

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOSEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE) AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE. PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION ONE AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. PAGE NO. OWNER

NORTH CAROLINA WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT George B. Chapman PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF DECEMBER 2003.

Paullette Bragg
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/15/07

NORTH CAROLINA WAKE COUNTY

I, JANE E. HOYLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION REFERENCE DESCRIPTIONS RECORDED:
DEED BOOK 9550 PAGE 446
MAP BOOK 2002 PAGE 2039
MAP BOOK 2003 PAGE 1679-81
BOOK _____ PAGE _____

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN; THAT THE RATIO OF PRECISION BEFORE ANY ADJUSTMENTS AS CALCULATED IS 1:30000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 6.5, 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16TH DAY OF DECEMBER, A.D., 2003.

Jane E. Hoyle
SURVEYOR
LICENSE NUMBER: L-2462

I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE ON THE 8 DAY OF October, IN THE YEAR 2002 APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

George B. Chapman
PLANNING DIRECTOR / WAKE CO. REVIEW OFFICER

THIS PLAT NOT TO BE RECORDED AFTER 22 DAY OF Jan. 24. ONE COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS
ANNEXATION PETITION SUBMITTED

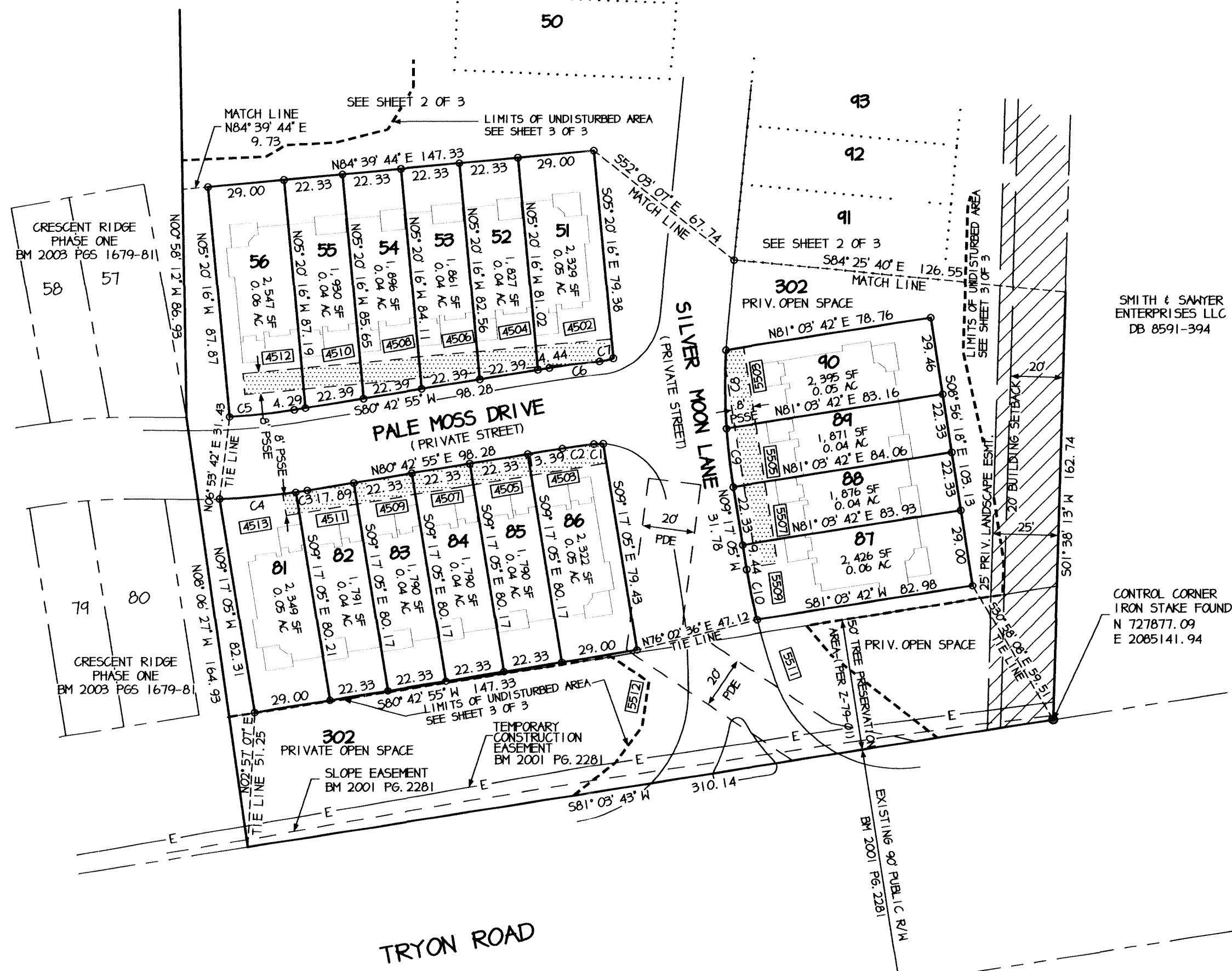
IN ACCORDANCE WITH 6.5, 47-30 (f) (1) CLASSIFICATIONS, I CERTIFY:

A. 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

THIS PARCEL IS LOCATED IN THE RALEIGH PLANNING JURISDICTION.

Jane E. Hoyle
PROFESSIONAL LAND SURVEYOR L-2462

12/23/03



WAKE COUNTY, NC 290
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/07/2004 AT 12:47:07

BOOK: BM2004 PAGE: 00028

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY
ASST./DEPUTY
TIME

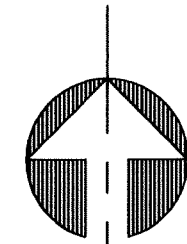
REVISIONS
11/04/03 REVIEW COMMENTS
12/16/03 WIDEN PDE'S

AREA SUMMARY - PHASE TWO			
NEW PUBLIC R/W	0	0	
35 LOTS	73,026 SF	1.68 AC	
PRIVATE OPEN SPACE	79,805 SF	1.83 AC	
TOTAL AREA IN PHASE TWO	152,831 SF	3.51 AC	
OPEN SPACE IN PRIVATE STREETS AND PARKING	18,529 SF	0.43 AC	

SUBDIVISION PLAT
CRESCENT RIDGE - PHASE TWO
SHEET 1 OF 3

TOWNSHIP: SWIFT CREEK COUNTY: WAKE STATE: NC
OWNER: WESTFIELD HOMES OF THE CAROLINAS, INC. SCALE: 1" = 40'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	08° 09' 11"	25.00	3.56	N87° 42' 52" E	3.55
C2	02° 55' 21"	237.00	12.09	N82° 10' 36" E	12.09
C3	00° 58' 07"	263.00	4.45	S81° 11' 59" W	4.45
C4	06° 20' 15"	263.00	29.09	S84° 51' 10" W	29.08
C5	06° 06' 32"	232.00	24.74	S83° 46' 11" W	24.72
C6	04° 07' 06"	268.00	19.26	N82° 46' 28" E	19.26
C7	15° 25' 13"	20.00	5.38	S77° 07' 25" W	5.37
C8	07° 04' 34"	241.38	29.81	N00° 26' 21" W	29.79
C9	05° 18' 27"	241.38	22.36	N06° 37' 51" W	22.35
C10	04° 29' 17"	250.00	19.58	N11° 31' 44" W	19.58



NC GRID NORTH
NAD 83
SEE BM 2002 PAGE 2039 FOR
SITE TIE TO NC65 MONUMENT
"LAKEDAM"
- AREAS ARE BY COORDINATE CALCULATION
- ALL DISTANCES ARE HORIZONTAL GROUND
DISTANCES IN U.S. SURVEY FEET
- 1 METER = 3.28083333 U.S. SURVEY FEET

LEGEND
PDE PRIVATE DRAINAGE EASEMENT (SEE NOTE #3)
PSSE PRIVATE SANITARY SEWER EASEMENT (SEE NOTE #4)
[5400] STREET ADDRESS NUMBER
[] PRIVATE SANITARY SEWER EASEMENT
SEE NOTE #4
[] 25' PRIVATE LANDSCAPE EASEMENT BENEFITTING THE
SMITH & SAWYER PROPERTY

NOTES:

- OWNER/DEVELOPER:
WESTFIELD HOMES OF THE CAROLINAS, INC.
4112 PLEASANT VALLEY ROAD
SUITE 214
RALEIGH, NC 27612
- PROPERTY IS ZONED R-10 CUD AND CM (SHOD-1).
- PDE = PRIVATE DRAINAGE EASEMENT. ALL PRIVATE DRAINAGE EASEMENTS LIE CONTIGUOUS TO AND 10' DISTANT FROM THE UNDERGROUND UTILITY OR CONSTRUCTED DRAINAGEWAY AS DIMENSIONED. EXCEPT WHERE SPECIFIC LOCATIONS AND DIMENSIONS MAY BE SHOWN HEREON.
- PSSE = PRIVATE SANITARY SEWER EASEMENT. 15' PRIVATE SANITARY SEWER EASEMENTS ARE CENTERED ON THE PRIVATE SANITARY SEWER DISTRIBUTION LINES. 8' PRIVATE SANITARY SEWER EASEMENTS ARE CENTERED ON SERVICE LINES ON THE FRONTS OF LOTS 42-45, 51-90, & 96-100 AS SHOWN.
- THIS SITE IS FOUND ON F.E.M.A. MAP # 37183C0507 E. NO FEMA DESIGNATED FLOOD HAZARD AREAS ARE INDICATED ON THIS SITE.
- THIS SITE IS A PORTION OF A BOUNDARY RECORDED IN BOOK OF MAPS 2002 PAGE 2039.
- THERE ARE NO NEUSE RIVER BUFFERS ON PHASE TWO.
- IRON PIPES HAVE BEEN SET AT ALL LOT CORNERS.
- THE SITE GRID TIE IS SHOWN ON THE BOUNDARY SURVEY RECORDED IN BOOK OF MAPS 2002 PAGE 2039.
- COMPLIES WITH ZONING CONDITION Z-70-01.
- ALL PRIVATE OPEN SPACES, DRIVES, PARKING AND PRIVATE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS PLANNERS/LANDSCAPE DESIGNERS/SURVEYORS/ENGINEERS
3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919-781-0300

SURVEYED BY: PC DRAIN BY: JEH CHECK & CLOSURE BY: JEH
SURVEY DATE(S): 10/27/03-10/30/03
COUNTY P.I.N.(S): 0782584776
DRAWING NO. 2003-23-1

RECORDED IN BOOK
OF MAPS 2003 PG. 028