Springs and that I hereby minimum building setback I other sites and easements	is located in the subdivision jurisdiction of the To adopt this plan of subdivision with my free consent ines, and dedicate all streets, alleys, walks, parks, to public or private use as noted. Furthermore, I and water line to the Town of Holly Springs.	t, establish and
(Company/LLC Name)	·,	requ
(Signature)	, Date	 Revie
(Print Name)		The Cour
NOTARY STATEMENT	fore me the day of	be r
Notary Public in and for the	fore me the day of State of North Carolina. My Commission expires: _ /	, 20 Cert
Notary Public	Printed (Seal)	I he Reg that Wak
		Subo Town
PIN: 0637-48-3806, which Springs and that I hereby minimum building setback I other sites and easements	d Dedication: the owner of the property shown and described her is located in the subdivision jurisdiction of the To adopt this plan of subdivision with my free consen- ines, and dedicate all streets, alleys, walks, parks, to public or private use as noted. Furthermore, I and water line to the Town of Holly Springs.	own of Holly t, establish and
(Company/LLC Name)	··	
(Signature)	Date	
(Print Name)	Title	
	efore me the day of e State of North Carolina. My Commission expires:	, 20
Notary Public	Printed (Seal)	
I hereby certify that: All streets, utilities, manner and according to improvements in an amoun The Town of Holly S shown and delineated on tLots shown on this plat. No made that all lots meet the	lat may not be buildable. Public utility services ha ote at the time of building permit application subm ne Town's Development Regulations. In addition, Rig otal Development Permit will be required at the tim	the installation of the required prings has been received. dedication as ve not been verified for the nittal verification must be ht of Way dedication and
Town Engineer Town of Holly Springs, North	Date th Carolina	
IN U.S. SURVEY FEET. 2. ALL BEARINGS ARE BAPLANE COORDINATE SY 3. THERE ARE NO BURIAL 4. THERE WERE NO NCGS SURVEYED TRACT. 5. LINES NOT SURVEYED	ARE HORIZONTAL GROUND DISTANCES (UNLESS OTHERWISE STATED) SED ON THE NORTH CAROLINA STATE (STEM (NAD 1983/11). GROUNDS OR CEMETERIES VISIBLE. MONUMENTS FOUND WITHIN 2000' OF APPEAR AS DASHED LINES. FLOOD INSURANCE RATE MAP#	AREA TABLE TRACT 1 AREA=31.281 ACRES 1,362,604 SQ. FT. TRACT 2 (TO BE RECOMBINED INTO TRACT 1 AREA=9.526 ACRES 414,960 SQ. FT. TRACT 3 (TO BE RECOMBINED INTO TRACT 1
3720062600K DATED LOCATED IN ZONE X.	MAY 2, 2007, THIS PARCEL"IS SEE FIRM PANEL FOR SPECIFIC FLOOD	(TO BE RECOMBINED INTO TRACT ' AREA=0.343 ACRES
HAZARD DEFINITIONS. 7. PROPERTIES ZONED R-		14,939 SQ. FT. TOTAL RECOMBINED AREA
	NS WERE NOT EXAMINED OR RT OF THIS SURVEY. NO	OF TRACT 1 AREA=41.150 ACRES

icate of Review Officer: of North Carolina ty of Wake

, Review Officer of Wake County, certify the map or plat to which this certification is affixed meets all statutory ements for recording.

ubdivider shall file the approved Plat with the Register of Deeds of Wake ty within sixty (60) days of final approval; otherwise such approval shall ll and void.

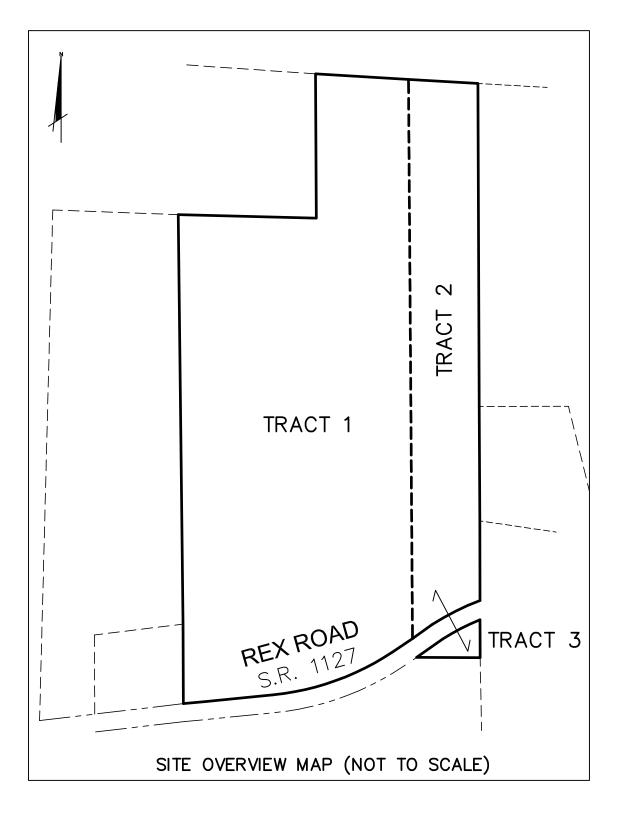
icate of Approval for Recording:

eby certify that the subdivision plat shown hereon has been found to comply with the Subdivision ations of the Town of Holly Springs, North Carolina and that the fee of \$_____ has been paid., and this plat has been approved by the Town of Holly Springs for recording in the Register of Deeds of County.

vision Administrator Date of Holly Springs, North Carolina

PRELIMINARY PLAT

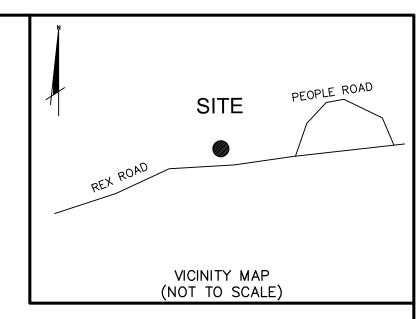
NOT FOR RECORDATION, CONVEYANCE, OR SALES



OWNER INFORMATION AND REFERENCES

TRACT 1 GREGORY W. HOBBY, AND WIFE JULIE K. HOBBY 5401 HARDISON RD CHARLOTTE NC 28226-6427 DB 15808 PG. 2298 BM 2010 PG. 255 PIN# 0637-38-8616 ZONING: R-30 LAND USE: VACANT

TRACTS 2 AND 3 KAREN W. CODY 921 DEERFIELD ROAD RALEIGH NC 27609-5426 DB 8247 PG. 1723 BM 2010 PG. 255 PIN# 0637-48-3806 ZONING: R-30 LAND USE: VACANT



I, RANDY S. RAMBEAU, SR., PLS L-2520, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; AND THE CONTROL POINTS SHOWN WHERE FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY." CLASS OF SURVEY: AA POSITIONAL ACCURACY: 0.06'(HORIZONTAL), 0.15'(VERTICAL)

TYPE OF GPS FIELD PROCEDURE: VRS DATES OF SURVEY: APRIL 28, 2020 DATUM/EPOCH: NAD 83/2011 PUBLISHED/FIXED CONTROL USE: FIXED CONTROL GEOID MODEL: GEOID 12B COMBINED GRID FACTOR(S): 0.999880139 UNITS: US SURVEY FEET TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R-10 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE _____ DAY OF _____ A.D.,2020.

RANDY S. RAMBEAU, SR. L-2520 PROFESSIONAL LAND SURVEYOR

I, RANDY S. RAMBEAU, SR., PLS L-2520 CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

DATE.

LEGEND

BM CPP DB EP IPF IRS N/HE PG PP/W SWF /-	BOOK OF MAPS CORRUGATED PLASTIC PIPE DEED BOOK EDGE OF PAVEMENT IRON PIPE FOUND IRON ROD FOUND IRON ROD SET NOW OR FORMERLY OVERHEAD UTILITY LINE PAGE POWER POLE RIGHT—OF—WAY STREAM WETLAND FLAG WETLAND FLAG GUYWIRE SIGN
X	WETLAND FLAG
	CORPORATE LIMITS LINE
	RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE PROPERTY BOUNDARY LINE
	OVERHEAD UTILITY LINE
\wedge	SURVEY CONTROL POINT
6125	ADDRESS
0123	ADDITE 33

REVISION INITIAL DATE

STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES THAT MAY AFFECT THE

USE OF DEVELOPMENT OF THIS TRACT.

9. THIS PROPERTY IS VACANT.

MCKIM& CREED

1,792,503 SQ. FT.

1730 Varsity Drive Suite 500 Raleigh, North Carolina 27606 Phone: (919)233-8091, Fax: (919)233-8031 NC FIRM # F-1222

Internet Site: http://www.mckimcreed.com

RECOMBINATION PLAT AND PLANIMETRIC SURVEY ON THE PROPERTIES OF GREGORY W. HOBBY, AND WIFE, JULIE K. HOBBY

AND KAREN W. CODY FOR THE WAKE COUNTY BOARD OF EDUCATION

DATE: SEPTEMBER 21, 2020

SCALE: THIS SHEET NOT TO SCALE

PROJECT #: 1915-0135 PROJ. SVYR : RSR,SR. DRAWN BY: MWH FIELD BK. : COMP. FILE: VB102-19150135.dwg SHEET #: 1 OF 2

DWG. # : R.1.3.10.

DATE:

SITE ADDRESSES

TRACT 1: 6125 REX ROAD

HOLLY SPRINGS NC 27540-6438

HOLLY SPRINGS NC 27540-6438

TRACTS 2 AND 3: 6209 REX ROAD

HOLLY SPRINGS TOWNSHIP

WAKE COUNTY NORTH CAROLINA

Certificate of Review Officer: State of North Carolina County of Wake PEOPLE ROAD SITE Review Officer of Wake County, certify Curve Table that the map or plat to which this certification is affixed meets all statutory requirements for recording. Tangent | Chord Bearing | Ch. Length Length Curve # | Radius | Delta REX ROAD C1 879.27 431.45' 220.16 S7012'58"W 427.13' 028'06'52" Review Officer C2 831.82' 178.98' 89.84 S63°26'54"W 178.63 01219'41" The subdivider shall file the approved Plat with the Register of Deeds of Wake 141.64 C3 771.82 141.84' 71.12' S62°40'33"W 010'31'47" County within sixty (60) days of final approval; otherwise such approval shall be null and void. VICINITY MAP (NOT TO SCALE) TAYLOR MORRISON OF CAROLINA, INC. DB 16830 PG. 2668 PRELIMINARY PLAT PIN# 0638-30-8318 TOWN OF HOLLY SPRINGS CORPORATE LIMITS NOT FOR RECORDATION, CONVEYANCE, OR SALES S86°35'39"E 313.13' ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED) ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/11). S86'40'33"E THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE. 233.56 THERE WERE NO NCGS MONUMENTS FOUND WITHIN 2000' OF SURVEYED TRACT. FEATURE W3 LINES NOT SURVEYED APPEAR AS DASHED LINES. AREA=0.24AC ACCORDING TO FEMA FLOOD INSURANCE RATE MAP# 3720062600K DATED MAY 2, 2007, THIS PARCEL"IS LOCATED IN ZONE X. SEE FIRM PANEL FOR SPECIFIC FLOOD **STREAM** HAZARD DEFINITIONS. FEATURE S3 820 LINEAR FT PROPERTIES ZONED R-30. (ONSALE) SUBSURFACE CONDITIONS WERE NOT EXAMINED OR TAYLOR MORRISON OF CAROLINA, CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF DB 16830 PG. 2668 UNDERGROUND UTILITIES OR FACILITIES THAT MAY AFFECT THE PIN# 0637/-29-9661 STREAM USE OF DEVELOPMENT OF THIS TRACT. FEATURE SB1 9. THIS PROPERTY IS VACANT. WETLAND 264 LINEAR FT TOWN OF HOLLY SPRINGS CORPORATE/LIMITS FEATURE W2 AREA=0.01AC WILLIAM MYERS AND S01410"E CANDACE CRUPI 1085.86 ESTATE BOOK UNKNOWN DB 13969 PG. 295 PIN# 0637-48-7953 STREAM FEATURE S4 668 LINEAR FT (NAD83 STREAM FEATURE SA1 350 LINEAR FT Line Table STREAM FEATURE S2 Line # Length ,158 LINEAR FT Direction L1 S54°13'02"W 82.27 L2 S54°47'13"W 106.44' L3 S00°07'18"E 127.63 ż N89*40'05"W L4 213.08 PROPERTY LINE~ N0°40'49"W WETLAND TO BE REMOVED FEATURE WA1 1376.17 AREA=0.11AC TRACT 2 EXISTING 30' INGRESS/EGRESS KAREN W. CODY EASEMENT DB 2742 PG. 421 (NCDOT R/W AGREEMENT) DB 3491 PG. 968 DB 12707 PG. 213 DB 8247 PG. 1723-1724 DB 16830 PG. 2668 BM 2010 PG. 255 DILAPIDATED BM 2010 PG. 255 PIN# 0637-48-3806 WOOD CANOPY -ENCROACHES 25.9' AREA (ON HOBBY PARCEL ONLY)= AREA= 9.526 Acres 0.566 Acres 414,960 Sq Ft 24,640 Sq Ft JEFFREY SCHULLER, AND WIFE TRACT 1 STEPHANIE SCHULLER WETLAND S0°17'48"E GREGORY W. HOBBY, AND WIFE, JULIE K. HOBBY DB 2742 PG. 423 DB 12707 PG. 213 FEATURE W1 384.27 BM 1977 PG. 869 AREA=0.12AC BRENDA JUDD WILLIAMS (NCDOT R/W AGREEMENT) DB 15808 PG. 2298-2301 PIN# 0637-38-1597 DB 16024 PG. 2015 **−**−30' BM 1999 PG. 664 BM 1992 PG. 948 BM 2010 PG. 255 PIN# 0637-48-6504 PIN# 0637-38-8616 STREAM TOTAL AREA TRACT 1 FEATURE S1 S1 31.281 Acres
R FT 1,362,604 Sq Ft
TOTAL AREA TRACT 2
TO BE RECOMBINED WITH TRACT 1 S0'05'03"E SπPL 98 LINEAR FT 268.04 EXISTING 30' OVERHEAD ELECTRIC FADNA BANKS 9.526 Acres 414,960 Sq Ft DB 1234 PG. 61 EASEMENT DB 13949, PG. 16 PIN# 0637-48-4285 TOTAL AREA TRACT 3
TO BE RECOMBINED WITH TRACT 1 AREA= 0.201 Acres 0.343 Acres 14,939 Sq Ft 8,762 Sq Ft LEGEND WETLAND TOTAL RECOMBINED FEATURE W4~ BOOK OF MAPS AREA OF TRACT 1 CORRUGATED PLASTIC PIPE AREA=0.02AC WF4.6 40S WF4.7 30S CPP S015'29"E 41.150 Acres DB DEED BOOK WF4.8 30S 64.40' 1,792,503 Sq Ft EDGE OF PAVEMENT EΡ (TIE LINE) IRON PIPE FOUND **IPF** WETLAND IRF IRON ROD FOUND FEATURE W5 TRACT 3 IRON ROD SET AREA=0.16AC IRS N013'59"W NOW OR FORMERLY EXISTING 30' OVERHEAD ELECTRIC N/F KAREN W. CODY 267.38 S56'06'19"W OHE OVERHEAD UTILITY LINE DB 2742 PG. 421 79.16 EASEMENT PG PAGE S84'16'24"W AREA= (NCDOT R/W AGREEMENT) 232.65 POWER POLE JOHN B. ENNIS 0.524 Acres DB 8247 PG. 1723-1724 R/W RIGHT-OF-WAY (IRS TO IRS) DB 14967 PG. 747 BM 2010 PG. 255 PART OF PIN# 0637-48-3806 STREAM WETLAND FLAG BM 1977 PG. 869 WETLAND FLAG S84'49'47"W AREA= PIN# 0637-37-2861 0.343 Acres 71.19' N0°31'25"W **GUYWIRE** 14,939 Sq Ft SIGN 62.79 2.66' SOUTH OF NORTHERN (TIE LINE) WETLAND FLAG S69"14'42"E R/W LINE CORPORATE LIMITS LINE 62.49' (TIE LINE) RIGHT-OF-WAY LINE La RUE POWELL EXISTING EASEMENT LINE DB 13705 PG. 2550 McKIM & CREED PNT#2 REX ROAD R/W PIN# 0637-47-7878 REBAR AND CAP SET" HANSON AGGREGATES ADJOINING PROPERTY LINE McKIM & CREED PNT#1 (TIE LINE) GROUND COORDINATES SOUTHEAST LLC N73'39'13"E PROPERTY BOUNDARY LINE REBAR AND CAP SET S.R. 1127 578.72'(GROUND) N=677,885.22' DB 17212 PG. 2695 GRID COORDINATES 60' PUBLIC R/W OVERHEAD UTILITY LINE E=2,034,139.20' PIN# 0637-37-8113 578.65'(GRID) N=677,722.34 CF=0.999880139 (NAD 83/11) \triangle SURVEY CONTROL POINT E=2,033,583.87 (NAD 83/11)SCALE: 1" = 150'6125 **ADDRESS** RECOMBINATION PLAT AND PLANIMETRIC SURVEY PROJECT #: 1915-0135 PROJ. SVYR : RSR, SR. ON THE PROPERTIES OF MCKIM& CREED DRAWN BY: MWH GREGORY W. HOBBY, AND WIFE, JULIE K. HOBBY FIELD BK. : COMP. FILE: VB102-19150135.dwg SHEET #: 2 OF 2 AND KAREN W. CODY

THE WAKE COUNTY BOARD OF EDUCATION

WAKE COUNTY

SCALE: 1" = 150'

NORTH CAROLINA

DWG. # : R.1.3.10.

DATE: SEPTEMBER 21, 2020

HOLLY SPRINGS TOWNSHIP

1730 Varsity Drive, Suite 500 Raleigh, North Carolina 27606

Phone: (919)233-8091, Fax: (919)233-8031 FIRM # F-1222

Internet Site: http://www.mckimcreed.com

DATE: