FILED
CALDWELL COUNTY NC
08/12/1999 1:37 PM
LOIS GREENE
Register Of Deeds

PLAT BOOK 18
PAGE 199

WEXFORD VILLAGE

POB IS LOCATED:
N 76°24'50"E 236.60' FROM A PK(F) IN THE CENTERLINE OF NUWAY CIRCLE @ ITS INTERSECTION WITH POWELL RD. AND
N 71°58'40"E 100.49' FROM A PK(F) IN THE CENTERLINE OF POWELL RD. @ ITS INTERSECTION WITH EDEL PLACE

POB IS ALSO LOCATED:
(PLAT BEARING & HORZ. DISTANCE) S 70°24'33"E 3,250.62' FROM NCGS "VALMEAD". (GRID BEARING & DISTANCE= S 70°19'28"E 3,250.27')
NCGS GRID CO-ORDS: (NAD 83)
POB:
N= 804,580.90 E= 1,251,604.25
VALMEAD:
N= 805,678.82 E= 1,248,545.03
COMBINED FACTOR= 0.9998812 & IS APPLIED TO GRID
TIE ONLY.
-00°09'05" FROM PLAT AZIMUTH TO EQUAL GRID AZIMUTH.

PLAT NORTH PB 12 PG 64

CERTIFICATE OF ACCEPTANCE OF STREETS, WATER AND SEWER, DRAINAGE EASEMENTS

I, hereby certify that all required construction of streets, water and sewer and drainage have been installed in accordance with City of Lenoir standards and accepted prior to recording of the final plat.

8-10-99
DATE

KEVIN W. LENOIR
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF OWNERSHIP AND DEDICATION

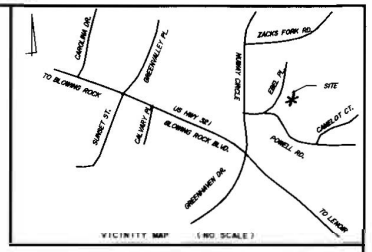
I (We), hereby certify that I am (we are) the owner (s) of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Lenoir and that I (we) hereby adopt this plan of subdivision with free consent, establish minimum building setback lines and dedicate all streets, walks parks, and other sites and easements to public use as noted.

8-25-99
DATE

Ken Moss
OWNER

OWNER

OWNER



VICINITY MAP (NO SCALE)

CERTIFICATE OF ACCEPTANCE OF DEDICATION AND RECORDING

I, hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations for Lenoir, North Carolina, and has been approved by the City Council for recording in the office of the Register of Deeds of Caldwell County. The City accepts the dedication of streets, easements, and public parks but the City assumes no responsibility to open or maintain any streets, easements, rights-of-way, or other lands thereon and accepted hereby for public purposes until in the opinion of the Lenoir City Council it is in the public interest to do so. The approval of this plat shall be null and void if the said plat is not recorded with the Caldwell County Register of Deeds within sixty (60) days of the date of approval.

AUG 3 1999
DATE

CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD:

The City of Lenoir Planning Board hereby approves the Final Plat for the Subdivision.

DATE

CHAIRMAN, LENOIR PLANNING BOARD

JAMES MORROW
DEED BOOK 604 PAGE 546

CALDWELL BAPTIST ASSOC.
DEED BOOK 1035 PAGE 868

CITY OF LENOIR
DEED BOOK 184 PAGE 194

NCDOT
DEED BOOK 779 PAGE 165

"CAMELOT"
PLAT BOOK 12 PAGE 64

WEXFORD COURT

POB 3/4"EIP
PK(F) INT. POWELL RD. & EDEL PLACE
NCDOT R/W (1.14' ACROSS B/L)
R/W MON.
NAIL IN PP
GUARD HOUSE
ENCROACHMENT SHED
10' ACCESS EASEMENT
20' EASEMENT
10' DRAINAGE EASEMENT
FENCE
CURB
C.M.(F) (CONTROL)
1/2"EIP
3/4"EIP

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	30.00'	48.97'	43.71'	S 24°12'36"E
C-2	150.00'	41.23'	41.10'	S 78°50'52"E
C-3	150.00'	33.65'	33.58'	N 86°51'04"E
C-4	150.00'	33.68'	33.61'	N 86°51'25"E
C-5	150.00'	23.28'	23.26'	S 82°15'15"E
C-6	145.16'	3.14'	3.14'	S 77°11'51"E
C-7	145.16'	62.08'	61.61'	S 64°19'30"E
C-8	145.16'	50.63'	50.37'	S 42°02'30"E
C-9	88.49'	45.14'	44.65'	S 17°23'38"E
C-10	88.49'	41.80'	41.42'	S 10°44'51"W
C-11	88.49'	52.35'	51.59'	S 41°13'34"W
C-12	88.49'	5.25'	5.25'	S 59°52'50"W
C-13	134.37'	54.20'	53.83'	S 73°08'12"W
C-14	134.37'	4.60'	4.60'	S 85°40'21"W
C-15	296.64'	21.07'	21.06'	S 88°43'47"W
C-16	296.64'	57.71'	57.61'	N 83°30'21"W
C-17	100.00'	16.67'	16.65'	N 73°02'33"W
C-18	100.00'	48.25'	47.78'	N 54°26'41"W
C-19	100.00'	39.82'	39.55'	N 29°12'36"W
C-20	100.00'	39.90'	39.63'	N 06°22'45"W
C-21	100.00'	24.39'	24.33'	N 12°08'19"E
C-22	10.00'	15.71'	14.14'	N 25°58'24"W
C-23	30.00'	30.98'	29.62'	S 79°26'30"W
C-24	10.00'	15.71'	14.14'	N 64°01'36"E
C-25	190.00'	68.80'	68.43'	N 81°20'51"E
C-26	190.00'	26.04'	26.02'	N 84°21'05"E
C-27	110.00'	37.56'	37.37'	S 89°47'41"E
C-28	110.00'	4.22'	4.22'	S 78°54'57"E
C-29	105.16'	64.56'	63.56'	S 60°13'41"E
C-30	105.16'	19.51'	19.48'	S 37°19'30"E
C-31	48.49'	79.21'	70.69'	S 14°47'07"W
C-32	94.37'	41.29'	40.96'	S 74°07'03"W
C-33	250.64'	67.93'	67.72'	N 85°34'36"W
C-34	60.00'	15.45'	15.40'	N 70°26'35"W
C-35	60.00'	47.40'	46.17'	N 40°26'20"W
C-36	60.00'	38.57'	37.91'	N 00°56'32"E
C-37	251.49'	59.47'	59.33'	S 77°13'56"E
C-38	251.49'	24.44'	24.43'	S 86°47'41"E
C-39	258.27'	46.73'	46.67'	S 86°43'07"E
C-40	258.27'	16.24'	16.24'	S 79°44'02"E

COURSE	BEARING	DISTANCE
L-1	S 16°53'16"W	36.23'
L-2	N 80°25'28"E	13.57'
L-3	S 86°29'12"W	34.00'
L-4	N 19°01'36"E	1.91'
L-5	N 19°01'36"E	21.91'
L-6	N 80°25'28"E	13.57'
L-7	S 49°51'24"W	7.44'

MINIMUM BUILDING SET BACK LINES:
FRONT 10'
SIDE 5'
REAR 10'
ZONED: R-9
TOTAL ACREAGE: 7.318 AC
MINIMUM LOT SIZE: 3,455 S.F.
TOTAL NUMBER OF LOTS: 43
TOTAL OPEN SPACE: 41,000 S.F.

* NOTE: ALL CORNERS ARE 1/2"NIP UNLESS OTHERWISE NOTED

* NOTE: PER KEN MOSS - POWER & WATER LINES ARE TO BE MOVED

ALL LOTS ARE SUBJECT TO EASEMENTS AS NEEDED WITHIN THE SET-BACK LINES FOR UTILITIES, WALLS AND FENCES.

This Plat Was Prepared Without The Benefit Of A Title Report, Which May Reveal Additional Conveyances, Easements, Rights-Of-Way, Or Building Restriction Lines Not Shown. All Property Ownerships Were Taken From Current Tax Records Only.

60 0 60 120 180
GRAPHIC SCALE - FEET

LEGEND

Existing Iron Pipe	● EIP
New Iron Pipe	⊙ NIP
P. K. Nail	△ P.K.
Point	* PT.
Concrete Monument	⊡ C.M.
New Iron Rod	○ NIR
Existing Iron Rod	● EIR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF Caldwell

I, Kevin Parrish, REVIEW OFFICER OF Caldwell COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE 8/12/99

NORTH CAROLINA PROFESSIONAL SEAL L-2427 LAND SURVEYOR T.R. BISHOP

I, T.R. BISHOP, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1245, PAGE 1105, ETC.) (OTHER): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 14,021; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST DAY OF JUNE, A.D., 1999.

SURVEYOR (PLS REGISTRATION NUMBER L-2427

I, T.R. BISHOP, PLS, CERTIFY TO THE FOLLOWING:

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;

SURVEYOR (PLS REGISTRATION NUMBER L-2427

(REVISED 6/21/99 ECB ADDED PUBLIC WORKS STATEMENT)
REVISED 5/19/99 (MADE FOR RECORDATION)
Revised: 1/5/99 (Add New Deed Reference)

WESTERN CAROLINA SURVEYORS, P.A.
819 HARPER AVE., S.W. LENOIR, N.C. TELE. (704) 758-5353

TITLE: FINAL DESIGN FOR:
WEXFORD VILLAGE

CLIENT:	TOWNSHIP	COUNTY	STATE
H.B. DEVELOPMENT	LOWER CREEK	CALDWELL	N.C.

DEED REF.-	TAX MAP NUMBER:	LAYERS
BK. 1245 PG. 1105 BK. PG. BK. PG.	213-1-3	63

APP. BY	DRAWN BY	DATE	SCALE:	CF:	BY:
TRB	ECB	12/14/98	1" = 60'	SF: 7277	LWB
			Job No.: 7277	FB: MCV	SHEET