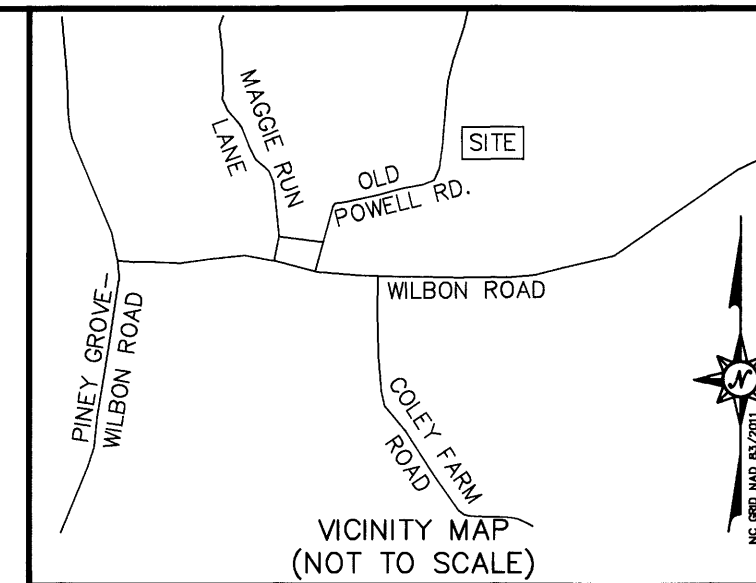
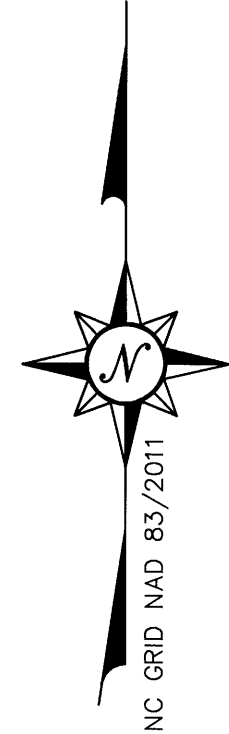
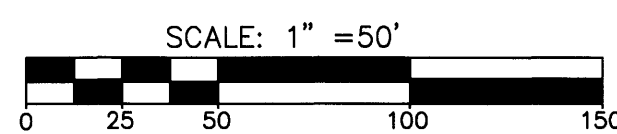




- LEGEND:
- PROP O PROPERTY
 - COMPUTED POINT
 - IRON ROD SET
 - EASEMENT CORNER
 - N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PUE PUBLIC UTILITY EASEMENT
 - BM BOOK OF MAPS
 - CF COMBINED FACTOR
 - PG PAGE
 - PVTSTE PRIVATE STREET TREE EASEMENT
 - PVTLE PRIVATE LANDSCAPE EASEMENT
 - PVTDE PRIVATE DRAINAGE EASEMENT
 - PDE PUBLIC DRAINAGE EASEMENT
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - ESMT. EASEMENT
 - DESC. BY CL DESCRIBED BY CENTERLINE
 - XX LOT NUMBER
 - XXX HOUSE NUMBER
 - 10'x70' SIGHT TRIANGLE
 - EASEMENT POINT
 - BUILDING SETBACKS
 - PRIMARY OPEN SPACE
 - SECONDARY OPEN SPACE
 - WETLANDS
 - FLOOD HAZARD SOILS

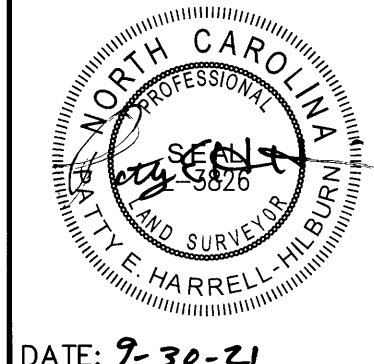
WAKE COUNTY, NC 131
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/28/2021 15:45:35
BOOK: BM2021 PAGE: 01905



Curve Table					
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	30.00'	47.12'	30.00'	N43°48'44"E	42.43'
C2	30.00'	47.13'	30.00'	S46°11'16"E	42.43'
C3	25.00'	15.68'	8.11'	N70°50'32"E	15.42'
C4	25.00'	14.97'	7.72'	N71°39'38"E	14.74'
C5	25.00'	0.71'	0.36'	N53°41'31"E	0.71'
C6	50.00'	239.42'	46.33'	N10°03'11"E	67.97'
C7	50.00'	48.21'	26.16'	S80°29'46"W	46.36'
C8	50.00'	40.07'	21.18'	N48°55'28"W	39.00'
C9	50.00'	61.53'	35.34'	N9°17'16"E	57.72'
C10	50.00'	38.63'	20.34'	N66°40'37"E	37.68'
C11	50.00'	50.98'	27.96'	S61°58'43"E	48.80'
C12	25.00'	25.49'	13.98'	N61°58'43"W	24.40'
C13	25.00'	9.09'	4.60'	N80°46'09"W	9.04'
C14	25.00'	16.40'	8.51'	N51°33'30"W	16.11'

DATE	REVISION	INITIAL

MCKIM & CREED
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222
Internet Site: <http://www.mckimcreed.com>



FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT
OF
BRIAR GATE SUBDIVISION PHASE 6
FOR
MATTAMY HOMES, LLC
DATE: 07/27/2021 SCALE: 1" = 50'
TOWN OF FUQUAY-VARINA WAKE COUNTY NORTH CAROLINA

PROJECT # : 04863-0047
PROJ. SVYR : PEH
DRAWN BY : JRC
FIELD BK. :
COMP. FILE : VB109_48630047-PHASE-6
SHEET # : 2 OF 2
DWG. # :

- REQUIRED SETBACKS:
- MIN. FRONT YARD: 20'
 - MIN. SIDE YARD: 6'
 - MIN. SIDE YARD (ABUTTING STREET): 16'
 - MIN. REAR YARD: 15'
 - MIN. LOT WIDTH: 45'
 - MIN. GARAGE: 20'
 - MIN. LOT SIZE: 5,000 SF
 - MAX. DENSITY: 4.36 UNITS/ACRES
- LANDSCAPE EASEMENT NOTE:
THE LANDSCAPE EASEMENT IS TO BE LEFT UNDISTURBED IN PERPETUITY OR IF AN IMPROVED BUFFER, MAINTAINED AS APPROVED.

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS