

NOTE:
NO BUILDING IS PERMITTED
WITHIN 20' OF A DRAINAGEWAY
BUFFER

KENNETH G. WELSH
& PEGGY B. WELSH
PIN 1832.03 10 5745

THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF
WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES UNTIL
A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK)
THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM COUNTY
ZONING ADMINISTRATOR. THE BUILDER'S ENGINEER, ARCHITECT OR SURVEYOR
MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET

STATE OF NORTH CAROLINA

WAKE COUNTY
I, JOHN Y. PHELPS JR., REGISTERED LAND SURVEYOR
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION,
DEED DESCRIPTION RECORDED IN DEED BOOK 18
PAGE 1141; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:63,074; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK 18 PAGE 1141.
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS
2 DAY OF May 1998

JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

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;

- PRIVATE ROAD CONSTRUCTION AUG. 1, 1998
- AS SUBDIVIDER/OWNER I KENNETH G. WELSH, 8409
THOMPSON MILL ROAD, WAKE FOREST, N.C. PHONE
556-2094 IS RESPONSIBLE FOR;
 - CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS IN
ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND
CONSTRUCTION PLAN;
 - COMPLETION OF ALL IMPROVEMENTS PER SCHEDULE
ABOVE;
 - MAINTENANCE OF EACH REQUIRED IMPROVEMENT UNTIL
ASSUMED BY;
 - PRIVATE ROAD TO BE MAINTAINED BY OWNERS OF
ADJACENT OWNERS. MAINTENANCE AGREEMENT
RECORDED IN BOOK 1832 - PAGE 1325 WAKE COUNTY
 - PROVISION TO THE PROSPECTIVE BUYER OF ANY LOT
SHOWN ON THIS RECORD PLAT WITH A WRITTEN
DISCLOSURE OF (A) MY RESPONSIBILITY FOR COMPLETING THE
REQUIRED IMPROVEMENTS AND ITS SCHEDULE AND (B) THOSE
PROVISIONS OF THE WAKE COUNTY SUBDIVISION REGULATIONS
REGARDING THE WITHHOLDING BUILDING PERMITS AND CERTIFICATES
OF OCCUPANCY PENDING THE COMPLETION OF IMPROVEMENTS,
SECTION 3-3-11(D)

Kenneth Gordon Walsh
10-16-98

NORTH CAROLINA
WAKE COUNTY
I, Jacqueline R. Phelps, a NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO
HEREBY CERTIFY THAT Kenneth Gordon Walsh

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE
FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16 DAY OF Oct, 1998

MY COMMISSION EXPIRES August 21, 2003

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 BUILDING
PERMITS AND CERTIFICATES OF OCCUPANCY PENDING COMPLETION OF
REQUIRED IMPROVEMENT

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 ADMINISTRATION OF SUBDIVISIONS
RECEIPT OF THE CERTIFICATE COMPLETION

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

ZONING R-40W

SCALE
1"=60'
DATE
5/02/98
FD. BK
18476/778

RECOMBINATION OF
LOTS 1 AND 2 FRIESIGER PROPERTY
INTO LOT 1R AND 2 R WELSH PROPERTY
WITH A 30' PRIVATE ROAD
NEW LIGHT TOWNSHIP, WAKE COUNTY, N.C.

JOHN Y. PHELPS JR. REGISTERED SURVEYOR
5110 BURR OAK COURT, RALEIGH, N. C. 27612 PHONE 919 787-3658

State of North Carolina
County of Wake
I, Brian J. Sells, 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: 11-2-98

NOTE:
THE PURPOSE OF THIS RECOMBINATION IS TO
ALLOW LOT 1 AND 2 OF THE FRIESIGER PROPERTY
BOM 1987 PAGE 1301 ACCESS INTO WELSH TAVERN
WAY AND GIVE UP THE ACCESS NOW ENJOYED INTO
THE PRIVATE ROAD CROSSING THE WELSH PROPERTY

CERTIFICATION OF REVIEW BY WAKE COUNTY
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFICATION GRANTED IN CONJUNCTION WITH ISSUANCE OF
IMPROVEMENTS PERMITS ON LOT
EACH IMPROVEMENT PERMIT IS FOR A SPECIFIC USE AND SITTING. ANY
CHANGE IN INTENDED USE AND/OR SITTING OR ANY SITE ALTERATION MAY
VOID THE IMPROVEMENT PERMIT. CERTIFICATION IS ONLY FOR LOT(S) WITH
THE FOLLOWING PERMIT NUMBER(S)

LOT 2R PERMIT # D11324

CERTIFICATION GRANTED FOR EXISTING STRUCTURE WITH
RESPECT TO RECOMBINATION OF PROPERTY LINES ON LOT(S)

LOT 1R PERMIT # D11326

10-15-98
DATE
Andre C. Prew
WAKE COUNTY ENVIRONMENTAL SERVICES
AUTHORIZED REPRESENTATIVE

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 Kenneth Gordon Walsh
DATE 10-16-98
KENNETH G. WELSH
& PEGGY B. WELSH
22.48 ACRES (TAX RECORD)

WAKE COUNTY CERTIFICATION

SUBDIVISION ADMINISTRATOR AND REVIEW
OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT MEETS A SUBDIVISION
SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY SUBDIVISION
ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

DATE
SUBDIVISION ADMINISTRATOR/
REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED
ON OR BEFORE

Wake County Certification
This plat approved for recording; Except
from Wake County Subdivision Regulations.
11-2-98
Date
Brian J. Sells
Subdivision Administrator

11-2-98
Date

Kenneth G. Welsh
& Peggy B. Welsh
22.48 ACRES (TAX RECORD)

LEGEND
EIP EXISTING IRON PIPE
NIP NEW IRON PIPE
MON MONUMENT
PK PARKER KALON NAIL

MH MANHOLE
PP POWER POLE
R/W RIGHT OF WAY
C CENTER LINE

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND
THAT MEETS THE REQUIREMENTS OF G.S. 47-30 AND THAT THE BOUNDARIES
THAT ARE SHOWN ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK 18 PAGE 1141.
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS SHOWN IN PART OR IN WHOLE
AS A SUBDIVISION OF LAND THAT IS SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK 18 PAGE 1141.
- ☐ C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PLAT, OR PART OF
A PLAT, THAT IS SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
IN BOOK 18 PAGE 1141.
- ☐ D. THAT THE SURVEYOR HAS BEEN ADVISED BY THE SUBDIVIDER THAT THE
SUBDIVISION IS BEING CREATED FOR THE PURPOSE OF SELLING THE LOTS
SEPARATELY AND THAT THE SUBDIVISION IS BEING CREATED IN ACCORDANCE
WITH THE WAKE COUNTY SUBDIVISION REGULATIONS.



FILED FOR REG
DATE 11/5/98
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: P. Anne Redd
ASST. CLERK
TIME 11:30 am

FIELD CLOSURE 1:65,074
AREA CALCULATED BY COORDINATES

RECORDED IN BOOK OF MAPS 1998 PAGE 2046 WAKE COUNTY

