

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION: THIS CERTIFICATE OF OWNERSHIP AND DEDICATION IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, N.C. OR OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, THE DO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN PUBLIC ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE (PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT).

Highlands West Partners
by: *Michael J. Galletta, President*
MacGregor Development Company
Managing General Partner
4/19/94

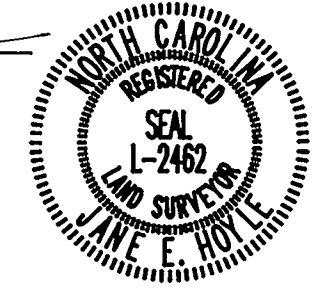
CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS: I, Sue Rowland, TOAN CLERK OF CARY, N.C., DO CERTIFY THAT THE TOWN OF CARY APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS OF WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY IT IS IN THE PUBLIC INTEREST TO DO SO.

2-14-94 Sue Rowland
DATE TOAN CLERK

WAKE COUNTY NORTH CAROLINA
CERTIFICATE OF ACCURACY: I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED BY THE PLANNING AND ZONING BOARD AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

I, JANE E. HOYLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1-2462) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES INDICATED, THAT THE RATIO OF PRECISION BEFORE ANY ADJUSTMENTS AS CALCULATED IS 1:300000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF FEBRUARY, 1994.

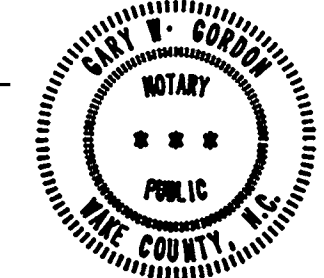
Jane E. Hoyle
SURVEYOR
REGISTRATION NUMBER L-2462



NORTH CAROLINA
WAKE COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JANE E. HOYLE, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITH MY HAND AND OFFICIAL STAMP OR SEAL THIS 15 DAY OF FEBRUARY 1994.

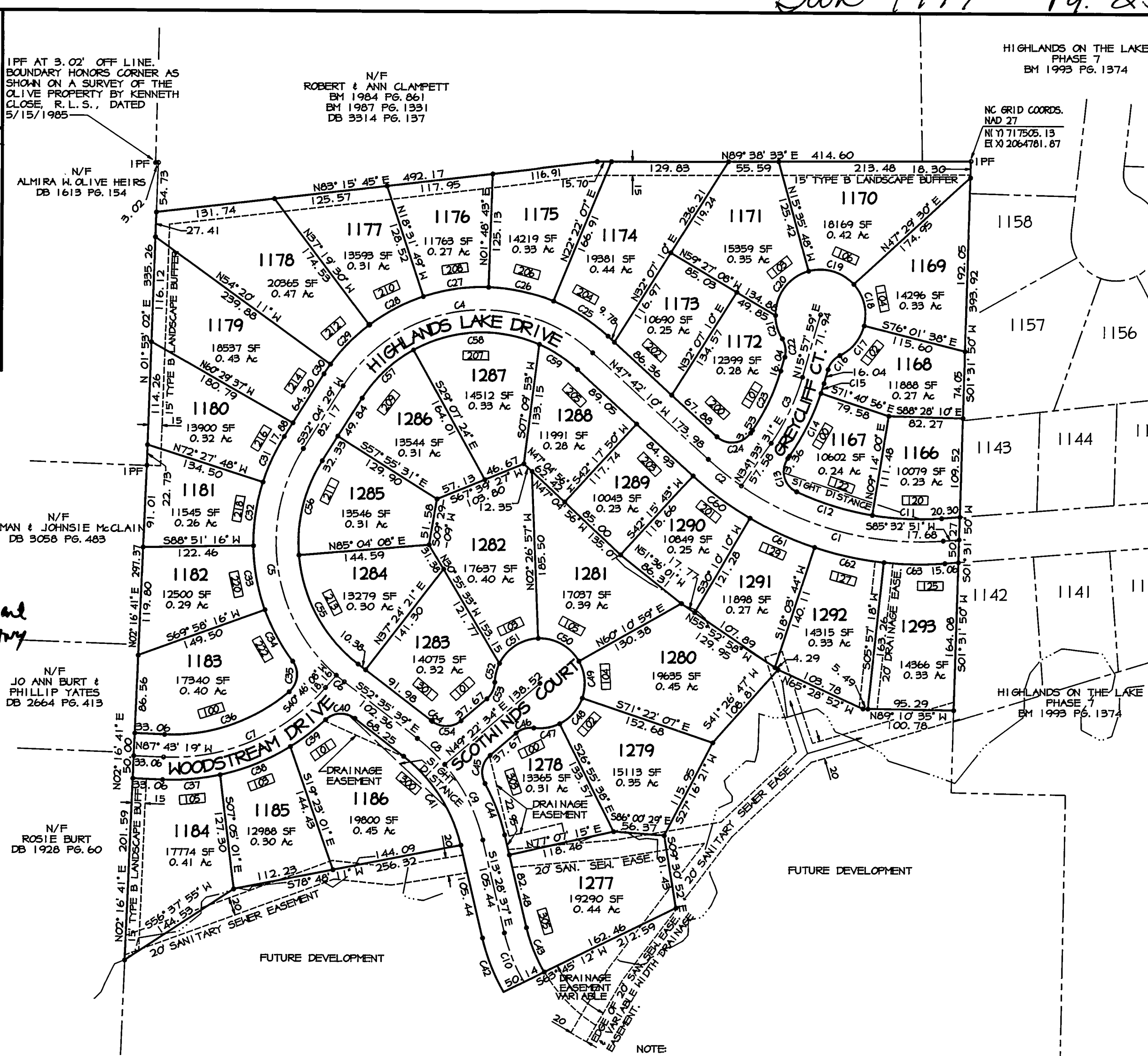
Gayle S. Gorden
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-27-98



NORTH CAROLINA
WAKE COUNTY
THE FOREGOING CERTIFICATE OF NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT BOOK 1994 PAGE 238. THIS INSTRUMENT WAS FILED AT 2:55 P.M.

KENNETH C. WILKINS by Meta M. Davis
REGISTER OF DEEDS ASST. REGISTER OF DEEDS
Deputy

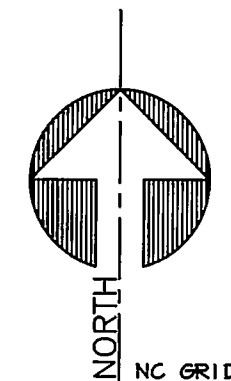


NOTE:
1. THERE ARE NO FEMA OR TOWN OF CARY DESIGNATED FLOODPLAINS IN THIS PROJECT.
2. ALL RIGHTS OF WAY BEING DEDICATED ARE PUBLIC AND TOTAL AREA OF NEW RIGHTS OF WAY IS 2.68 ACRES.
3. ALL WATER MAINS AND SERVICES INCLUDING HYDRANTS AND METERS ARE SUBJECT TO A 20' TOWN OF CARY EASEMENT CENTERED ON THE UTILITY LINE.
4. SIGHT DISTANCES AT EACH INTERSECTION FALL WITHIN THE RIGHTS OF WAY UNLESS SHOWN OTHERWISE.
5. BUILDING SETBACKS:
FRONT YARD 20'
REAR YARD 20'
CORNER YARD 20'
SIDE YARD 18'
OFF BUFFER 10'
6. ALL LOTS ABUTTING THE WESTERN AND NORTHERN BOUNDARIES OF THE TRACT SHALL HAVE 10' OF UNDISTURBED BUFFER WITHIN THE REQUIRED BUILDING SETBACK ABUTTING THAT BOUNDARY.
7. [200] DENOTES STREET NUMBER

CERTIFICATE OF APPROVAL FOR RECORDING: I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING AND ZONING BOARD AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
2/11/94 Glenda S. Tape
DATE PLANNING DIRECTOR

THIS PLAT NOT TO BE RECORDED
AFTER 2/11/94 DAY OF 2-8-94
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS. 238

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	39° 00' 41"	348.00	236.94	125.27	125.27	574° 56' 49" E
2	7° 44' 19"	46.97	23.54	23.54	23.54	551° 34' 19" E
3	18° 35' 32"	250.00	81.12	80.77	40.92	508° 34' 42" E
4	100° 13' 22"	182.00	318.36	279.29	217.76	582° 11' 10" W
5	81° 18' 21"	195.00	276.72	254.06	167.45	508° 34' 42" E
6	3° 21' 46"	195.00	11.45	11.44	5.72	550° 54' 45" E
7	51° 30' 53"	225.00	202.28	195.53	106.55	566° 31' 24" E
8	11° 58' 12"	200.00	41.78	41.71	20.97	546° 36' 32" W
9	27° 08' 50"	94.76	53.88	48.29	20.97	546° 36' 32" W
10	16° 57' 56"	200.00	59.22	59.00	29.83	521° 57' 34" E
11	13° 41' 47"	323.00	77.21	77.09	38.79	587° 36' 16" E
12	15° 39' 21"	323.00	88.26	87.98	44.41	572° 55' 42" E
13	99° 39' 33"	25.00	49.48	38.21	29.61	515° 16' 15" E
14	16° 14' 48"	275.00	77.78	77.72	39.25	526° 26' 07" E
15	2° 20' 44"	275.00	11.26	11.26	5.63	517° 08' 21" E
16	48° 11' 23"	25.00	21.09	20.41	11.18	540° 03' 41" W
17	50° 11' 23"	25.00	49.79	42.41	23.49	589° 03' 52" E
18	56° 28' 51"	50.00	49.29	47.32	26.86	514° 16' 04" W
19	68° 05' 18"	50.00	55.05	52.32	30.69	574° 03' 09" W
20	75° 28' 13"	50.00	65.86	61.20	38.69	536° 40' 06" W
21	31° 09' 23"	50.00	27.19	26.86	13.94	516° 38' 42" E
22	48° 11' 23"	25.00	21.09	20.41	11.18	508° 07' 42" W
23	18° 35' 32"	225.00	73.01	72.69	36.83	525° 15' 45" E
24	97° 44' 19"	348.00	42.68	37.66	28.63	589° 25' 13" E
25	19° 55' 44"	207.00	72.00	71.64	36.37	557° 40' 21" W
26	20° 35' 24"	207.00	74.27	73.87	37.54	577° 54' 35" W
27	20° 35' 24"	207.00	73.49	73.11	37.14	581° 38' 27" W
28	18° 47' 41"	207.00	67.90	67.60	34.26	562° 04' 21" W
29	17° 00' 41"	207.00	61.46	61.23	30.96	544° 10' 10" W
30	3° 35' 20"	207.00	12.97	12.96	6.49	533° 52' 09" W
31	14° 32' 17"	220.00	55.82	55.67	28.06	524° 48' 20" W
32	18° 40' 56"	220.00	71.73	71.42	36.19	509° 11' 44" W
33	18° 53' 00"	220.00	72.51	72.18	36.59	510° 35' 14" E
34	16° 57' 10"	220.00	65.09	64.86	32.79	528° 30' 19" E
35	86° 22' 49"	25.00	37.69	34.22	23.47	506° 12' 30" E
36	42° 52' 46"	200.00	149.68	146.21	78.54	570° 50' 18" E
37	14° 45' 20"	250.00	64.38	64.21	32.37	584° 54' 01" E
38	19° 21' 27"	250.00	84.46	84.06	42.64	567° 50' 37" E
39	11° 15' 22"	250.00	49.11	49.04	24.64	552° 32' 13" E
40	80° 29' 49"	25.00	35.12	32.31	21.16	587° 09' 27" W
41	39° 07' 02"	175.00	119.48	117.17	62.17	593° 02' 06" E
42	16° 29' 55"	225.00	64.79	64.57	32.62	521° 43' 34" E
43	17° 33' 58"	175.00	53.65	53.44	27.04	522° 15' 36" E
44	15° 36' 37"	225.00	61.30	61.11	30.84	521° 16' 55" W
45	78° 27' 47"	25.00	34.24	31.62	20.41	510° 08' 40" W
46	48° 11' 23"	25.00	21.09	20.41	11.18	573° 28' 15" W
47	38° 56' 13"	25.00	29.62	29.18	15.26	580° 35' 50" E
48	44° 59' 51"	50.00	39.27	38.27	20.71	541° 07' 48" E
49	48° 26' 54"	50.00	42.28	41.09	22.50	505° 35' 34" W
50	62° 37' 56"	50.00	54.66	51.98	30.42	561° 07' 59" W
51	61° 28' 11"	50.00	53.64	51.11	29.73	556° 48' 58" W
52	24° 53' 41"	50.00	21.72	21.55	11.04	513° 38' 02" W
53	48° 11' 23"	25.00	21.09	20.41	11.18	525° 16' 52" E
54	78° 27' 47"	25.00	34.24	31.62	20.41	588° 36' 27" E
55	47° 39' 47"	170.00	141.42	137.38	75.09	528° 45' 45" E
56	37° 00' 20"	170.00	99.80	107.90	56.89	513° 34' 19" W
57	28° 48' 07"	157.00	78.92	78.09	40.31	546° 28' 32" W
58	52° 51' 15"	157.00	144.83	139.75	78.03	587° 18' 13" W
59	18° 34' 00"	157.00	50.88	50.65	25.66	556° 59' 10" W
60	12° 07' 01"	375.00	78.88	78.74	39.59	553° 45' 40" E
61	12° 06' 29"	375.00	78.82	78.68	39.56	565° 52' 25" E
62	12° 06' 30"	375.00	78.83	78.68	39.56	577° 58' 55" E
63	10° 24' 59"	375.00	67.81	67.72	34.00	589° 14' 40" E
64	0° 25' 59"	225.00	1.70	1.70	0.85	552° 22' 39" W



NC GRID COORDINATES AND BEARINGS ON THIS PLAT ARE BASED UPON THE PREVIOUSLY RECORDED PLAT OF THIS SITE (BOOK OF MAPS 1987 PAGE 2057) AND ARE HAD 27 COORDINATES.

I CERTIFY ONE OF THE FOLLOWING AS INDICATED:
(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
(B) THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
(C) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND
(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
(E) THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.
THIS PARCEL IS LOCATED IN THE CARY PLANNING JURISDICTION.
Jane E. Hoyle
REGISTERED LAND SURVEYOR L-2462

TOL # SUB-47-93

SUBDIVISION PLAT HIGHLANDS WEST - PHASE ONE			PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS/LANDSCAPE ARCHITECTS/SURVEYORS/ENGINEERS 3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300	
TOWNSHIP: CARY	COUNTY: WAKE	STATE: NC	SURVEYED BY: []	DRAWN BY: []
SURVEY DATE(S): NOVEMBER 1993		SCALE: 1" = 100'	CHECK & CLOSURE BY: JEH	HIST. P. Dwg
100 50 0 100 200 300			DRAWING NO. 9366	