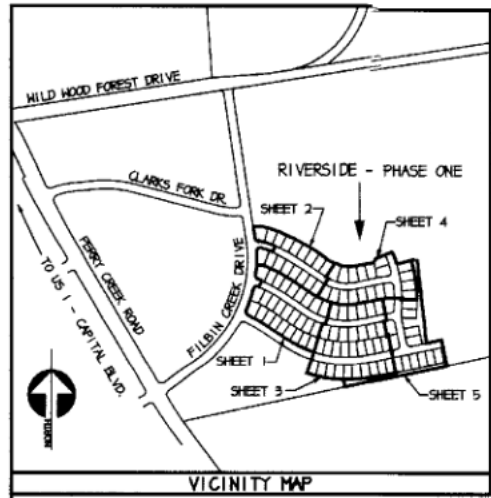


1999-2038



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.

- NOTES:**
1. THERE ARE NO FLOOD AND FLOOD WAY BOUNDARIES IN THIS AREA. SEE F.E.M.A. PANEL #37183001 70B.
 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.

Wake County, NC 552
Laura M. Riddick, Register of Deeds
Presented & Recorded 11/04/1999 15:34:21
Book : B11999 Page : 02030



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	41° 43' 52"	275.00	200.29	N81° 03' 26" W	195.90
C2	10° 13' 08"	745.00	132.67	N83° 11' 12" E	132.70
C3	12° 45' 49"	800.00	178.22	S16° 36' 59" E	177.85
C4	09° 51' 59"	800.00	137.76	S05° 18' 05" E	137.59
C5	18° 24' 50"	252.50	81.15	N65° 14' 52" W	80.80
C6	18° 24' 50"	252.50	81.15	N83° 39' 42" W	80.80
C7	09° 03' 15"	252.50	39.90	S82° 36' 16" W	39.86
C8	00° 30' 54"	767.50	6.90	N78° 20' 05" E	6.90
C9	05° 24' 49"	767.50	72.52	N81° 17' 56" E	72.49
C10	98° 20' 11"	25.00	42.91	S34° 50' 15" W	37.83
C11	03° 37' 24"	775.00	49.01	S16° 06' 39" E	49.00
C12	05° 02' 39"	775.00	68.23	S20° 28' 34" E	68.21
C13	06° 03' 29"	825.00	67.23	S19° 58' 09" E	67.19
C14	04° 10' 12"	825.00	60.04	S14° 51' 19" E	60.03
C15	04° 11' 46"	825.00	60.42	S10° 40' 20" E	60.40
C16	04° 08' 13"	825.00	59.57	S06° 30' 21" E	59.56
C17	04° 04' 09"	825.00	58.59	S02° 24' 10" E	58.58
C18	00° 42' 39"	775.00	9.61	S00° 43' 24" E	9.61
C19	05° 57' 42"	775.00	80.64	S04° 03' 35" E	80.60
C20	88° 18' 46"	25.00	38.53	S51° 11' 49" E	34.83
C21	03° 23' 02"	722.50	42.67	N82° 57' 16" E	42.66
C22	03° 11' 07"	722.50	40.17	N79° 40' 12" E	40.16
C23	10° 17' 14"	297.50	53.42	S83° 13' 15" W	53.34
C24	10° 28' 52"	297.50	54.42	N86° 23' 41" W	54.35
C25	10° 28' 52"	297.50	54.42	N75° 54' 49" W	54.35
C26	10° 28' 52"	297.50	54.42	N65° 25' 57" W	54.35

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE (OWNERS) 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 DEDICATOR(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 (HE) 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. OTHER
Ridick M. Watson, S.P.

NORTH CAROLINA WAKE COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *RICHARD M. WESTHOBELAND* 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

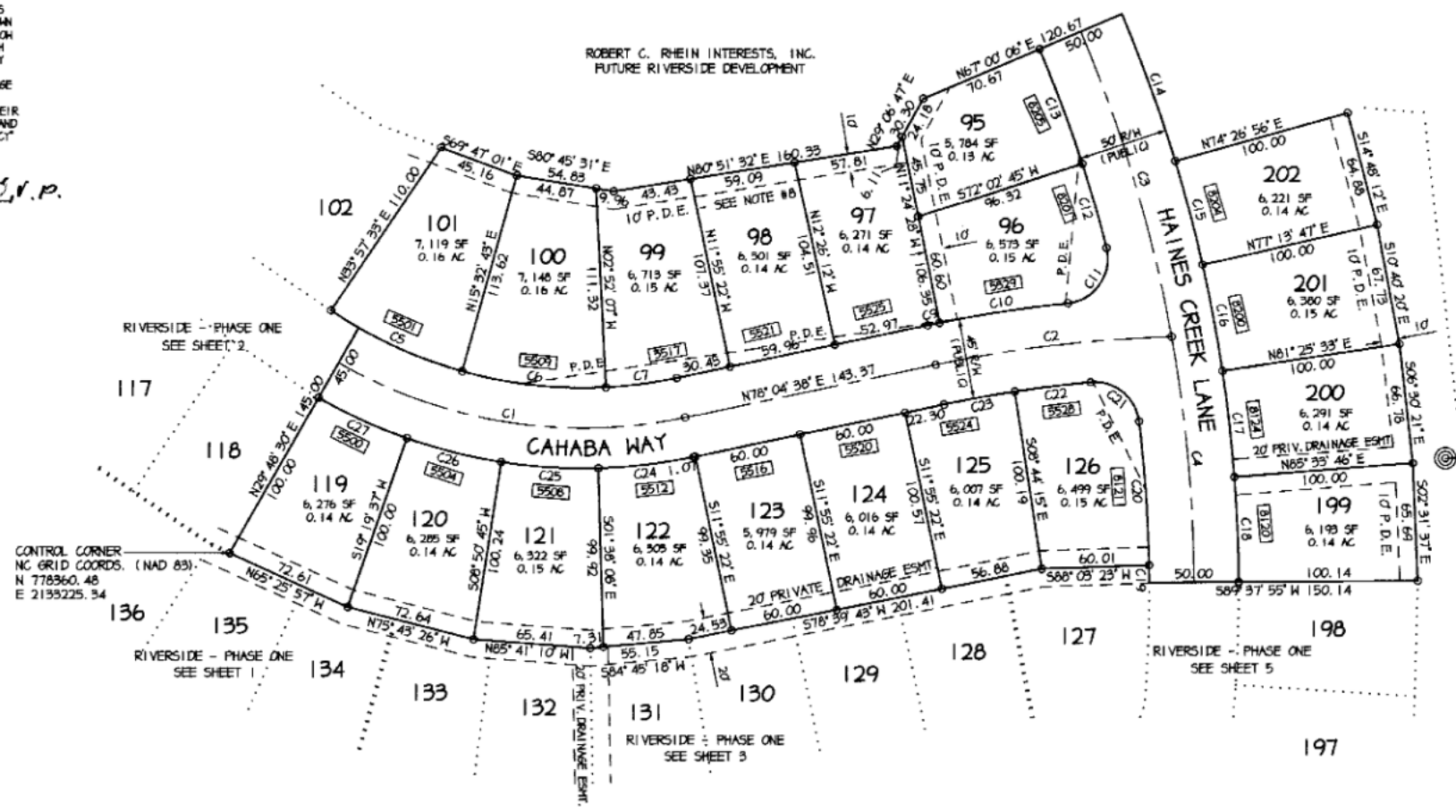
NORTH CAROLINA WAKE COUNTY
I, JANE E. HOYLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION REFERENCE DESCRIPTIONS RECORDED
MAP BOOK 1999 PAGE 915
DEED BOOK 4531 PAGE 806
DEED BOOK 2798 PAGE 765
MAP BOOK 1998 PAGE 254
MAP BOOK 1997 PAGE 2063
MAP BOOK 1926 PAGE 17
MAP BOOK 1999 PAGE 1928

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 G.S. 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
NORTH CAROLINA
PROFESSIONAL
SEAL
L-2462
LAND SURVEYOR
JANE E. HOYLE

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 11TH 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

THIS PLAT NOT TO BE RECORDED AFTER 15th DAY OF NOV 99. ONE COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS



AREA SUMMARY - SHEET FOUR			AREA SUMMARY - PHASE ONE		
19 LOTS	2.77 AC		108 LOTS	14.97 AC	
NEW PUBLIC R/W (36,409 SF)	0.84 AC		NEW PUBLIC R/W (159,001 SF)	3.65 AC	
OPEN SPACE	0		OPEN SPACE	1.08 AC	
TOTAL AREA SHEET FOUR	3.61 AC		TOTAL AREA PHASE ONE	19.70 AC	

209.51 AC. REMAINING IN PARENT TRACT

IN ACCORDANCE WITH G.S. 47-30 (f) (1) 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

RD032058
S-87-98

RECORDED IN BOOK OF MAPS 1999 PG.

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

SUBDIVISION MAP
RIVERSIDE
PHASE ONE - SHEET 4
TOWNSHIP: NEUSE
OWNER: ROBERT C. RHEIN INTERESTS, INC.
COUNTY: WAKE
STATE: NC
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
COUNTY P. I. N. (S): 1737.06-38-7962
RIVSID-4.DWG
DRAWING NO. 9950