

WAKE COUNTY CERTIFICATION

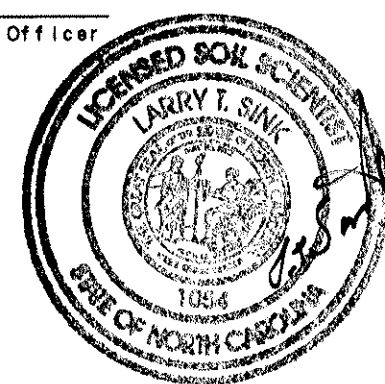
I, Lynn Patric, Subdivision Administrator and Review Officer of Wake County, certify that this plat creates a subdivision subject to and approved in accord with the Wake County Subdivision Ordinance, and that it meets all statutory requirements for recording. I, also, certify that copies of all necessary approvals over the roads, utilities, and other improvements have been submitted to me and are on file in my office.

1-6-05 Lynn Patric
DATE Subdivision Administrator/Review Officer

Approval expires if not recorded on or before 1-21-05

Wake County hereby accepts, for the use and benefit of the general public, the right-of-way shown on or otherwise provided for on this plat as dedicated for public roads and associated public improvements. This acceptance does not include the County's acceptance of any responsibility to construct, install, or maintain the roadway or other public improvement intended to be constructed or installed within the right-of-way.

1-6-05 Lynn Patric
DATE Subdivision Administrator/Review Officer



CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 13-17, 63-77 SHOWN ON THIS PLAT FOR DUNCANS RIDGE HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAT FOR _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

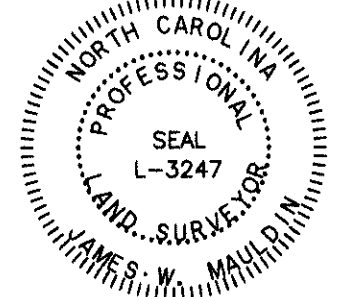
12/15/04
DATE Larry F. Sink
N.C. LICENSED SOIL SCIENTIST (SEAL)

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page SEE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 14 day of Dec, 2004.

SIGNATURE James W. Mauldin
Licensed Number L-3247



SUBDIVISION DISCLOSURE STATEMENT

I. All required improvements have been certified as complete, except for the listed improvements and these shall be completed by the following dates:

A. Public road: 05/16/05
B. Drainage facilities and easements, and stormwater management devices: 05/16/05
C. Erosion and sedimentation control devices: 05/16/05
D. Community Water System: 05/16/05

II. As subdivider / owner(s), I (we), Duncan's Ridge Partners, LLC, 125 Hampton Pines Drive, Morrisville, NC 27560 (919-422-6436)

1. Construction of all required improvements in accordance with the approved preliminary plat and construction plans;
2. Completion of all improvements per schedule above;
3. Maintenance of each required improvement until assumed by:
A. North Carolina DOT for public roads;
B. Individual lot owner after issuance of a final certificate of completion by Wake County GIS-Engineering for drainage facilities and easements and stormwater management devices;
C. Individual lot owner after issuance of a final certificate of completion by Environmental Services for erosion and sedimentation control devices;
D. Community Water System.

4. Provision to the prospective buyer of any lot shown on this record plat with a written disclosure of (a) my (our) responsibility for completing the required improvements and its schedule and (b) those provisions of the Wake County Subdivision Regulations regarding the withholding of building permits and certificates of improvements, Section 3-2-11(f) [and the recommendation of acceptance of public roads by NCDOT, Section 3-2-11(e)].

Owner: Duncan's Ridge Partners, LLC Date: 12-15-04

I, a Notary Public of the county of Wake, and the State of North Carolina, certify that Thomas A. Beebe personally appeared before me this day and acknowledged the execution of the foregoing instrument as his true and lawful act and deed, and that he is duly qualified to execute the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES August 13, 2006

III. Contact the Wake County Inspections & Land Use Division for current information about the subdivision's status concerning completion of required improvements and the application of Wake County Subdivision Regulations regarding the withholding of building permits and certificates of occupancy pending completion of required improvements (and the recommendation by NCDOT that public roads be accepted for maintenance).

Note: No Building Permit may be issued after either 50% of the lots have obtained building permits unless all applicable required improvements have been certified as complete, or any deadline has passed without the Administrator of Subdivisions receiving the certificate of completion. For Publicly Dedicated Roads, Building Permits may be issued for not more than 75% of the lots until the NCDOT District Engineer recommends the acceptance of all new roads shown on this plat, except 100% of building permits may be issued prior to public road acceptance if the roads are complete, petitioned for acceptance, and the subdivider and County enter into a maintenance agreement with a financial guarantee.

FILED FOR REGISTRATION

DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY Asst./Deputy

TIME _____

I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated: a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land. c. That this plat is of a survey of an existing parcel or parcels of land. d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey of other exception to the definition of subdivision. e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247

REFERENCES:

- 1.) D.B.11028 PG.2601
- 2.) D.B.5980 PG.858
- 3.) SEE MAP ENTITLED "SURVEY FOR MARTIN-MARIETTA CORPORATION" DATED OCTOBER 23, 1986 BY CAWTHORNE & ASSOC., REGISTERED LAND SURVEYORS.
- 4.) ALL OTHER REFERENCES SHOWN.

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 30'
CORNER SIDE: 30'

- NOTES:**
- 1.) PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
 - 2.) ALL EASEMENTS CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
 - 3.) MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE ALLOWED IS 30% WITH STORMWATER MANAGEMENT DEVICES APPROVED BY WAKE CO.
 - 4.) FLOOD HAZARD SOILS TAKEN FROM REPORT BY S&EC, P.A. ALL EXISTING WELLS EXCEPT FOR THOSE TO BE USED FOR FOR WATER SUPPLY, TO BE FILLED & CAPPED PER WAKE CO. REGULATIONS.
 - 5.) ALLOWABLE IMPERVIOUS SURFACE COVERAGE PER LOT IS 6338 SQ. FT.
 - 6.) LOTS 1, 7-10 & 77 SHALL HAVE NO DIRECT ACCESS TO DUNCAN COOK RD.
 - 7.) 100' CAPE FEAR STREAM BUFFER MEASURED 50' FROM TOP OF BANK, EACH SIDE OF CREEK.
 - 8.) MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 13, 14, & 64-67 TO BE VERIFIED WITH PHASE 2 FLOOD STUDY.
 - 9.) LOT 77 SHALL ONLY HAVE DIRECT ACCESS TO DUNCANS CREEK CT.
 - 10.) LOTS TO BE SERVED BY COMMUNITY WATER SYSTEM & INDIVIDUAL SEPTIC TANKS.
 - 11.) ALL SAN. SEWER EASEMENT ARE RESERVED FOR FUTURE USE BY THE TOWN OF HOLLY SPRINGS.

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	60,101	63	48,494
2	30,530	64	71,999
4	34,165	65	68,630
5	33,293	66	66,482
6	31,281	67	74,637
7	52,828	68	33,009
8	49,040	69	33,009
9	43,807	70	33,009
10	50,777	71	30,005
11	33,365	72	30,005
12	36,793	73	31,795
13	68,326	74	37,607
14	73,131	75	38,567
15	30,899	76	43,329
16	35,360	77	89,223
17	43,691	WELL LOT	76,793

NOTE: I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE LONG RANGE URBAN SERVICES AREA FOR THE TOWN OF HOLLY SPRINGS, AND THAT I HEREBY DEDICATE TO THE TOWN OF HOLLY SPRINGS ALL SANITARY SEWER AND CONSTRUCTION EASEMENTS SHOWN HEREON FOR PUBLIC USE AS NOTED. NOTWITHSTANDING THE ABOVE, THE TOWN OF HOLLY SPRINGS HAS NO OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS UNTIL AND AFTER SUCH TIME AS SEWER FACILITIES ARE CONSTRUCTED AND INSTALLED THEREIN.

DUNCANS RIDGE PARTNERS, L.L.C.
OWNER:
THOMAS A. BEEBE, MANAGER DATE: 12-15, 2004

WAKE COUNTY, NORTH CAROLINA

I, certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Owner: Duncan's Ridge Partners, LLC
THOMAS A. BEEBE, MANAGER
Date: 12-22-04

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

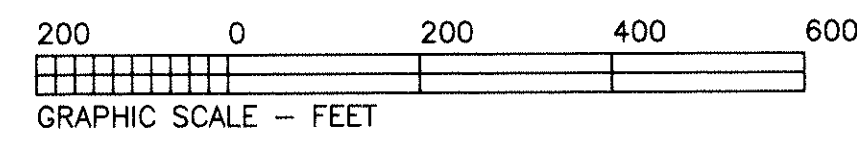
APPROVED: Dwain H. Jones/REB
DISTRICT ENGINEER
DATE: 12-22-2004

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

NOTES:

(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	30.00'	47.38'	42.60'	N 22°34'37"W
C2	758.15'	108.48'	108.39'	N 18°34'13"E
C3	25.00'	37.67'	34.21'	N 57°38'55"E
C4	25.00'	21.03'	20.41'	S 55°05'04"E
C5	50.00'	62.02'	58.12'	S 66°31'31"E
C6	50.00'	49.97'	47.92'	N 49°18'28"E
C7	50.00'	30.47'	30.00'	O 3°12'57"W
C8	50.00'	32.78'	32.19'	N 33°01'04"W
C9	50.00'	65.95'	61.27'	N 89°34'58"W
C10	25.00'	21.03'	20.41'	S 76°43'33"W
C11	25.00'	37.67'	34.21'	N 36°00'26"W
C12	759.15'	109.90'	109.80'	N 03°01'04"E
C13	759.15'	133.88'	133.71'	N 08°10'54"W
C14	759.15'	109.18'	109.09'	N 15°21'14"W
C15	165.00'	39.07'	35.22'	N 25°17'58"E
C16	862.97'	198.72'	198.28'	N 78°40'12"E
C17	862.97'	127.92'	127.80'	N 87°30'48"E
C18	862.97'	21.93'	21.93'	S 87°30'44"E
C19	912.97'	33.63'	33.63'	N 87°50'22"W
C20	912.97'	105.06'	105.00'	S 87°48'32"W
C21	912.97'	110.07'	110.00'	S 81°03'30"W
C22	912.97'	123.89'	123.89'	S 73°42'51"W
C23	25.00'	37.94'	34.40'	N 66°42'15"W
C24	25.00'	39.27'	35.36'	S 21°46'04"W
C25	317.29'	166.21'	164.32'	S 81°46'29"W
C26	317.29'	155.54'	153.99'	N 69°10'30"W
C27	317.29'	36.02'	36.00'	N 51°52'46"W
C28	25.00'	21.03'	20.41'	N 24°31'57"W
C29	50.00'	52.09'	49.77'	S 30°17'03"W
C30	50.00'	29.88'	29.42'	N 77°14'23"W
C31	50.00'	30.47'	30.00'	S 68°11'38"W
C32	50.00'	30.47'	30.00'	S 33°16'43"W
C33	50.00'	34.25'	33.58'	S 03°48'01"E
C34	50.00'	64.05'	59.76'	S 60°07'09"E
C35	25.00'	21.03'	20.41'	S 72°43'20"E
C36	367.29'	51.32'	51.28'	S 52°37'50"E
C37	367.29'	90.23'	90.00'	S 63°40'16"E
C38	367.29'	80.19'	80.03'	S 76°57'49"E
C39	367.29'	115.89'	115.41'	N 87°44'33"E
C40	367.29'	76.51'	76.37'	N 72°44'09"E
C41	25.00'	41.10'	39.62'	S 69°08'12"E
C42	709.15'	225.44'	224.49'	S 09°58'01"E
C43	709.15'	133.40'	133.20'	S 04°33'45"W
C44	709.15'	138.22'	138.01'	S 15°32'07"W
C45	709.15'	19.12'	19.12'	S 21°53'30"W
C46	30.00'	53.91'	46.95'	S 74°08'49"W
C47	734.15'	151.76'	151.49'	N 16°44'33"E
C48	734.15'	436.33'	429.94'	N 06°12'20"W
C49	887.97'	409.89'	406.26'	N 79°59'31"E
C50	342.29'	365.96'	365.83'	N 80°55'47"W

TOTAL AREA IN PHASE 1 = 37.822 ACRES
AREA IN R/W = 3.065 ACRES
TOTAL # OF LOTS = 32 31
AVERAGE LOT SIZE = 47,311 SQ. FT.

WAKE COUNTY, NC 1278
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/07/2005 AT 10:24:41

BOOK: BM2005 PAGE: 00032

SURVEY OF:
DUNCANS RIDGE SUBDIVISION
PHASE ONE

HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 200' AUGUST 26, 2004

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 1301 W. BROAD ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326

JOB #2667
CF:2667PM PF:2667P1RM

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5-23-04