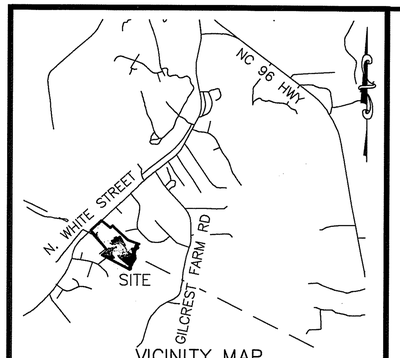


VICINITY MAP
NOT TO SCALE

I, GREGORY C. BEWLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN) ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 11th DAY OF August, A.D. 2020.

GREGORY C. BEWLEY PLS L–4805

NORTH CAROLINA PROFESSIONAL SEAL L-4805 LAND SURVEYOR GREGORY C. BEWLEY

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47–30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

GREGORY C. BEWLEY PLS L–4805

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

REVIEW OFFICER 8-13-20 DATE

STATE OF NORTH CAROLINA
I, Patrick Reidy REVIEW OFFICER FOR WAKE COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 8/13/2020 DATE

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST .

8/13/2020 DATE Courtney Tanner ADMINISTRATOR

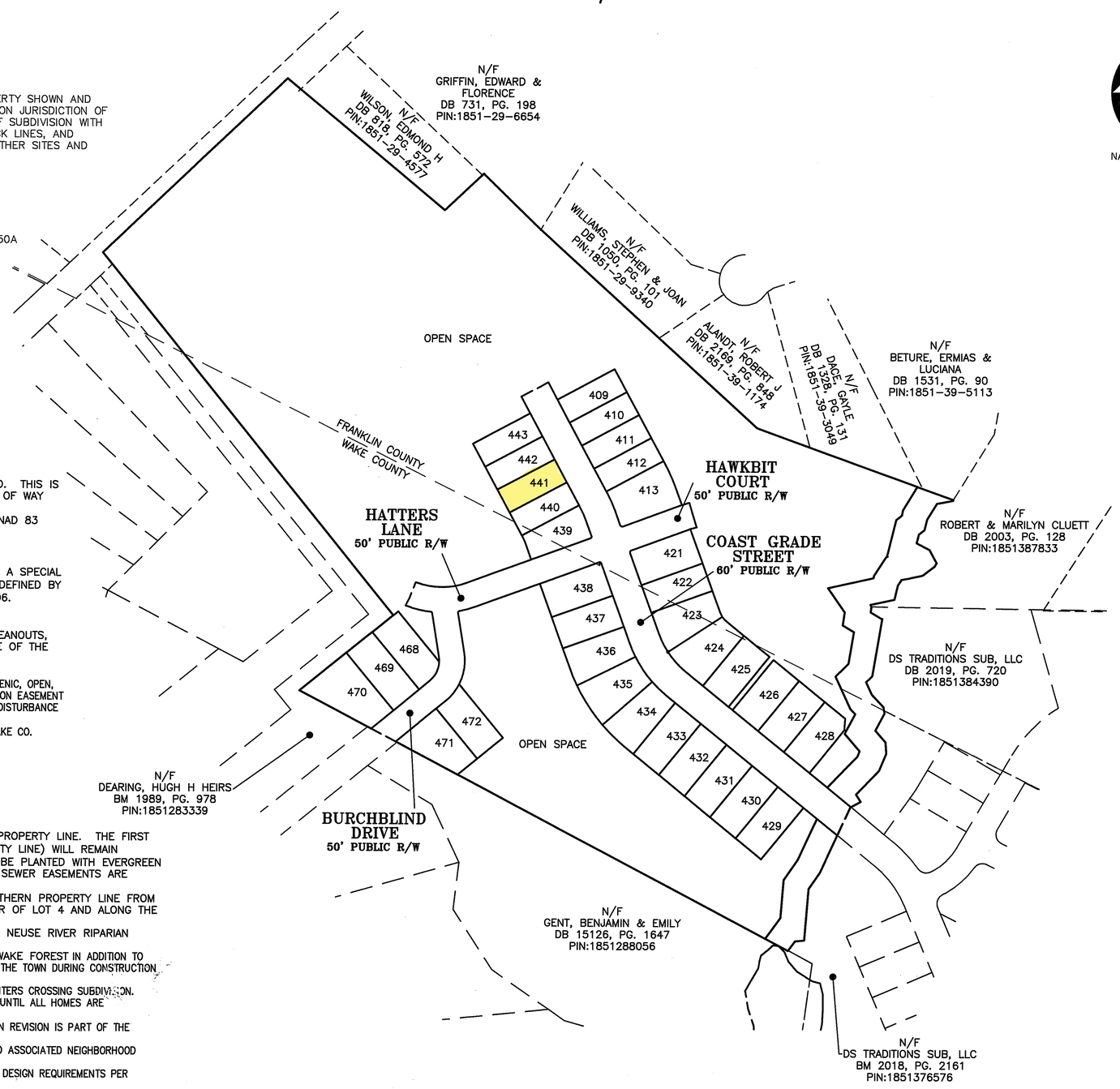
CERTIFICATE OF OWNERSHIP & DEDICATION.

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 SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS , WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

07-27-20
DATE

OWNER(S)
DS TRADITIONS SUB, LLC
3335 E. INDIAN SCHOOL RD. #150A
PHOENIX AZ, 85018

NAD GRID NAD83 (2011)



GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT, AN EASEMENT PLAT AND A RIGHT OF WAY DEDICATION PLAT.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 (2011).
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) AREA BY COORDINATE GEOMETRY.
5.) FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "A" AS DEFINED BY FEMA F.I.R.M MAP # 3720185100 J DATED MAY 2, 2006.
6.) REFERENCES: VARIOUS AS SHOWN ON SURVEY
PIN: VARIOUS AS SHOWN ON SURVEY
7.) NEW 3' CITY OF RALEIGH UTILITY EASEMENT IS FOR CLEANOUTS, FIRE HYDRANTS, AND WATER METERS THAT ARE OUTSIDE OF THE PUBLIC RIGHT OF WAY.
8.) ZONING: UR CD (RZ–17–02).
9.) CONSERVATION EASEMENTS SHALL REMAIN IN THEIR NATURAL, SCENIC, OPEN, OR WOODED CONDITIONS. ANY DISTURBANCE OF THE CONSERVATION EASEMENT MUST BE APPROVED BY THE TOWN OF WAKE FOREST PRIOR TO DISTURBANCE TAKING PLACE
10.) O&M MANUAL RECORDED IN DB 17904, PAGES 1107–1113 OF WAKE CO. REGISTER OF DEEDS
11.) NO GRID MONUMENT FOUND WITHIN 2000'.

ZONING CONDITIONS

1. PROVIDE A 20' TYPE A BUFFER ALONG THE NORTHERN PROPERTY LINE. THE FIRST 10' OF THE BUFFER (ABUTTING THE NORTHERN PROPERTY LINE) WILL REMAIN NATURAL WITH THE REMAINING 10' OF THE BUFFER TO BE PLANTED WITH EVERGREEN VEGETATION EXCEPT WHERE CITY OF RALEIGH SANITARY SEWER EASEMENTS ARE REQUIRED FOR FUTURE EXTENSIONS TO THE NORTH.
2. PROVIDE A 6' WOODEN PRIVACY FENCE ALONG THE NORTHERN PROPERTY LINE FROM THE NORTHWESTERN CORNER OF THE SITE TO THE REAR OF LOT 4 AND ALONG THE REAR OF LOTS 15–18.
3. CONSERVATION EASEMENTS SHALL BE RECORDED ON ALL NEUSE RIVER RIPARIAN BUFFERS.
4. DEDICATE AREA ALONG DUNN CREEK TO THE TOWN OF WAKE FOREST IN ADDITION TO RECREATION FACILITY FEES. EXACT AREA TO BE DETERMINED BY THE TOWN DURING CONSTRUCTION PLAN PREPARATION.
5. NO CONSTRUCTION TRAFFIC WILL BE PERMITTED THROUGH THE HUNTERS CROSSING SUBDIVISION.
6. ROAD CONNECTION TO BURCHBLIND DRIVE SHALL NOT BE OPENED UNTIL ALL HOMES ARE CONSTRUCTED ON SOUTH SIDE OF STREAM (LOTS 55–78).
7. THE ATTACHED WAKE FOREST GOLDSTON SUBDIVISION MASTER PLAN REVISION IS PART OF THE CONDITIONAL DISTRICT REZONING REQUEST.
8. PERMITTED USES TO BE LIMITED TO SINGLE–FAMILY DWELLINGS AND ASSOCIATED NEIGHBORHOOD PARKS & OPEN SPACE AREAS.
9. FUTURE RESIDENTIAL DWELLING UNITS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS PER CHAPTER 5 OF THE WAKE FOREST UDO:
A. GARAGE DOOR SETBACK FROM FACADE: GARAGE DOORS SHALL BE SETBACK A MINIMUM OF 18 FEET AND A MAXIMUM OF 25 FEET FROM THE BACK OF THE SIDEWALK. IN ADDITION, THE GARAGE DOORS SHALL BE FLUSH WITH OR RECESSED FROM THE FARTHEST PROTRUDING ELEMENT OF THE BUILDING (IE...PORCH, COVERED PROTICO ENTRY OR BUILDING FACE), SUCH THAT THE GARAGE DOOR IS NOT THE CLOSEST BUILDING ELEMENT TO THE SIDEWALK.
B. GARAGE DOOR WIDTH: AND NO TIME SHALL THE TOTAL WIDTH OF AN ATTACHED GARAGE DOOR(S) EXCEED 50% OF THE TOTAL BUILDING FACADE FOR LOTS MORE THAN 50 FEET IN WIDTH.
C. EXTRA BAYS TO BE TURNED: ALL GARAGES WITH MORE THAN 2 BAYS SHALL BE TURNED SUCH THAT NO MORE THAN 2 BAYS ARE VISIBLE FROM THE STREET

Doc No: 10029877
Recorded: 08/14/2020 10:20:35 AM
Fee Amt: $126.00 Page 1 of 6
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 240 - 245 (6)

MCADAMS
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PHONE: 919.306.3330

WAKE FOREST GOLDSTON
PHASE 1A SUBDIVISION PLAT
0 N. WHITE STREET
WAKE FOREST, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	02.04.2020	TOWN COMMENTS
2	07.14.2020	TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SUC19010
FILENAME	SUC19010-F1
SURVEYED BY	GCB
DRAWN BY	KMM
SCALE	1"= NTS
DATE	01/23/2020

SHEET

1-6

X:\Projects\SUC\SUC-19010\02-Geomatics\Survey\Plats\SUC-19010-F1.dwg, 7/21/2020 10:40:15 AM, Martin, Katie

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GREGORY C. BEWLEY PLS L-4805

NORTH CAROLINA PROFESSIONAL SEAL L-4805 LAND SURVEYOR GREGORY C. BEWLEY 8/11/2020

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8/13/2020 DATE — Courtney Yanner ADMINISTRATOR

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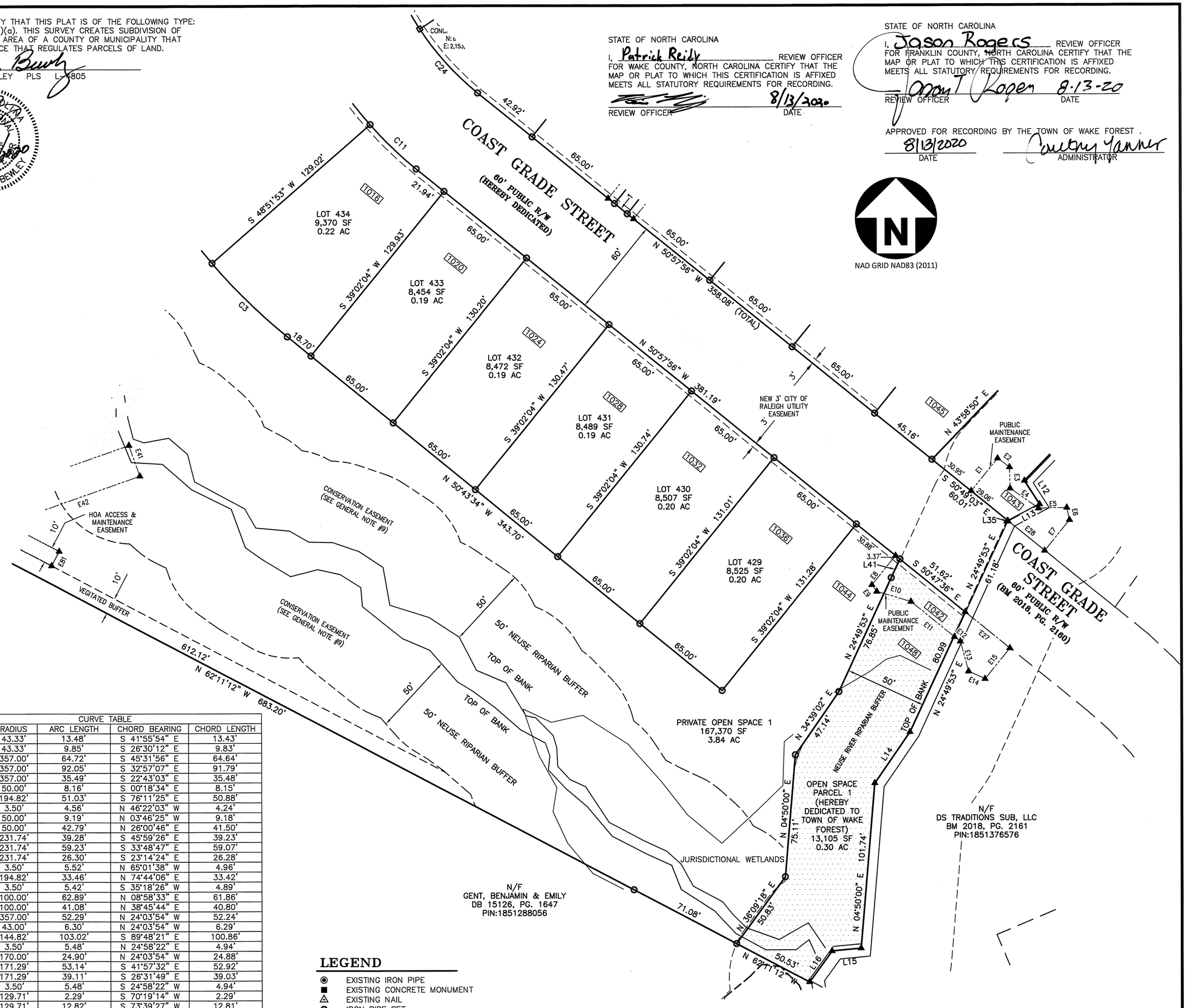

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	43.33'	13.48'	S 41°55'54" E	13.43'
C2	43.33'	9.85'	S 26°30'12" E	9.83'
C3	357.00'	64.72'	S 45°31'56" E	64.64'
C4	357.00'	92.05'	S 32°57'07" E	91.79'
C5	357.00'	35.49'	S 22°43'03" E	35.48'
C6	50.00'	8.16'	S 00°18'34" E	8.15'
C7	194.82'	51.03'	S 76°11'25" E	50.88'
C8	3.50'	4.56'	N 46°22'03" W	4.24'
C9	50.00'	9.19'	N 03°46'25" W	9.18'
C10	50.00'	42.79'	N 26°00'46" E	41.50'
C11	231.74'	39.28'	S 45°59'26" E	39.23'
C12	231.74'	59.23'	S 33°48'47" E	59.07'
C13	231.74'	26.30'	S 23°14'24" E	26.28'
C14	3.50'	5.52'	N 65°01'38" W	4.96'
C15	194.82'	33.46'	N 74°44'06" E	33.42'
C16	3.50'	5.42'	S 35°18'26" W	4.89'
C17	100.00'	62.89'	N 08°58'33" E	61.86'
C18	100.00'	41.08'	N 38°45'44" E	40.80'
C19	357.00'	52.29'	N 24°03'54" W	52.24'
C20	43.00'	6.30'	N 24°03'54" W	6.29'
C21	144.82'	103.02'	S 89°48'21" E	100.86'
C22	3.50'	5.48'	N 24°58'22" E	4.94'
C23	170.00'	24.90'	N 24°03'54" W	24.88'
C24	171.29'	53.14'	S 41°57'32" E	52.92'
C25	171.29'	39.11'	S 26°31'49" E	39.03'
C26	3.50'	5.48'	S 24°58'22" W	4.94'
C27	129.71'	2.29'	S 70°19'14" W	2.29'
C28	129.71'	12.82'	S 73°39'27" W	12.81'
C29	179.71'	2.57'	S 70°13'26" W	2.57'
C30	179.71'	15.28'	S 73°04'06" W	15.27'
C31	3.50'	5.52'	S 65°01'38" E	4.96'
C32	230.00'	33.69'	N 24°03'54" W	33.66'

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

SITE DATA TABLE	
TOTAL SITE AREA	30.90 ACRES
LOT AREA	6.31 ACRES
PRIVATE OPEN SPACE/FUTURE DEVELOPMENT AREA	20.93 ACRES
RIGHT OF WAY AREA	2.42 ACRES
OPEN SPACE PARCELS TO WAKE FOREST	1.24 ACRES

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WAKE FOREST GOLDSTON

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NO.	DATE	
1	02.04.2020	TOWN COMMENTS
2	07.14.2020	TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SUC19010
FILENAME	SUC19010-F1
SURVEYED BY	GCB
DRAWN BY	KMM
SCALE	1"= 40'
DATE	01/23/2020

SHEET

2-6

X:\Projects\SUC\SUC-19010\02-Geomatics\Survey\Plats\SUC-19010-F1.dwg, 8/11/2020 1:16:39 PM, Martin, Katie

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NORTH CAROLINA PROFESSIONAL SEAL L-4805 LAND SURVEYOR GREGORY C. BEWLEY

STATE OF NORTH CAROLINA

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NAD GRID NAD83 (2011)

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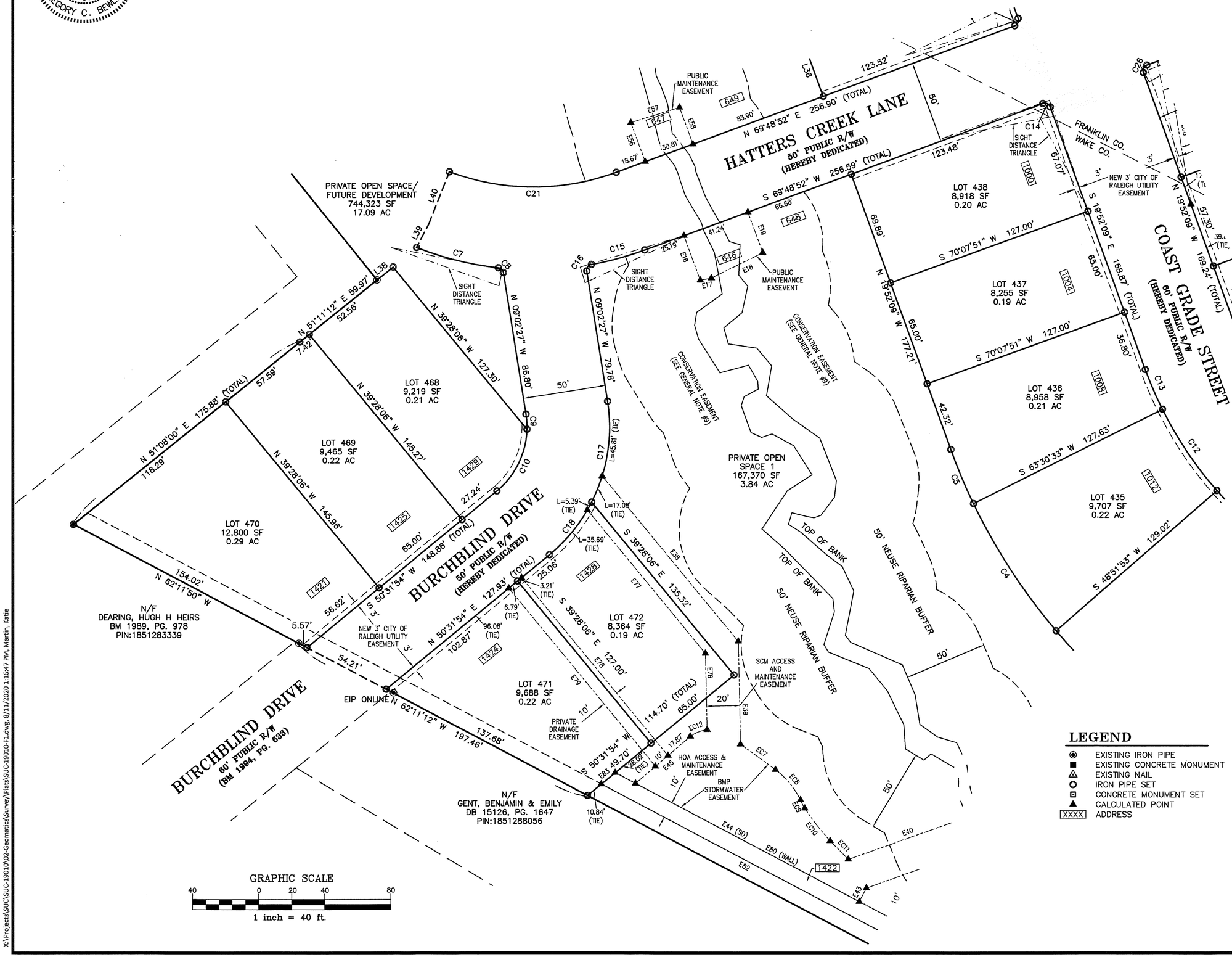
8/13/2020 DATE — ADMINISTRATOR



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

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DATE	01/23/2020

SHEET

3-6

X:\Projects\SUC\SUC-19010\02-Geomatics\Survey\Plats\SUC-19010-F1.dwg, 8/11/2020 1:16:47 PM, Martin, Katie

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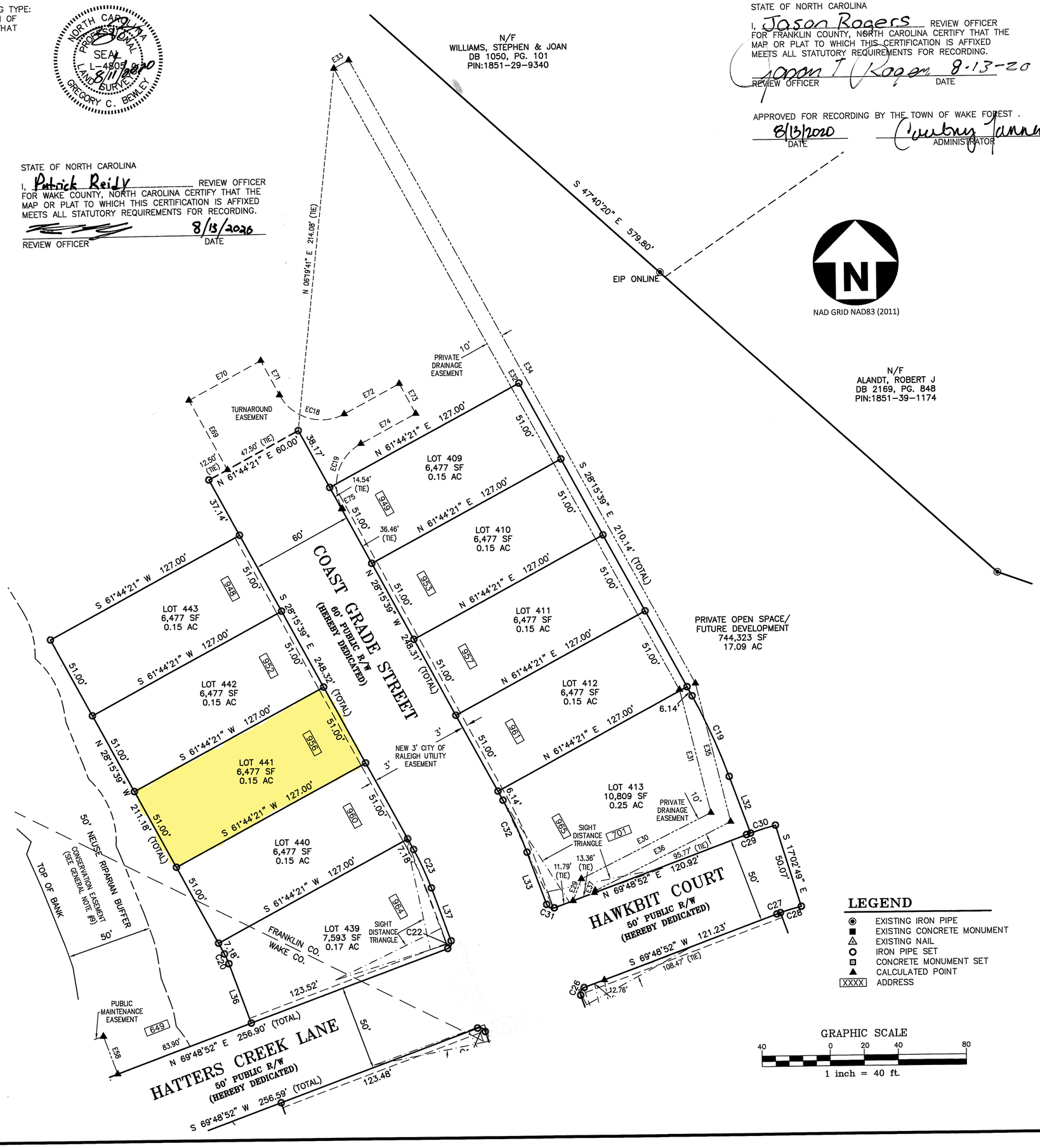
ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 39°02'04" E	25.79'
E2	S 53°38'41" E	9.09'
E3	S 01°28'13" E	13.09'
E4	S 54°51'54" E	21.23'
E5	N 88°44'09" E	17.36'
E6	S 12°15'16" E	7.73'
E7	S 39°02'04" W	24.18'
E8	S 39°02'04" W	23.08'
E9	S 36°34'47" E	5.04'
E10	S 73°09'47" E	21.88'
E11	S 50°53'56" E	34.26'
E12	S 51°44'55" E	4.63'
E13	S 15°14'22" E	19.05'
E14	S 64°58'42" E	11.06'
E15	N 39°02'04" E	24.33'
E16	S 20°20'11" E	28.71'
E17	N 78°42'24" E	6.78'
E18	N 63°40'39" E	34.66'
E19	N 20°11'08" W	26.05'
E20	N 39°02'04" E	118.91'
E21	N 74°46'53" E	12.00'
E22	N 50°10'58" W	11.10'
E23	N 12°38'17" E	69.58'
E24	N 50°10'58" W	12.55'
E25	S 74°46'53" W	47.95'
E26	S 39°02'04" W	112.46'
E27	S 50°57'56" E	35.24'
E28	N 50°57'56" W	28.97'
E29	N 21°22'01" E	13.81'
E30	N 63°35'56" E	85.53'
E31	N 13°36'00" W	74.74'
E32	N 28°22'05" W	417.77'
E33	N 61°37'55" E	10.00'
E34	S 28°22'05" E	419.06'
E35	S 13°36'00" E	84.02'
E36	S 63°35'56" W	89.65'
E37	S 21°22'01" W	1.08'
E38	N 39°28'06" W	129.37'
E39	N 01°14'58" W	62.25'
E40	N 70°30'30" E	79.01'
E41	S 19°29'30" E	20.00'
E42	N 70°30'30" E	74.49'
E43	S 27°48'48" W	9.30'
E44	S 62°11'12" E	153.00'
E45	S 49°21'23" W	43.74'
E46	S 15°13'07" E	28.89'
E47	N 74°46'53" E	12.00'
E48	N 74°46'53" E	16.41'
E49	N 39°28'06" W	58.88'
E50	S 06°16'09" W	12.00'
E51	N 83°43'51" W	59.88'
E52	S 21°34'49" W	80.80'
E53	S 15°13'07" E	32.89'
E54	N 21°34'49" E	84.88'
E55	S 83°43'51" E	60.32'
E56	S 20°11'08" E	25.12'
E57	N 72°27'36" E	30.84'
E58	S 20°11'08" E	23.70'
E59	N 02°46'36" W	23.68'
E60	N 09°44'30" W	18.86'
E61	N 09°44'30" W	26.33'
E62	N 80°15'30" E	7.00'
E63	S 09°44'30" E	26.33'
E64	S 09°44'30" E	19.29'
E65	S 02°46'36" E	24.11'
E66	S 87°13'24" W	7.00'
E67	S 47°45'33" W	20.00'
E68	S 09°25'45" E	89.62'
E69	S 28°15'39" E	46.61'
E70	S 61°44'21" W	48.15'
E71	N 27°54'41" W	22.96'
E72	S 61°48'35" W	36.86'
E73	N 28°11'25" W	20.00'
E74	N 61°48'35" E	36.77'
E75	N 61°44'21" E	0.51'
E76	S 01°14'58" E	46.11'
E77	S 39°28'06" E	112.30'
E78	S 39°28'06" E	139.27'
E79	S 39°28'06" E	139.48'
E80	N 62°11'12" W	195.09'
E81	S 27°48'48" W	10.00'
E82	N 62°11'12" W	199.28'
E83	N 50°31'54" E	10.84'



LEGEND

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DATE	01/23/2020

SHEET

4-6

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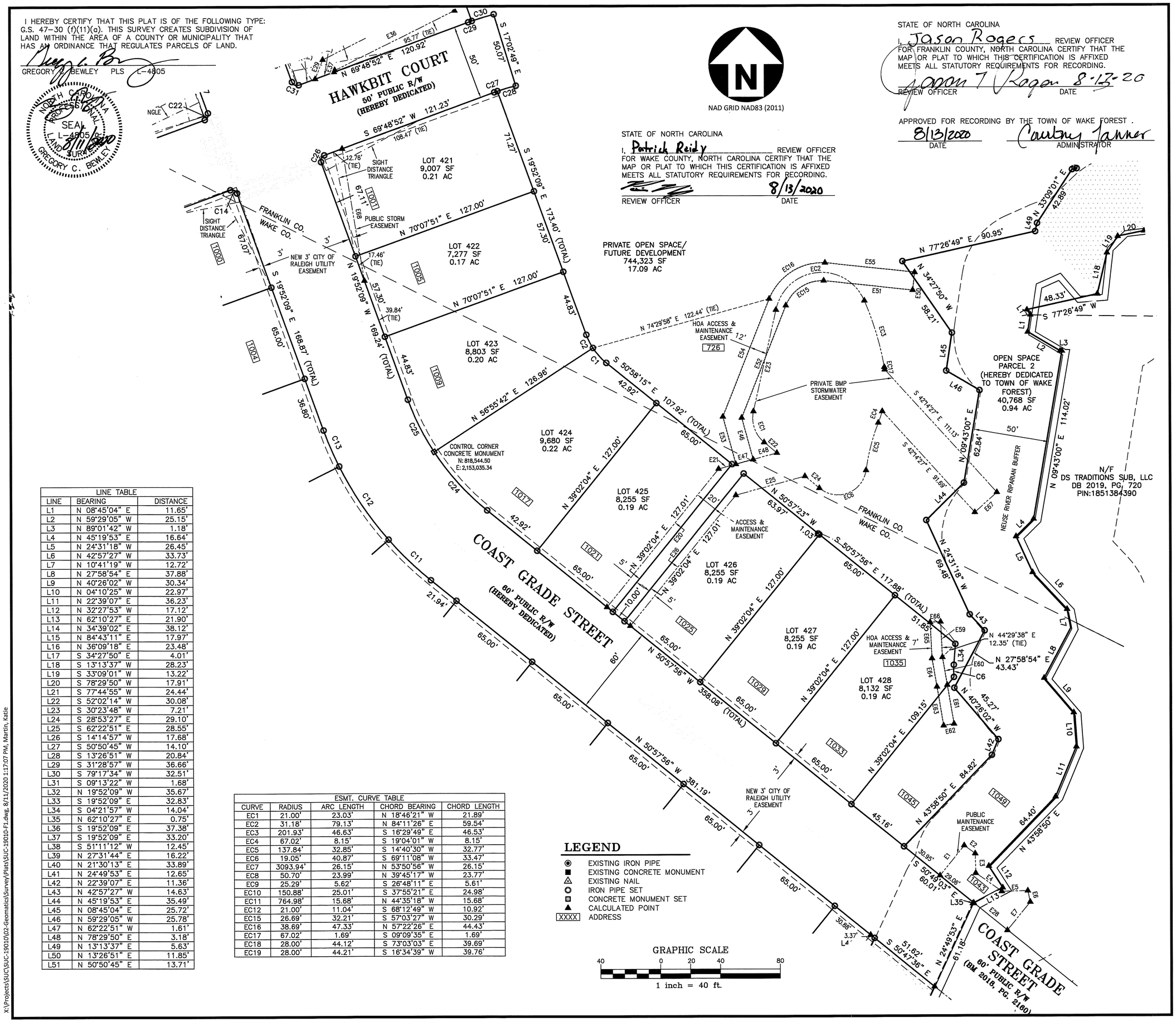

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°45'04" E	11.65'
L2	N 59°29'05" W	25.15'
L3	N 89°01'42" W	1.18'
L4	N 45°19'53" E	16.64'
L5	N 24°31'18" W	26.45'
L6	N 42°57'27" W	33.73'
L7	N 10°41'19" W	12.72'
L8	N 27°58'54" E	37.88'
L9	N 40°26'02" W	30.34'
L10	N 04°10'25" W	22.97'
L11	N 22°39'07" E	36.23'
L12	N 32°27'53" W	17.12'
L13	N 62°10'27" E	21.90'
L14	N 34°39'02" E	38.12'
L15	N 84°43'11" E	17.97'
L16	N 36°09'18" E	23.48'
L17	S 34°27'50" E	4.01'
L18	S 13°13'37" W	28.23'
L19	S 33°09'01" W	13.22'
L20	S 78°29'50" W	17.91'
L21	S 77°44'55" W	24.44'
L22	S 52°02'14" W	30.08'
L23	S 30°23'48" W	7.21'
L24	S 28°53'27" E	29.10'
L25	S 62°22'51" E	28.55'
L26	S 14°14'57" W	17.68'
L27	S 50°50'45" W	14.10'
L28	S 13°26'51" W	20.84'
L29	S 31°28'57" W	36.66'
L30	S 79°17'34" W	32.51'
L31	S 09°13'22" W	1.68'
L32	N 19°52'09" W	35.67'
L33	S 19°52'09" E	32.83'
L34	S 04°21'57" W	14.04'
L35	N 62°10'27" E	0.75'
L36	S 19°52'09" E	37.38'
L37	S 19°52'09" E	33.20'
L38	S 51°11'12" W	12.45'
L39	N 27°31'44" E	16.22'
L40	N 21°30'13" E	33.89'
L41	N 24°49'53" E	12.65'
L42	N 22°39'07" E	11.36'
L43	N 42°57'27" W	14.63'
L44	N 45°19'53" E	35.49'
L45	N 08°45'04" E	25.72'
L46	N 59°29'05" W	25.78'
L47	N 62°22'51" W	1.61'
L48	N 78°29'50" E	3.18'
L49	N 13°13'37" E	5.63'
L50	N 13°26'51" E	11.85'
L51	N 50°50'45" E	13.71'

ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	21.00'	23.03'	N 18°46'21" W	21.89'
EC2	31.18'	79.13'	N 84°11'26" E	59.54'
EC3	201.93'	46.63'	S 16°29'49" E	46.53'
EC4	67.02'	8.15'	S 19°04'01" W	8.15'
EC5	137.84'	32.85'	S 14°40'30" W	32.77'
EC6	19.05'	40.87'	S 69°11'08" W	33.47'
EC7	3093.94'	26.15'	N 53°50'56" W	26.15'
EC8	50.70'	23.99'	N 39°45'17" W	23.77'
EC9	25.29'	5.62'	S 26°48'11" E	5.61'
EC10	150.88'	25.01'	S 37°55'21" E	24.98'
EC11	764.98'	15.68'	N 44°35'18" W	15.68'
EC12	21.00'	11.04'	S 68°12'49" W	10.92'
EC15	26.69'	32.21'	S 57°03'27" W	30.29'
EC16	38.69'	47.33'	N 57°22'26" E	44.43'
EC17	67.02'	1.69'	S 09°09'35" E	1.69'
EC18	28.00'	44.12'	S 73°03'03" E	39.69'
EC19	28.00'	44.21'	S 16°34'39" W	39.76'

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

McADAMS

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2905 Meridian Parkway
Durham, NC 27713

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fax 919. 361. 2269
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CLIENT

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7208 FALLS OF NEUSE ROAD, STE 101
RALEIGH, NC 27615
PHONE: 919.306.3330

WAKE FOREST GOLDSTON

PHASE 1A SUBDIVISION PLAT
0 N. WHITE STREET
WAKE FOREST, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	02.04.2020	TOWN COMMENTS
2	07.14.2020	TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SUC19010
FILENAME	SUC19010-F1
SURVEYED BY	GCB
DRAWN BY	KMM
SCALE	1"= 40'
DATE	01/23/2020

SHEET

5-6

X:\Projects\SUC\SUC-19010\02-Geomatics\Survey\Plats\SUC-19010-F1.dwg, 8/11/2020 1:17:07 PM, Martin, Katie

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

GREGORY C. BEWLEY PLS L-4805

NORTH CAROLINA PROFESSIONAL SEAL L-4805 LAND SURVEYOR GREGORY C. BEWLEY 8/11/2020

STATE OF NORTH CAROLINA

I, Patrick Reidy REVIEW OFFICER FOR WAKE COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE 8/13/2020

NAD GRID NAD83 (2011)

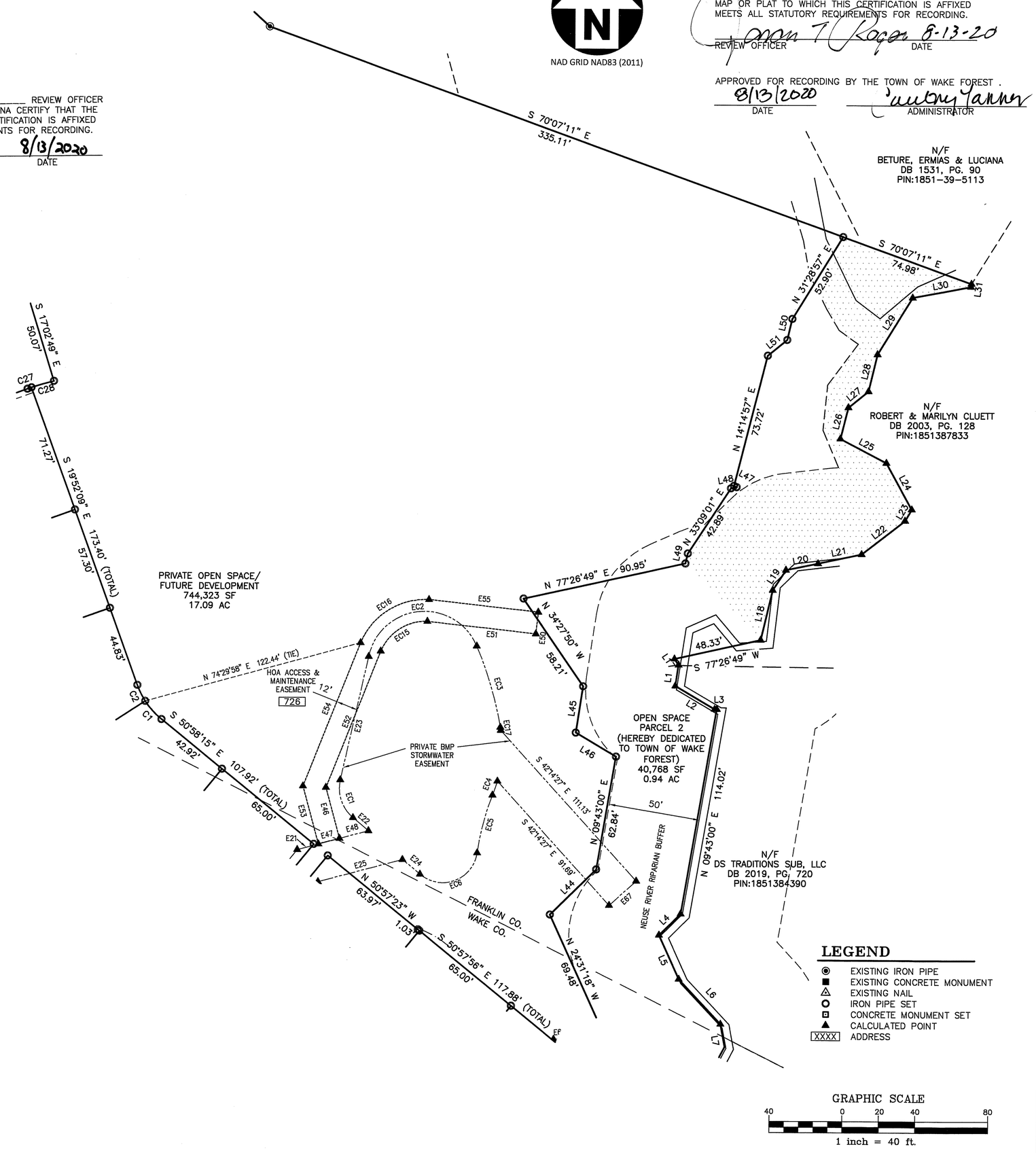
STATE OF NORTH CAROLINA

I, Jason Rogers REVIEW OFFICER FOR FRANKLIN COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE 8-13-20

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST .

DATE 8/13/2020 ADMINISTRATOR



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6-6