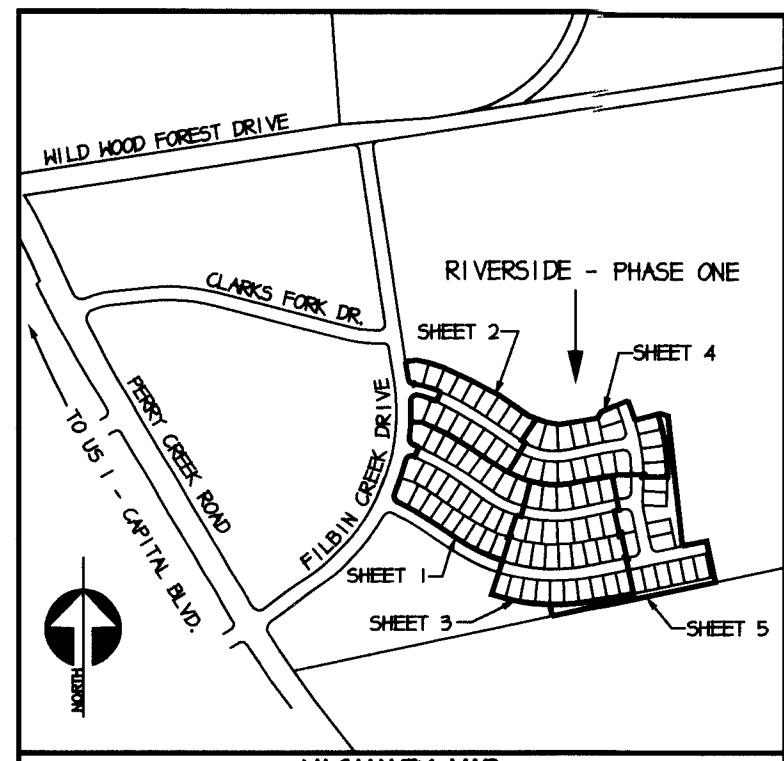
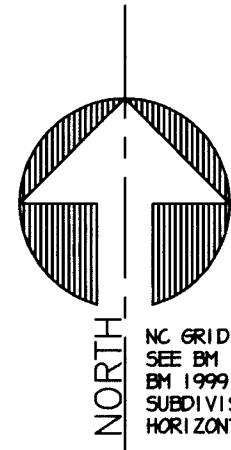




BUILDING SETBACK REQUIREMENTS:
FRONT YARD 20'
REAR YARD 20'
MINIMUM SIDE YARD 5'
AGGREGATE SIDE YARD 15'
CORNER SIDE YARD 15'
SETBACKS REQUIRED BY RESTRICTIVE COVENANTS MAY BE GREATER.

CURVE		DELTA		RADIUS		ARC		CHORD BEARING		CHORD	
C1	09° 09' 08"	500.00	79.87	N83° 57' 18" E	79.78						
C2	09° 08' 29"	275.00	43.88	N07° 21' 08" W	43.83						
C3	07° 32' 57"	275.00	36.23	N00° 59' 35" E	36.21						
C4	04° 08' 59"	522.50	37.84	N81° 27' 13" E	37.83						
C5	79° 03' 13"	25.00	34.49	S44° 00' 06" W	31.82						
C6	05° 33' 13"	775.00	75.12	S01° 41' 53" W	75.09						
C7	05° 08' 06"	800.00	71.71	S02° 11' 59" W	71.68						
C8	04° 00' 05"	825.00	57.62	S01° 37' 57" W	57.60						
C9	01° 08' 03"	825.00	16.33	S04° 12' 02" W	16.33						
C10	09° 59' 13"	250.00	43.58	N00° 13' 33" W	43.52						
C11	06° 42' 12"	250.00	29.25	N08° 34' 16" W	29.23						
C12	85° 47' 59"	25.00	37.44	S54° 18' 07" E	34.04						
C13	04° 43' 16"	477.50	39.34	N80° 26' 16" E	39.33						
C14	90° 00' 00"	25.00	39.27	N56° 55' 22" W	35.36						
C15	90° 00' 00"	25.00	39.27	S33° 04' 38" W	35.36						
C16	00° 31' 14"	300.00	2.73	S11° 39' 45" E	2.73						



NOTES:

1. THERE ARE NO FLOOD AND FLOOD WAY BOUNDARIES IN THIS AREA. SEE F.E.M.A. PANEL #37183C01 70E.
2. RETAIL AND HOTEL/MOTEL USES SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY AND ALL NONRESIDENTIAL DEVELOPMENTS OTHER THAN RECREATIONAL FACILITIES SERVING THE RESIDENTS SHALL BE REQUIRED TO COMPLY WITH THE APPROVED UNITY OF DEVELOPMENT GUIDELINES AND UNIFIED SIGN CRITERIA.
3. THIS PROPERTY IS ZONED TD.
4. OPEN SPACE REQUIREMENTS FOR THE DEVELOPMENT OF PHASE ONE HAVE BEEN MET BY A PLAT RECORDED IN BM 1999 PAGE 915.
5. [5400] DENOTES STREET ADDRESS.
6. P.D.E. = PRIVATE DRAINAGE EASEMENT. ALL PRIVATE DRAINAGE EASEMENTS LIE CONTIGUOUS TO AND 10' DISTANT FROM THE UNDERGROUND UTILITY, EXCEPT WHERE SPECIFIC EASEMENT LOCATIONS AND DIMENSIONS ARE SHOWN HEREON.
7. THIS SITE IS A SUBDIVISION OF TRACT ONE OF THE "DIVISION OF LANDS" RECORDED IN BM 1999 PAGE 915.
8. ALL LOTS HAVE A 10' PRIVATE DRAINAGE EASEMENT LYING ALONG AND CONTIGUOUS TO THE REAR LOT LINE AS SHOWN.

AREA SUMMARY - SHEET FIVE		AREA SUMMARY - PHASE ONE	
13 LOTS	1.76 AC	108 LOTS	14.97 AC
NEW PUBLIC R/W (36,321 SF)	0.84 AC	NEW PUBLIC R/W (159,001 SF)	3.65 AC
OPEN SPACE	1.08 AC	OPEN SPACE	1.08 AC
TOTAL AREA SHEET FIVE	3.68 AC	TOTAL AREA PHASE ONE	19.70 AC

209.51 AC REMAINING IN PARENT TRACT

CONTROL CORNER
NC GRID COORDS. (NAD 83)
N 777764.41
E 2133408.86

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY ASST./DEPUTY
DATE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATION(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOSEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, AS THESE INTERESTS ARE DEFINED IN THE CODE AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE. PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION ONE AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. PAGE NO. OWNER

NORTH CAROLINA WAKE COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT RICHARD M. WESTMORELAND PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF SEPTEMBER, 1999.

JANE E. HOYLE
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/24/2000

JANE E. HOYLE
NOTARY PUBLIC
WAKE COUNTY, NC

NORTH CAROLINA WAKE COUNTY
I, JANE E. HOYLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION REFERENCE DESCRIPTIONS RECORDED:
MAP BOOK 1999 PAGE 915
DEED BOOK 4531 PAGE 806
DEED BOOK 2798 PAGE 765
MAP BOOK 1998 PAGE 254
MAP BOOK 1997 PAGE 2063
MAP BOOK 1926 PAGE 17
MAP BOOK 1999 PAGE 1928

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN; THAT THE RATIO OF PRECISION BEFORE ANY ADJUSTMENTS AS CALCULATED IS 1 : 30000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 6.5.47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30th DAY OF SEPTEMBER, A.D., 1999.

JANE E. HOYLE
SURVEYOR
REGISTRATION NUMBER L-2462



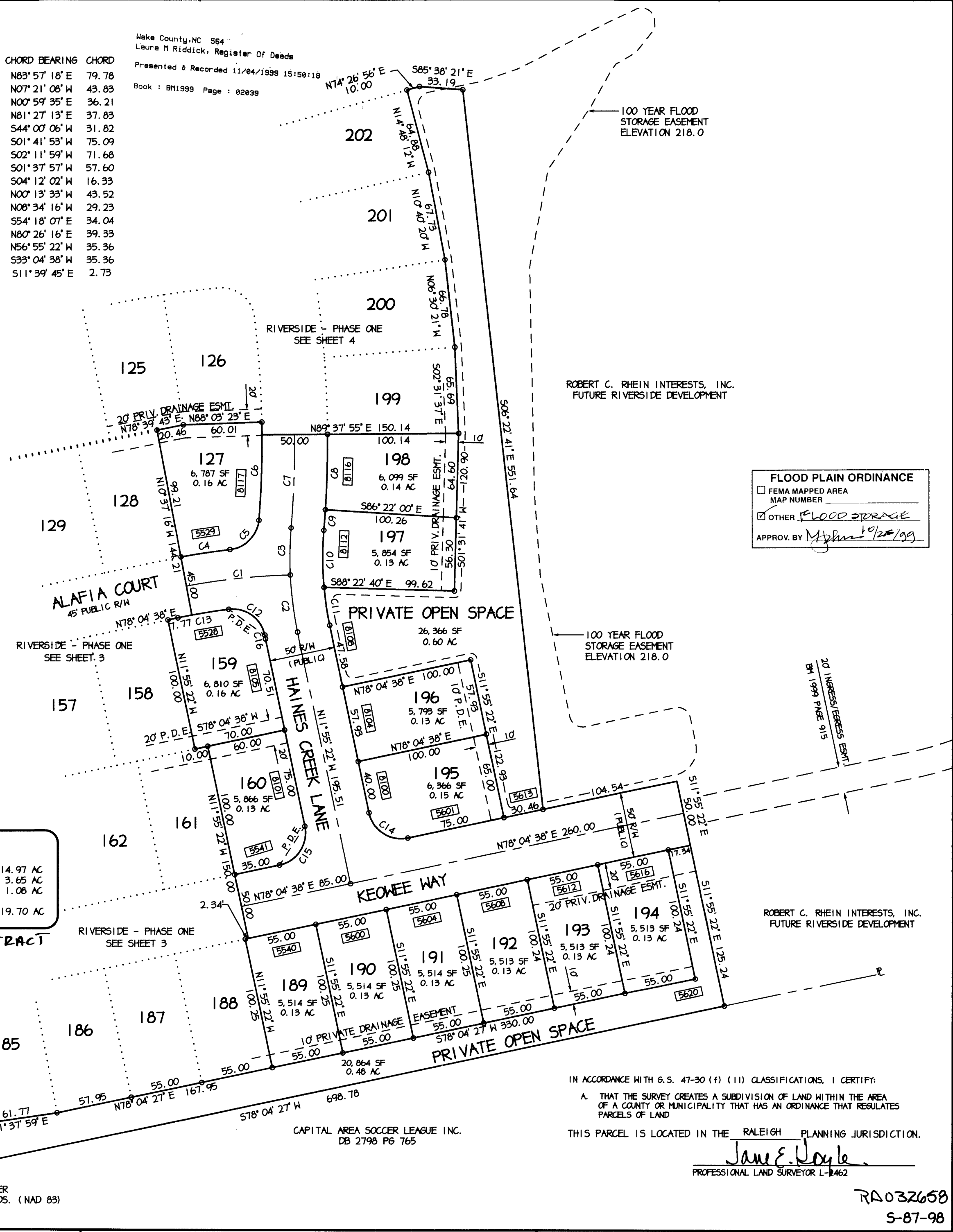
I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE ON THE 9TH DAY OF DECEMBER, IN THE YEAR 1998 APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

George B. Chapman
PLANNING DIRECTOR / WAKE CO. REVIEW OFFICER
10/3/99

THIS PLAT NOT TO BE RECORDED AFTER 10th DAY OF NOV 99. ONE COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS

RECORDED IN BOOK OF MAPS 1999 PG.

Wake County, NC 584
Laura M Riddick, Register Of Deeds
Presented & Recorded 11/04/1999 15:50:18
Book : BM1999 Page : 02039



FLOOD PLAIN ORDINANCE
☐ FEMA MAPPED AREA
MAP NUMBER
☒ OTHER FLOOD STORAGE
APPROV. BY [Signature] 10/25/99

IN ACCORDANCE WITH 6.5. 47-30 (f) (11) CLASSIFICATIONS, I CERTIFY:
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
THIS PARCEL IS LOCATED IN THE RALEIGH PLANNING JURISDICTION.

JANE E. HOYLE
PROFESSIONAL LAND SURVEYOR L-2462

RA032658
5-87-98

REVISIONS
9/28/99 REVIEW COMMENTS
ADD DRAINAGE ESMTS. & NOTE # 8

SUBDIVISION MAP RIVERSIDE PHASE ONE - SHEET 5		
TOWNSHIP: NEUSE	COUNTY: WAKE	STATE: NC
OWNER: ROBERT C. RHEIN INTERESTS, INC.	SCALE: 1" = 60'	

PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS/LANDSCAPE DESIGNERS/SURVEYORS/ENGINEERS 3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300		
SURVEYED BY: JP	DRAWN BY: JEH	CHECK & CLOSURE BY: JEH
SURVEY DATE(S): COMPLETED SEPTEMBER 15, 1999		RIVSID-5.DWG
COUNTY P. I. N. (S): 1737.06-38-7962		DRAWING NO. 9951