

Certificate of Ownership and Dedication:  
I hereby certify that I am the owner of the property shown and described hereon  
PIN: 0637-38-8616, which is located in the subdivision jurisdiction of the Town of Holly  
Springs 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. Furthermore, I hereby  
dedicate all sanitary sewer, and water line to the Town of Holly Springs.

\_\_\_\_\_  
(Company/LLC Name)

\_\_\_\_\_  
(Signature) \_\_\_\_\_ Date

\_\_\_\_\_  
(Print Name) \_\_\_\_\_ Title

NOTARY STATEMENT

Sworn to and subscribed before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
Notary Public in and for the State of North Carolina. My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public \_\_\_\_\_ Printed (Seal)

Certificate of Ownership and Dedication:

I hereby certify that I am the owner of the property shown and described hereon  
PIN: 0637-48-3806, which is located in the subdivision jurisdiction of the Town of Holly  
Springs 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. Furthermore, I hereby  
dedicate all sanitary sewer, and water line to the Town of Holly Springs.

\_\_\_\_\_  
(Company/LLC Name)

\_\_\_\_\_  
(Signature) \_\_\_\_\_ Date

\_\_\_\_\_  
(Print Name) \_\_\_\_\_ Title

NOTARY STATEMENT

Sworn to and subscribed before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
Notary Public in and for the State of North Carolina. My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public \_\_\_\_\_ Printed (Seal)

Department of Engineering Certificate of only the checked statements:

I hereby certify that:

\_\_\_\_\_ All streets, utilities, greenways and other required improvements have been installed in an acceptable  
manner and according to town standards and specifications or guarantees of the installation of the required  
improvements in an amount and manner satisfactory to the Town of Holly Springs has been received.

\_\_\_\_\_ The Town of Holly Springs approves of the easements / right-of-way dedication as  
shown and delineated on this plat.

\_\_\_\_\_ Lots shown on this plat may not be buildable. Public utility services have not been verified for the  
lots shown on this plat. Note at the time of building permit application submittal verification must be  
made that all lots meet the Town's Development Regulations. In addition, Right of Way dedication and  
the issuance of Environmental Development Permit will be required at the time of the application for  
the building permit for each lot.

\_\_\_\_\_  
Town Engineer \_\_\_\_\_ Date  
Town of Holly Springs, North Carolina

NOTES:

- 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).
- THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE.
- THERE WERE NO NCGS MONUMENTS FOUND WITHIN 2000' OF  
SURVEYED TRACT.
- LINE NOT SURVEYED APPEAR AS DASHED LINES.
- 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  
HAZARD DEFINITIONS.
- PROPERTIES ZONED R-30.
- SUBSURFACE CONDITIONS WERE NOT EXAMINED OR  
CONSIDERED AS A PART OF THIS SURVEY. NO  
STATEMENT IS MADE CONCERNING THE EXISTENCE OF  
UNDERGROUND UTILITIES OR FACILITIES THAT MAY AFFECT THE  
USE OF DEVELOPMENT OF THIS TRACT.
- THIS PROPERTY IS VACANT.

AREA TABLE

<b>TRACT 1</b>	
AREA=31.281 ACRES	1,362,604 SQ. FT.
<b>TRACT 2</b>	
<b>(TO BE RECOMBINED INTO TRACT 1)</b>	
AREA=9.526 ACRES	414,960 SQ. FT.
<b>TRACT 3</b>	
<b>(TO BE RECOMBINED INTO TRACT 1)</b>	
AREA=0.343 ACRES	14,939 SQ. FT.
<b>TOTAL RECOMBINED AREA</b>	
<b>OF TRACT 1</b>	
AREA=41.150 ACRES	1,792,503 SQ. FT.

Certificate of Review Officer:  
State of North Carolina  
County of Wake

I, \_\_\_\_\_, Review Officer of Wake County, certify  
that the map or plat to which this certification is affixed meets all statutory  
requirements for recording.

\_\_\_\_\_  
Review Officer \_\_\_\_\_ Date

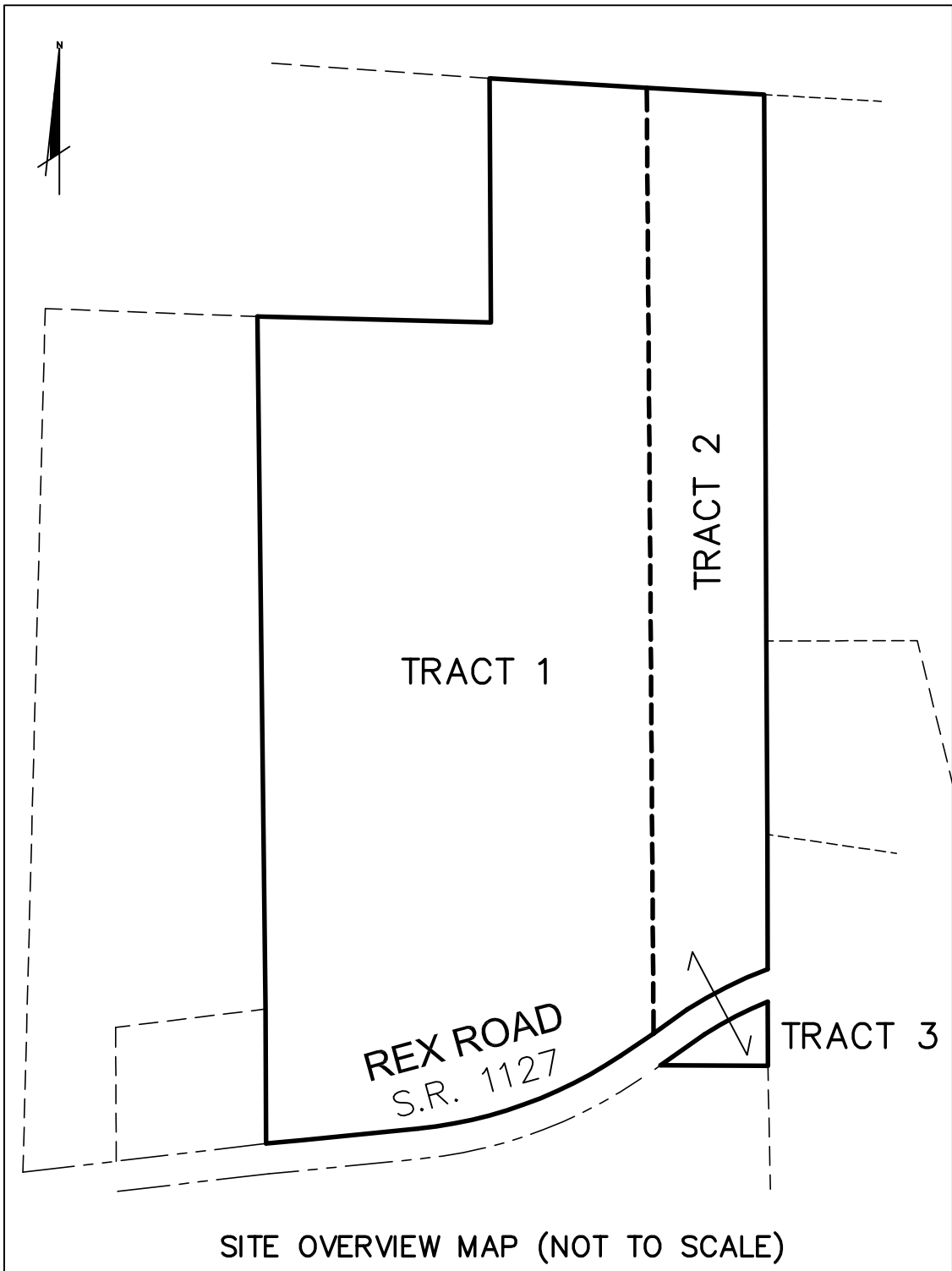
The subdivider shall file the approved Plat with the Register of Deeds of Wake  
County within sixty (60) days of final approval; otherwise such approval shall  
be null and void.

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 Holly Springs, North Carolina and that the fee of \$ \_\_\_\_\_ has been paid., and  
that this plat has been approved by the Town of Holly Springs for recording in the Register of Deeds of  
Wake County.

\_\_\_\_\_  
Subdivision Administrator \_\_\_\_\_ Date  
Town of Holly Springs, North Carolina

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCE, OR SALES



SITE OVERVIEW MAP (NOT TO SCALE)

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
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SITE ADDRESSES

TRACT 1: 6125 REX ROAD  
HOLLY SPRINGS NC 27540-6438  
5401 HARDISON RD  
CHARLOTTE NC 28226-6427  
TRACTS 2 AND 3: 6209 REX ROAD  
HOLLY SPRINGS NC 27540-6438

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	BOOK OF MAPS
CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK
EP	EDGE OF PAVEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
N/F	NOW OR FORMERLY
OHE	OVERHEAD UTILITY LINE
PG	PAGE
PP	POWER POLE
R/W	RIGHT-OF-WAY
S	STREAM WETLAND FLAG
WF	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
— — — — —	SURVEY CONTROL POINT
6125	ADDRESS

DATE	REVISION	INITIAL



**McKIM & CREED**  
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>

DATE: \_\_\_\_\_

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  
HOLLY SPRINGS TOWNSHIP WAKE COUNTY NORTH CAROLINA

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.

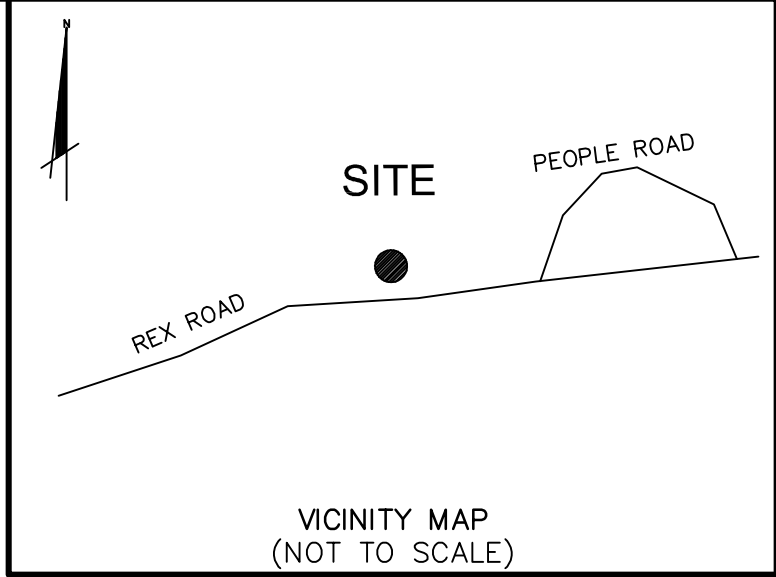
Certificate of Review Officer:  
State of North Carolina  
County of Wake

I, \_\_\_\_\_, Review Officer of Wake County, certify  
that the map or plat to which this certification is affixed meets all statutory  
requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

The subdivider shall file the approved Plat with the Register of Deeds of Wake  
County within sixty (60) days of final approval; otherwise such approval shall  
be null and void.

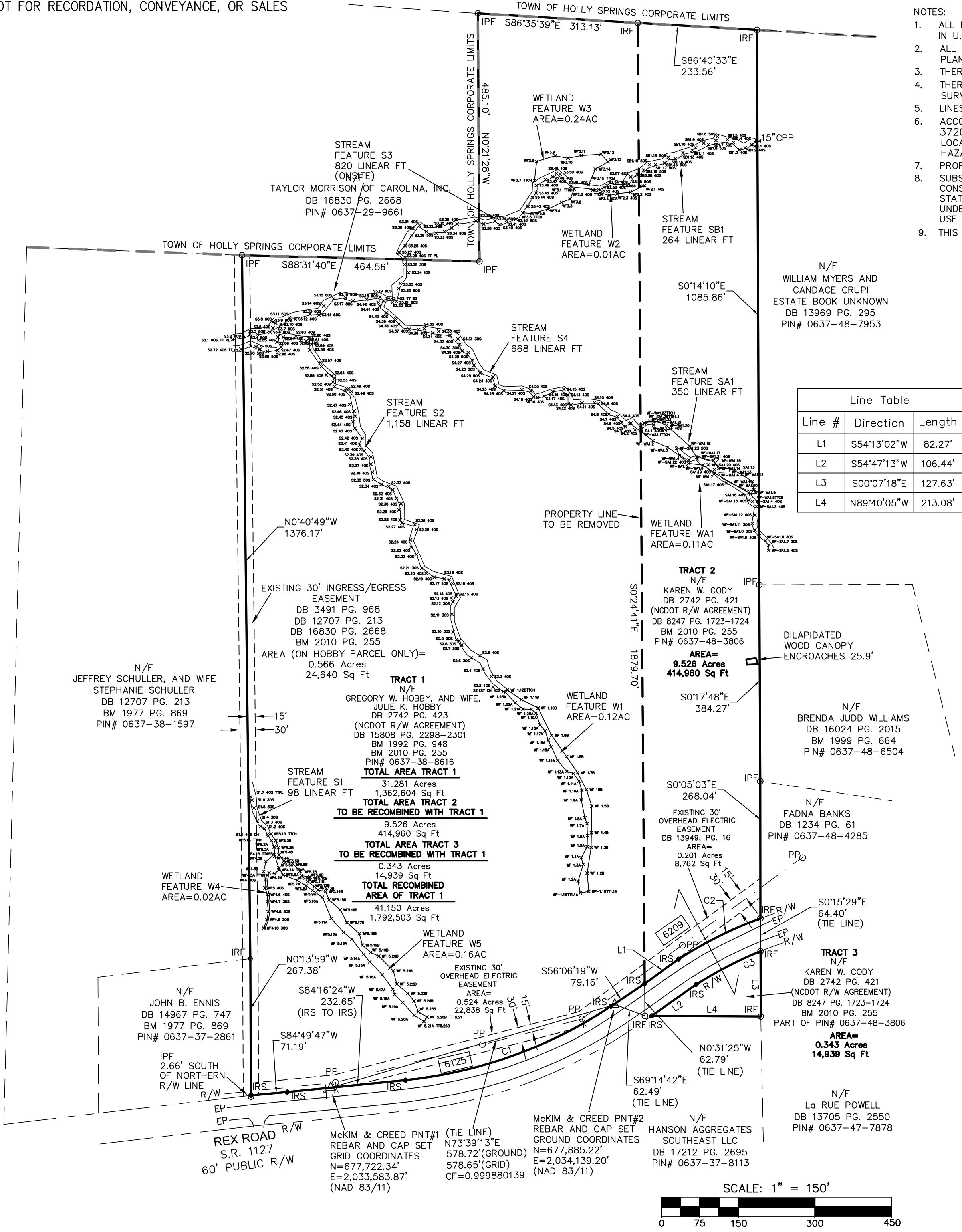
Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	879.27'	431.45'	220.16'	S70°12'58"W	427.13'	028°06'52"
C2	831.82'	178.98'	89.84'	S63°26'54"W	178.63'	012°19'41"
C3	771.82'	141.84'	71.12'	S62°40'33"W	141.64'	010°31'47"



**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

N/F  
TAYLOR MORRISON OF CAROLINA, INC.  
DB 16830 PG. 2668  
PIN# 0638-30-8318

- NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
  2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/11).
  3. THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE.
  4. THERE WERE NO NCGS MONUMENTS FOUND WITHIN 2000' OF SURVEYED TRACT.
  5. LINES NOT SURVEYED APPEAR AS DASHED LINES.
  6. 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 HAZARD DEFINITIONS.
  7. PROPERTIES ZONED R-30.
  8. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO 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.



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: \_\_\_\_\_

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: 1" = 150'

HOLLY SPRINGS TOWNSHIP

WAKE COUNTY

NORTH CAROLINA

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

DWG. # : R.1.3.10.