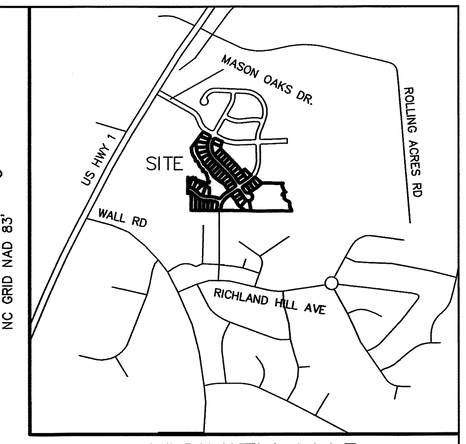

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- OPERATION AND MAINTENANCE AGREEMENT RECORDED IN D.B. ~~2235~~ 2292, PAGE ~~1058–1066~~ 27-41

LINE TABLE

LINE	BEARING	DISTANCE
L–1	N 15°18'46" W	22.38'
L–2	N 41°39'41" W	23.23'
L–3	N 20°39'08" E	8.90'
L–4	N 14°02'58" W	25.47'
L–5	N 02°50'26" E	30.24'
L–6	N 43°30'50" W	30.88'
L–7	N 86°21'44" W	15.07'
L–8	N 48°27'23" W	42.00'
L–9	N 00°24'56" W	44.41'
L–10	S 89°02'23" W	25.38'
L–11	N 13°22'20" E	15.27'
L–12	N 37°59'32" E	22.62'
L–13	N 86°10'12" E	26.28'
L–14	N 38°10'16" W	32.81'
L–15	N 24°16'30" W	64.50'
L–16	N 20°28'49" E	32.13'
L–17	N 59°35'52" W	66.80'
L–18	N 03°35'11" W	41.52'
L–19	N 08°23'47" W	39.95'
L–20	N 20°45'37" E	29.72'
L–21	N 01°33'49" W	75.01'
L–22	N 08°47'06" E	54.49'
L–23	N 05°54'21" W	32.78'
L–24	N 45°08'19" E	18.53'
L–25	N 68°30'54" E	33.95'
L–26	N 29°18'20" E	24.83'
L–27	N 05°06'53" W	97.93'
L–28	N 00°54'09" W	42.57'
L–29	N 07°35'40" E	26.70'
L–30	N 28°36'41" W	9.54'
L–31	N 23°38'20" W	21.81'
L–32	N 10°40'43" W	94.74'
L–33	N 62°01'17" E	30.12'
L–34	N 66°52'38" W	48.26'
L–35	N 17°32'35" W	19.40'
L–36	N 36°10'09" E	20.74'
L–37	N 02°06'33" E	24.28'
L–38	N 53°10'11" E	16.86'
L–39	N 04°05'57" W	36.92'
L–40	N 27°51'02" W	12.62'
L–41	N 16°05'38" E	15.56'
L–42	N 14°06'30" W	27.85'
L–43	N 02°13'04" W	42.64'
L–44	N 21°15'56" W	37.80'
L–45	N 33°19'13" E	11.13'
L–46	N 81°48'07" E	19.55'
L–47	N 08°58'29" E	31.30'
L–48	N 15°46'25" W	29.30'
L–49	N 24°22'37" E	39.92'
L–50	N 16°45'36" W	36.33'
L–51	N 65°19'25" E	15.01'
L–52	N 35°24'56" E	14.63'
L–53	N 50°03'58" W	10.16'
L–54	S 54°28'21" W	8.89'
L–55	N 23°00'59" W	35.97'
L–56	S 78°26'10" W	54.66'
L–57	S 83°33'37" W	15.35'
L–58	S 27°11'17" W	17.70'
L–59	N 21°49'23" W	52.18'
L–60	N 13°17'41" W	53.46'
L–61	N 54°06'01" W	16.54'
L–62	N 13°01'13" E	14.17'
L–63	N 04°39'03" W	18.27'
L–64	N 67°28'20" W	15.15'
L–65	N 11°02'04" E	16.46'
L–66	N 48°57'03" W	14.12'
L–67	N 05°57'14" W	25.14'
L–68	S 04°30'08" E	11.77'
L–69	S 85°30'19" W	26.83'
L–70	S 04°30'08" E	51.00'
L–71	S 04°30'08" E	31.72'
L–72	S 04°30'08" E	51.00'
L–73	S 04°30'08" E	31.72'
L–74	S 85°30'19" W	34.52'
L–75	S 04°30'08" E	42.58'
L–76	S 04°30'08" E	51.00'

LINE TABLE

LINE	BEARING	DISTANCE
L–77	S 04°30'08" E	51.00'
L–78	S 04°30'08" E	51.00'
L–79	S 04°30'08" E	51.00'
L–80	S 29°51'20" W	85.69'
L–81	S 47°22'42" W	36.02'
L–82	S 47°22'42" W	17.05'
L–83	S 17°37'06" E	26.70'
L–84	S 49°47'59" W	16.76'
L–85	S 29°18'20" W	87.65'
L–86	S 01°49'02" W	29.90'
L–87	S 85°29'52" W	25.32'
L–88	N 25°52'45" W	36.08'
L–89	N 56°41'12" W	65.70'
L–90	N 04°30'08" W	22.48'
L–91	N 04°30'08" W	109.70'
L–92	N 04°30'08" W	60.00'
L–93	S 85°30'36" W	45.01'
L–94	S 85°30'53" W	51.95'
L–95	N 86°18'58" W	17.34'
L–96	N 86°18'58" W	57.97'
L–97	N 71°07'53" W	13.05'
L–98	N 71°07'53" W	62.26'
L–99	N 55°56'48" W	7.06'
L–100	N 55°56'48" W	68.25'
L–101	N 40°45'43" W	67.64'
L–102	N 40°45'43" W	7.67'
L–103	N 25°34'38" W	62.39'
L–104	N 25°34'38" W	34.76'
L–105	N 04°30'08" W	51.79'
L–106	N 04°30'08" W	51.00'
L–107	N 04°30'08" W	42.00'
L–108	S 85°29'52" W	86.51'
L–109	N 46°09'56" W	49.05'
L–110	N 46°09'56" W	71.21'
L–111	N 01°49'02" E	71.21'
L–112	N 04°30'08" W	2.66'
L–113	N 04°30'08" W	51.00'
L–114	S 04°30'08" E	51.00'
L–115	S 04°30'08" E	36.35'
L–116	S 68°56'23" E	33.96'
L–117	N 85°29'52" E	28.36'
L–118	N 85°29'52" E	55.50'
L–119	N 85°29'52" E	46.15'
L–120	S 04°30'08" E	35.50'
L–121	S 04°30'08" E	6.72'
L–122	N 85°29'52" E	34.50'
L–123	N 85°29'52" E	34.50'
L–124	S 44°56'59" W	194.34'
L–125	N 89°24'29" W	230.60'
L–126	S 61°00'09" E	12.86'
L–127	S 01°17'43" W	23.88'
L–128	S 89°24'29" E	232.20'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	36.04'	50.00'	35.26'	S 33°12'52" W
C–2	35.06'	50.00'	34.35'	N 73°56'58" E
C–3	34.60'	50.00'	33.91'	S 66°08'16" E
C–4	2.68'	25.00'	2.68'	S 49°23'10" E
C–5	46.09'	20.00'	36.55'	S 61°31'09" W
C–6	17.26'	20.00'	16.73'	S 29°13'53" E
C–7	29.00'	50.00'	28.60'	S 37°20'37" E
C–8	38.49'	50.00'	37.55'	S 01°19'41" W
C–9	35.38'	50.00'	34.65'	S 43°39'12" W
C–10	35.26'	50.00'	34.53'	S 84°07'37" W
C–11	26.73'	50.00'	26.42'	N 60°21'12" W
C–12	17.26'	20.00'	16.73'	N 69°45'56" W
C–13	7.91'	225.50'	7.91'	S 86°30'35" W
C–14	46.63'	225.50'	46.55'	N 86°33'42" W
C–15	46.95'	225.50'	46.87'	N 74°40'21" W
C–16	46.44'	225.50'	46.36'	N 62°48'26" W
C–17	47.62'	225.50'	47.54'	N 50°51'25" W
C–18	47.49'	225.50'	47.41'	N 38°46'23" W
C–19	46.92'	225.50'	46.83'	N 26°46'44" W
C–20	44.92'	225.50'	44.84'	N 15°06'44" W
C–21	19.30'	225.50'	19.29'	N 06°57'15" W
C–22	19.32'	174.50'	19.31'	N 07°40'24" W
C–23	193.54'	174.50'	183.77'	N 42°37'04" W
C–24	61.23'	174.50'	60.91'	N 84°26'35" W
C–25	31.42'	20.00'	28.29'	S 40°30'05" W
C–26	41.87'	50.00'	40.66'	S 25°48'30" W
C–27	34.55'	50.00'	33.86'	S 69°35'35" W
C–28	47.41'	50.00'	45.66'	N 63°26'53" W
C–29	25.40'	25.00'	24.32'	N 65°23'33" W
C–30	31.42'	20.00'	28.28'	S 40°29'52" W
C–31	31.42'	20.00'	28.28'	S 49°30'08" E
C–32	31.42'	20.00'	28.28'	S 40°29'52" W
C–33	31.42'	20.00'	28.28'	S 49°30'08" E
C–34	31.42'	20.00'	28.28'	S 40°29'52" W
C–35	31.42'	20.00'	28.28'	N 49°30'08" W
C–36	31.42'	20.00'	28.28'	S 40°29'52" W
C–37	31.42'	20.00'	28.28'	N 49°30'08" W
C–38	31.42'	20.00'	28.28'	S 40°29'52" W
C–39	46.09'	20.00'	36.55'	S 70°31'25" E
C–40	2.68'	25.00'	2.68'	S 40°22'53" W
C–41	24.65'	50.00'	24.40'	S 51°25'55" W
C–42	40.97'	50.00'	39.84'	S 89°01'57" W
C–43	34.91'	50.00'	34.20'	N 47°29'30" W
C–44	34.96'	50.00'	34.25'	N 07°27'44" W
C–45	41.87'	50.00'	40.66'	S 22°10'27" E
C–46	41.76'	50.00'	40.56'	S 70°05'35" E
C–47	30.89'	50.00'	30.40'	N 68°16'52" E
C–48	15.23'	25.00'	15.00'	N 68°02'24" E
C–49	31.42'	20.00'	28.28'	S 49°30'08" E
C–50	44.57'	225.50'	44.49'	S 10°09'50" E
C–51	40.94'	225.50'	40.88'	S 21°01'36" E
C–52	44.90'	225.50'	44.83'	S 31°55'55" E
C–53	43.17'	225.50'	43.11'	S 43°07'16" E
C–54	43.36'	225.50'	43.29'	S 54°06'51" E
C–55	44.35'	225.50'	44.28'	S 65°15'23" E
C–56	46.06'	225.50'	45.98'	S 76°44'34" E
C–57	46.87'	225.50'	46.78'	S 88°32'54" E
C–58	31.42'	20.00'	28.28'	S 49°30'08" E
C–59	23.79'	25.00'	22.90'	S 22°45'34" W
C–60	6.63'	25.00'	6.61'	S 57°37'03" W
C–61	95.40'	50.00'	81.86'	S 10°16'05" W
C–62	37.26'	50.00'	36.40'	S 66°01'36" E
C–63	34.79'	50.00'	34.09'	N 72°41'27" E
C–64	35.27'	50.00'	34.54'	N 32°33'02" E
C–65	14.70'	50.00'	14.65'	N 03°55'15" E
C–66	31.42'	20.00'	28.28'	S 40°29'52" W
C–67	1.00'	174.50'	1.00'	S 85°39'43" W
C–68	94.25'	174.50'	93.11'	N 78°42'01" W
C–69	89.59'	174.50'	88.60'	N 48°31'09" W
C–70	89.27'	174.50'	88.30'	N 19°09'26" W
C–71	32.26'	50.00'	31.70'	S 26°11'44" E
C–72	63.64'	50.00'	59.43'	S 28°45'01" W

SHEET 5 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 1C

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
REF: M.B. 2021, PAGE 19
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'

JULY 21, 2020
ZONED GR10–CD & UR–CD (RZ–18–10)
PIN # 1842–45–9091

(MASON OAKS–TMF.DWG–LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C–1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556–3148