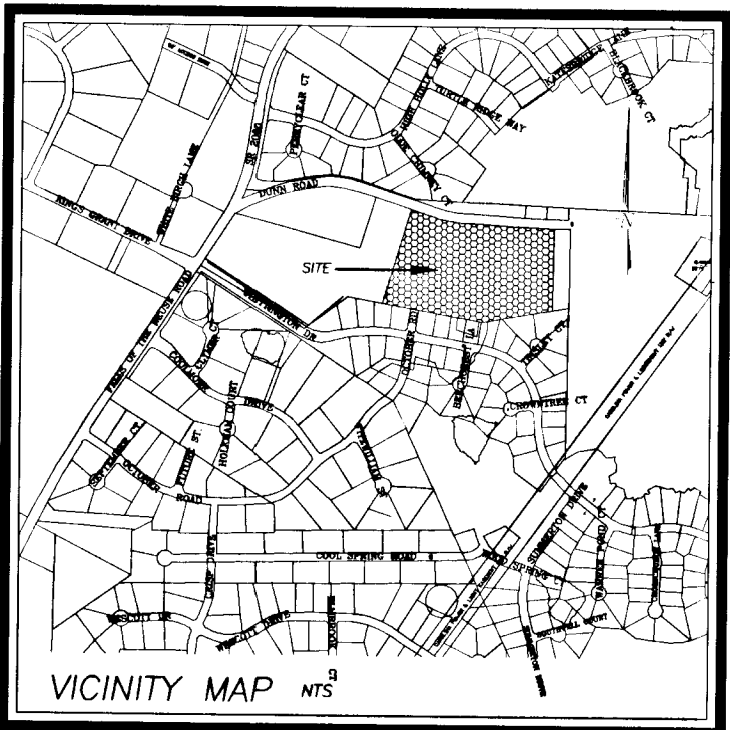


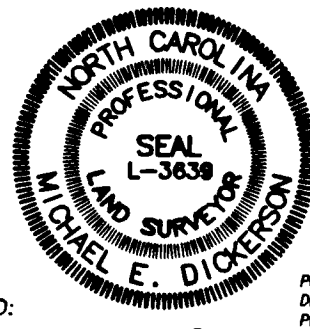


NOGS ZEP (NAD 83)
N=793,074.83
E=2,122,245.38
MB 2001 PG 2125

SURVEY CERTIFICATE
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 9/20/02. USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF SEP, A.D., 2002.

TYPE OF PLAT
I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:
☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639



LEGEND:
IRON PIPE FOUND
PROPOSED FUTURE LOT
ADDRESS
CITY OF RALEIGH
PROPOSED CP&L POLE

MAP/DEED REFERENCES:
BM 2001 PG 2125
BM 1985 PG 134-135
BM 2001 PG 138

SITE DATA
REFERENCE: DESIGN DRAWINGS, "DUNN ROAD SUBD." BY WITHERS & RAVENEL.
LOT AREA 9.85 ACRES
R/W AREA 2.62 ACRES
TOTAL AREA 12.47 ACRES
NO OF LOTS (EA) 56
SETBACKS:
FRONT YARD: 18'
REAR YARDS: 13'
SIDE YARD: 5'
CORNER SIDE YARD: 15'

SUBDIVISION PLAN CASE NO.
S-114-2001

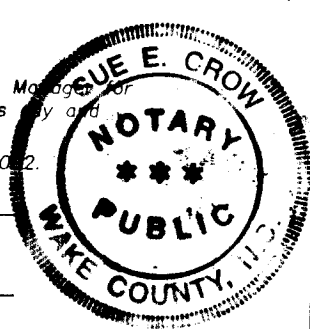
WAKE COUNTY, NC 116
LAURA M RIDDICK
REGISTERED & RECORDED ON
10/02/2002 AT 10:31:26
BOOK: BM2002 PAGE: 01674
N/F
Harvey J. & Jane L. Goldman
DB 6853 PG 0935
PIN 1729.03-31-9308
Zoning R-4
N/F
Gary L. & Gene Marie Miller
DB 6858 PG 0424
PIN 1729.03-31-0317
Zoning R-4
N/F
Kenneth A. & Mary E. Ward
DB 6864 PG 1802
PIN 1729.03-31-1374
Zoning R-4
N/F
Stephen T. & Jean M. Burle
DB 6810 PG 0179
PIN 1729.03-31-2372
Zoning R-4
N/F
Mark Thomas Mead
DB 6837 PG 1202
PIN 1729.03-31-3356
Zoning R-4
N/F
Mark T. Orange
DB 6765 PG 1949
PIN 1729.03-31-4268
Zoning R-4
N/F
Ian S. & Lynn S. Duguid
DB 6864 PG 1410
PIN 1729.03-31-5288
Zoning R-4
N/F
Vincent P. & Diana S. Dwyer
DB 6822 PG 0781
PIN 1729.03-31-6256
Zoning R-4
N/F
Michael P. & Johanna M. Purcell
DB 6702 PG 0407
PIN 1729.03-31-7371
Zoning R-4
N/F
Hazen & Marie C. Rasmussen
DB 6598 PG 0439
PIN 1729.03-31-9343
Zoning R-4

- NOTES:**
- AREAS COMPUTED BY COORDINATE METHOD.
 - BASIS OF BEARINGS: MAP BOOK 2001 PAGE 2125, THE GRID TIE SHOWN HEREON IS ALSO TAKEN FROM THAT MAP.
 - THIS PROPERTY IS NOT LOCATED IN A FLOOD AREA PER FIRM COMMUNITY PANEL NUMBER 370238, MAP #3716300, PANEL 165E & 155E, AS LAST PUBLISHED AND REVISED 03/02/01.
 - ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
 - METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - 20' DRAINAGE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING DRAINAGE STRUCTURES, DITCHES OR CHANNELS AS SHOWN HEREON, WHICHEVER IS GREATER.
 - RESTRICTIVE COVENANTS MAY REQUIRE DIFFERENT SETBACK DISTANCES TO THE EXTENT THAT APPLICABLE RESTRICTIVE COVENANTS REQUIRE GREATER SETBACK DISTANCES THAN SHOWN HEREON, THE RESTRICTIVE COVENANTS CONTROL.
 - THIS TRACT IS ZONED: R-4 PUD - FALLS RIVER PUD REVISED MAY 29, 1998 PARCEL SF/LD=8
 - 20' SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER LINES, OR AS SHOWN ON PLAT, WHICHEVER IS GREATER.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - WAKE COUNTY PARCEL NUMBER (PIN) 1729.03-31-4664
 - POWER POLES WITHIN EXISTING 30' CP&L EASEMENT (BM 2001 PG 138) TO BE RELOCATED AS SHOWN HEREON, THE OLD EASEMENT WILL BE ABANDONED AND THE NEW EASEMENT WILL BE AN AREA ACROSS THE BACK OF LOTS 1-9 AND 53-56. THE WIDTH OF THE EASEMENT WILL VARY AS IT SHALL EXTEND FROM THE R/W OF DUNN ROAD TO A POINT 15 FEET BEHIND THE NEW POWER POLES WITHIN THE APPROXIMATE LOCATION OF THE PROPOSED EASEMENT IS SHOWN HEREON.
 - THERE SHALL BE A 2' WIDE MAINTENANCE AREA EASEMENT ALONG EACH SIDE OF EVERY INTERIOR SIDE LOT LINE, THIS, ALONG WITH THE 3' MINIMUM SIDE SETBACK DISTANCE WILL PROVIDE FOR A 5' MAINTENANCE AREA AROUND EACH LOT.
 - ALL SIGHT TRIANGLES ARE CONTAINED WITHIN THE PUBLIC R/W WITH THE EXCEPTION OF THE ONE SHOWN HEREON.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES.

OWNER CERTIFICATE
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, and as such, has (have) the right to convey the property in fee simple, and that the dedications shown on this map or plat are for the benefit of the City of Raleigh for public use of streets, easements, rights-of-way, parks and greenways, (or these interests are defined in the Code) and on 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 dedications 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 (a), (b), (c), (d), and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

Jeffrey R. Crow, manager
DUNN ROAD DEVELOPERS, LLC

NOTARY PUBLIC
I hereby certify that *Jeffrey R. Crow*, Manager of Dunn Road Developers, LLC, personally appeared before me this 20th day of Sept, AD, 2002, and acknowledged the due execution of the foregoing instrument.
Witness my hand and seal this 20th day of Sept, AD, 2002.
NOTARY PUBLIC *Dee E. Crow*
MY COMMISSION EXPIRES December 12, 2003



CITY OF RALEIGH CERTIFICATION
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 the statutory requirements for recording and that the City of Raleigh, as provided by its City Code, on the 22nd day of January, in the year 2002, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown hereon, 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 County Review Officer

CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE 15th DAY OF OCTOBER, 2002. ONE COPY TO BE RETAINED BY THE CITY. THIS PLAT IS IN ☒ IN ☐ OUT ☐ OF THE CITY LIMITS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C2	1025.00'	5.97'	5.97'	S75°30'02"E
C4	845.24'	44.90'	44.89'	S71°44'28"E
C5	845.24'	59.00'	58.99'	S75°15'45"E
C6	845.24'	54.08'	54.07'	S79°05'42"E
C7	845.24'	59.00'	58.99'	S79°05'42"E
C8	845.24'	20.55'	20.55'	S85°37'27"E
C9	25.50'	40.06'	36.06'	N41°30'56"W
C10	25.50'	40.06'	36.06'	S48°29'04"W
C11	25.50'	39.27'	35.36'	S41°30'56"W
C12	35.00'	1.21'	1.21'	S87°30'14"E
C13	35.00'	26.60'	25.96'	N69°44'12"E
C14	50.00'	35.28'	34.55'	S68°10'43"W
C15	50.00'	37.01'	36.17'	N70°24'18"W
C16	50.00'	34.12'	33.46'	N29°39'04"W
C17	50.00'	49.13'	47.12'	N18°02'42"W
C18	35.00'	8.70'	8.68'	S39°04'15"W
C19	35.00'	19.10'	18.87'	S16°18'42"W
C20	35.00'	9.28'	9.25'	S06°55'04"E
C21	35.00'	18.14'	17.94'	S29°21'26"E
C22	50.00'	47.39'	45.64'	N17°03'00"W
C23	50.00'	29.74'	29.31'	N27°08'42"E
C24	50.00'	43.85'	42.45'	N69°18'27"E
C25	50.00'	26.57'	26.26'	S70°20'47"E
C26	35.00'	27.41'	26.72'	N77°33'40"W
C27	325.00'	7.47'	7.47'	N80°39'29"E
C28	325.00'	52.34'	52.28'	N85°55'49"E
C29	325.00'	50.50'	50.45'	S85°00'17"E
C30	25.00'	41.89'	37.16'	S51°26'35"W
C31	325.00'	34.16'	34.15'	N06°27'03"E
C32	275.00'	18.43'	18.43'	N04°21'24"W
C33	275.00'	55.41'	55.31'	N03°20'07"E
C34	275.00'	1.70'	1.70'	N09°17'05"E

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 86°30'56" E	3.07'
L2	S 09°26'48" W	3.13'
L3	S 86°30'56" E	20.00'
L4	S 03°29'04" W	10.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C35	325.00'	10.94'	10.93'	S05°18'45"E
C36	325.00'	55.74'	55.67'	S00°33'52"W
C37	325.00'	59.41'	59.32'	S10°42'49"W
C38	325.00'	4.97'	4.97'	S16°23'17"W
C39	35.00'	26.49'	25.86'	N04°51'23"W
C40	50.00'	27.86'	27.51'	S10°34'26"E
C41	50.00'	52.83'	50.41'	S35°39'47"W
C42	50.00'	45.96'	44.27'	N87°47'13"W
C43	50.00'	25.40'	25.12'	N46°57'31"W
C44	35.00'	26.65'	26.01'	S54°13'12"E
C45	975.00'	20.95'	20.95'	S76°38'50"E
C46	975.00'	62.40'	62.39'	S79°05'47"E
C47	975.00'	68.08'	68.06'	S82°55'48"E
C48	975.00'	26.97'	26.97'	N48°29'04"E
C49	25.00'	39.27'	35.36'	N42°55'13"W
C50	25.00'	38.04'	34.48'	N42°55'13"W
C51	25.00'	34.61'	31.91'	N40°20'14"E
C52	275.00'	23.81'	23.80'	N82°28'46"E
C53	275.00'	55.73'	55.64'	S89°14'04"E
C54	275.00'	13.80'	13.80'	S81°59'27"E
C55	25.00'	33.98'	31.42'	S41°36'51"E
C56	275.00'	84.06'	83.73'	S06°04'53"W
C57	275.00'	9.54'	9.54'	S15°49'56"W
C58	25.00'	38.33'	34.68'	S60°44'47"E
C59	1025.00'	42.89'	42.89'	S76°16'08"E
C60	1025.00'	55.02'	55.01'	S79°16'08"E
C61	1025.00'	55.03'	55.03'	S82°20'42"E
C62	1025.00'	47.09'	47.09'	S85°11'57"E
C63	25.00'	15.51'	15.27'	N68°44'20"W
C64	275.00'	45.96'	45.91'	N89°44'51"E
C65	25.00'	29.53'	27.84'	S36°30'35"E
C66	1210.00'	60.10'	60.09'	S87°56'18"E

RECORDED IN BOOK OF MAPS 2002, PAGE 1674, WAKE COUNTY

RA034597

S-114-01

SCALE: 1" = 60'

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 MacKenzie Drive Cary, North Carolina 27511 www.wITHERSRV.com
tel: 919-469-3340 fax: 919-467-6008

THE ENCLAVE AT FALLS RIVER
OWNERS: DUNN ROAD DEVELOPERS, LLC
WAKE
RALEIGH
SUBDIVISION PLAT

DATE: 9/20/02 SCALE: 1" = 60'
DRAWN: CHS/JR/MED CHECKED: MED
SHEET: 1 OF 1
CAD FILE: BD_02040
PROJECT NO: 201201