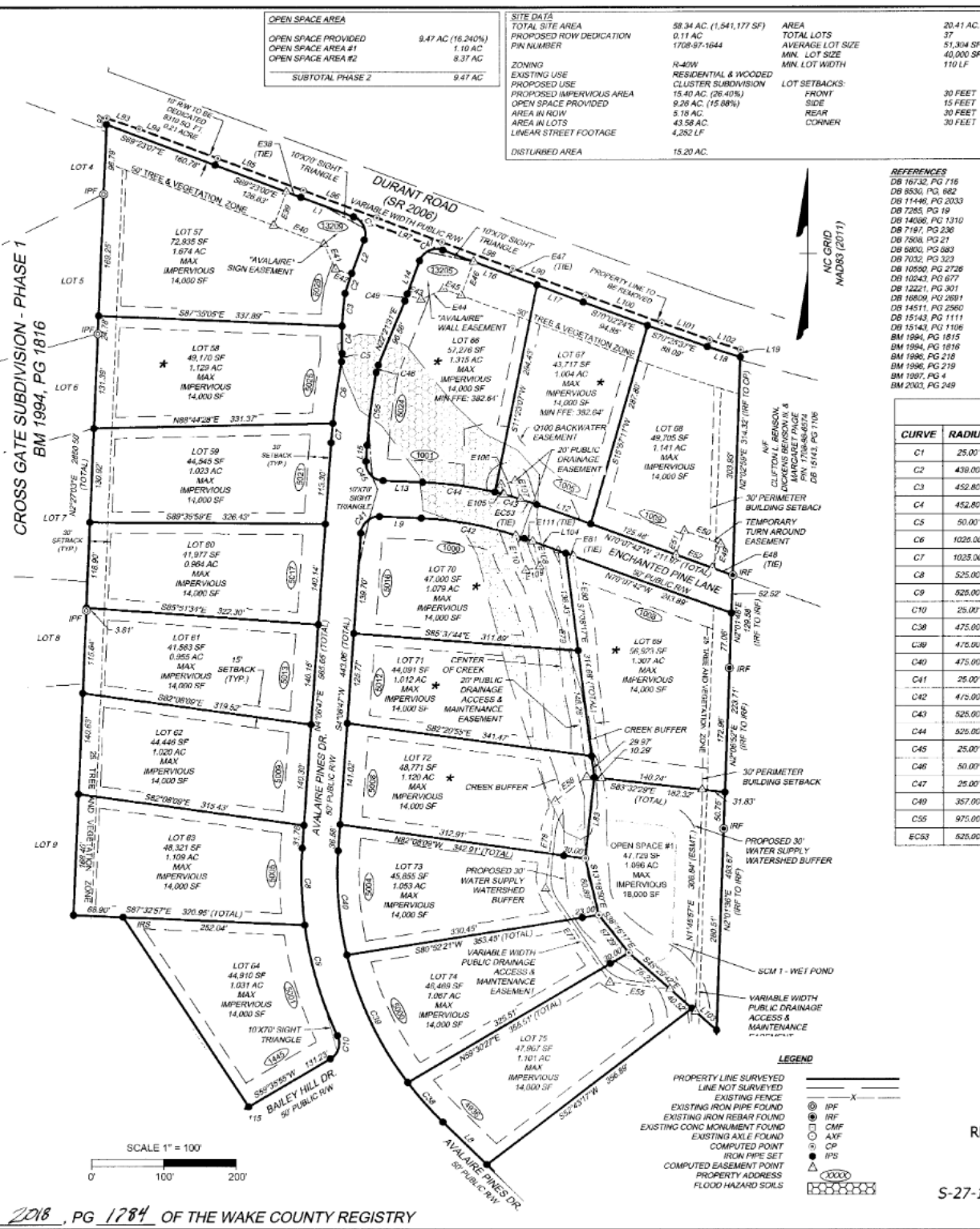


W:\ad-2184\p\g\0235596-ParkerPlace\DWG\Subdivision\Phase 2\35596-0224\PLT_SUBDIV_PHD 062518.dwg | Plotted on 9/10/2018 10:04 AM | by Troy Cayton

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°33'31"E	78.01'
L2	S20°26'29"W	49.26'
L3	S16°10'27"E	84.83'
L4	N87°45'18"W	57.90'
L5	N70°07'42"W	79.89'
L6	N87°45'18"W	54.64'
L7	N20°26'29"E	49.22'
L8	S4°06'47"W	22.53'
L9	S69°38'45"E	138.70'
L10	S69°43'45"E	68.73'
L11	S72°14'26"E	47.72'
L12	N2°02'39"E	10.39'
L13	S5°23'25"W	113.97'
L14	N2°24'41"E	8.87'
L15	S71°16'48"E	47.57'
L16	S68°23'07"E	116.00'
L17	S68°23'00"E	126.81'
L18	S68°33'31"E	108.09'
L19	S68°31'10"E	96.50'
L20	S68°36'47"E	104.77'
L21	S68°43'45"E	107.99'
L22	S70°12'24"E	111.93'
L23	S70°31'12"E	70.82'
L24	S72°14'26"E	44.76'
L25	S48°29'42"E	45.70'
L26	N70°07'42"W	81.03'

LINE TABLE		
LINE	BEARING	LENGTH
E38	S68°23'00"E	21.10'
E39	S20°37'00"W	30.00'
E40	S68°30'31"E	74.06'
E41	S25°25'37"E	37.91'
E42	S70°25'37"E	79.01'
E43	S70°11'44"E	20.62'
E44	N64°48'16"E	34.56'
E45	S68°36'47"E	28.00'
E46	N20°23'13"E	90.00'
E47	S68°39'43"E	92.04'
E48	S70°07'42"E	30.11'
E49	S19°52'15"W	35.00'
E50	S70°07'42"E	33.54'
E51	N19°52'18"E	35.00'
E52	S70°07'42"E	53.54'
E53	S83°32'59"E	83.62'
E54	S62°24'04"W	95.25'
E55	S34°18'33"E	188.39'
E56	S6°23'26"W	122.16'
E57	S7°08'17"E	317.59'
E58	S7°08'17"E	314.68'
E59	N70°07'42"W	11.22'
E60	N15°52'10"W	14.07'
E61	N74°07'50"E	20.00'
E62	S15°52'10"E	26.50'
E63	S15°52'47"E	36.04'
E64	S74°07'13"W	20.00'
E65	N15°52'47"W	50.24'
E66	S70°07'42"E	12.08'

WAKE COUNTY, NC 212
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/10/2018 15:52:05
BOOK: 2H2018 PAGE: 01784



OPEN SPACE AREA	
OPEN SPACE PROVIDED	9.47 AC (16.240%)
OPEN SPACE AREA #1	1.10 AC
OPEN SPACE AREA #2	8.37 AC
SUBTOTAL PHASE 2	9.47 AC

SITE DATA	
TOTAL SITE AREA	58.34 AC (1,541,177 SF)
PROPOSED ROW DEDICATION	0.11 AC
PIN NUMBER	1708-97-1644
ZONING	R-40W
EXISTING USE	RESIDENTIAL & WOODED
PROPOSED USE	CLUSTER SUBDIVISION
PROPOSED IMPERVIOUS AREA	15.40 AC (26.40%)
OPEN SPACE PROVIDED	9.26 AC (15.88%)
AREA IN ROW	8.18 AC
AREA IN LOTS	43.58 AC
LINEAR STREET FOOTAGE	4,282 LF
DISTURBED AREA	15.20 AC

AREA	
TOTAL LOTS	20.41 AC
AVERAGE LOT SIZE	37
MIN. LOT SIZE	51,304 SF
MIN. LOT WIDTH	40,000 SF
LOT SETBACKS:	
FRONT	30 FEET
SIDE	15 FEET
REAR	30 FEET
CORNER	30 FEET

REFERENCES
DB 16732, PG 716
DB 8830, PG 882
DB 11446, PG 2033
DB 12285, PG 19
DB 11917, PG 2336
DB 7808, PG 27
DB 6800, PG 683
DB 7032, PG 323
DB 10500, PG 2726
DB 10342, PG 677
DB 12221, PG 301
DB 16809, PG 2691
DB 14511, PG 2560
DB 15143, PG 1111
DB 15143, PG 1106
BM 1994, PG 1815
BM 1994, PG 1816
BM 1996, PG 2118
BM 1996, PG 219
BM 1997, PG 4
BM 2003, PG 249

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	39.27'	N24°33'31"W	35.36'
C2	439.00'	29.50'	S18°30'59"W	29.49'
C3	452.80'	45.43'	S5°17'23"W	45.41'
C4	452.80'	38.14'	S0°00'09"W	38.13'
C5	50.00'	11.29'	N4°03'05"E	11.25'
C6	1025.00'	87.04'	S8°45'50"W	87.01'
C7	1025.00'	27.45'	S4°52'50"W	27.46'
C8	525.00'	107.37'	S1°44'40"E	107.18'
C9	525.00'	161.09'	S16°23'43"E	160.46'
C10	75.00'	36.90'	N17°12'47"E	33.71'
C38	475.00'	72.89'	S41°46'19"E	72.92'
C39	475.00'	197.62'	S26°27'04"E	196.20'
C40	475.00'	146.29'	S4°24'35"E	145.71'
C41	25.00'	38.45'	S48°10'44"W	34.77'
C42	475.00'	146.13'	N/8°36'30"W	145.55'
C43	525.00'	60.20'	N73°24'55"W	60.20'
C44	525.00'	101.26'	N82°13'42"W	101.12'
C45	25.00'	40.08'	S41°49'16"E	35.93'
C46	50.00'	10.66'	S16°15'12"W	10.64'
C47	25.00'	39.25'	S65°24'51"W	35.34'
C48	357.00'	10.22'	S19°37'17"W	10.22'
C55	975.00'	162.70'	S7°07'50"W	162.65'
EC53	525.00'	23.73'	N71°25'24"W	23.73'

AVALAIRE SUBDIVISION
PHASE TWO
A CLUSTER
REGULAR SUBDIVISION PLAT FOR
AVALAIRE LAND, LLC
BEING TAX PARCEL 1708-97-1644, AS
RECORDED IN DEED BOOK 16732 PAGE 716
Raleigh, North Carolina

SEAL
L-3306
TROY CAYTON, REGISTERED SURVEYOR
NORTH CAROLINA

BARTONS CREEK TOWNSHIP WAKE COUNTY
DATE: JULY 12, 2018 SCALE: NTS
SHEET: 2 OF 4 J.N.: 35896
DRAWN BY: EHK CHECK BY: TC

S-27-16

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
S418 TWENTY ROAD, SUITE 102 | FALCON, NC 27607
TEL: 919-884-9951 FAX: 919-884-5445 WWW.TIMMONSGROUP.COM
NORTH CAROLINA LICENSE NUMBER: C-0092

YOUR VISION ACHIEVED THROUGH DEDICATION

Infrastructure Residential Site Development