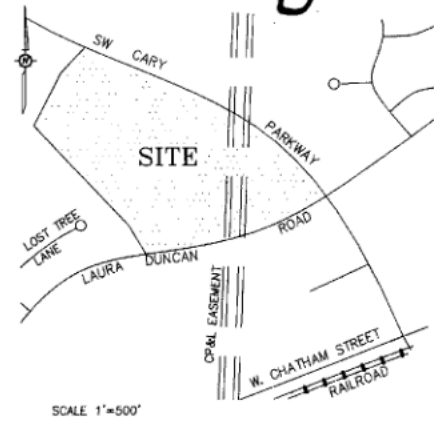




VICINITY MAP

NOTES:

- OWNER AT TIME OF RECORDATION IS STEVE DICKSON, BORN 03/05, PG. 761.
- ALL ON SITE ROADS ARE PRIVATELY MAINTAINED BY THE PARK PLACE TOWNHOMES HOME OWNERS ASSOCIATION.
- A PORTION OF SECTION 5 LIES WITHIN THE BOUNDARIES OF A F.E.M.A. MAP FLOOD HAZARD AREA.
- LOTS SHOWN ARE CURRENTLY ZONED R30 PUD.
- WATER LINE EASEMENTS SHOWN ARE CENTERED ABOUT EXISTING STRUCTURES.
- SECTION 5 IS PART OF WAKE COUNTY P.L.N. 0753.13-13-5129.
- ALL LOTS ARE TO BE SERVED BY PRIVATELY MAINTAINED SANITARY SEWER UP TO THE EASEMENT LINE.
- PER TOWN OF CARY, 1996 IS HEREBY DEDICATED A 10' WATER LINE EASEMENT CENTERED ABOUT THE EXISTING LINE FROM THE EXISTING WATER LINE EASEMENT TO THE EXISTING WATER METERS.
- TOTAL AREA OF SECTION 5 IS 2.16 AC. OR 94,091 SF.

LEGEND

- EIP Existing iron pipe
- IPS Iron pipe set
- PK Parker-Kalon Masonry Nail
- RRS Rail Road Spike
- R/W Right of Way
- Denotes street address

MINIMUM BUILDING SETBACKS

- 10' FROM BACK OF CURB
- 15' BUILDING SEPARATION
- 15' DRIVEWAY LENGTH
- 5' DECKS FROM EXTERIOR BUFFERS
- 10' BUILDING FROM EXTERIOR BUFFERS

STATUS OF SURVEY

- ☒ A. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- ☐ B. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☐ C. This survey is one of the following:
 - This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 - This survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 - This survey is a control survey.
- ☐ D. This survey is another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision;
- ☐ E. From the information available to the surveyor, it is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

I, Harold A. Yelle II, RLS, L-2575 certify that this map was drawn from an actual field survey performed under my direction and supervision, the error of closure, as calculated by latitudes and departures is one part in 35,000+. The Miscellaneous is distributed by the Crandall Method, and the area, if shown, is calculated by electronic computer using DPD methods. This map is prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this the 29TH day of JULY 1998

AYES
Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3737 Benson Drive
Raleigh, North Carolina 27608
919-877-9992

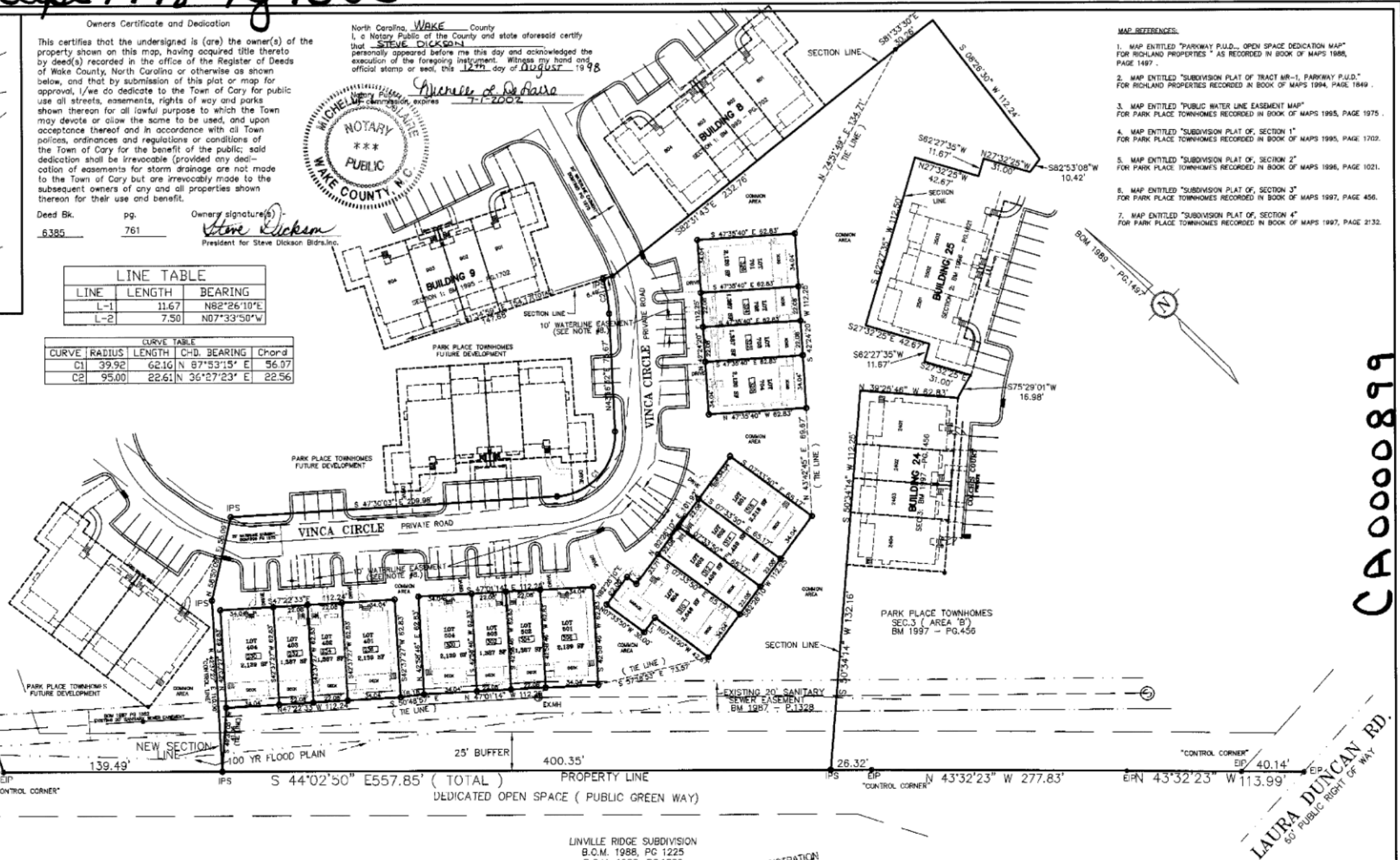
Owners Certificate and Dedication
This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title thereto by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina or otherwise as shown below, and that by submission of this plat or map for approval, I/we do dedicate to the Town of Cary for public use all streets, easements, rights of way and parks shown thereon for all lawful purpose to which the Town may devote or allow the same to be used, and upon acceptance thereof and in accordance with all Town policies, ordinances and regulations or conditions of the Town of Cary for the benefit of the public; said dedication shall be irrevocable (provided any dedication of easements for storm drainage are not made to the Town of Cary but are irrevocably made to the subsequent owners of any and all properties shown thereon for their use and benefit.

Deed Bk. pg. Owners signature(s)
6385 761 Steve Dickson
President for Steve Dickson Builders, Inc.

LINE TABLE		
LINE	LENGTH	BEARING
L-1	11.67	N82°26'10"E
L-2	7.50	N07°33'50"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD. BEARING	Chord
C1	39.92	62.16	N 87°53'15" E	56.07
C2	95.00	22.61	N 36°27'23" E	22.56

North Carolina, WAKE County
I, a Notary Public of the County and state aforesaid certify that STEVE DICKSON
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of August 1998



State of North Carolina
County of Wake
I, Ricky Barker, Review Officer of Cary, N.C. in Wake County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

8/17/98
Date

Certificate of Approval: An Acceptance of dedications I, Belinda Adams, the Town Clerk of Cary, North Carolina, do certify that the Town of Cary approved this plat or map and accepted the dedication of the streets, easements, rights-of-way and public parks shown thereon, but assume no responsibility to open and maintain the same until in the opinion of the governing body of the Town of Cary it is in the public interest to do so.

8-18-1998
Date

Belinda Adams
Town Clerk

Certificate of approval for recording. I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the Town of Cary with the exception of such variances, if any, as are noted in the minutes of the Town Council and the Zoning Board of Adjustment and that it has been approved for recording in the office of the Wake County Register of Deeds.

8/17/98
Date

Rob W. Barker
Director of Development Services

LINVILLE RIDGE SUBDIVISION
B.O.M. 1988, PG. 1225
B.O.M. 1988, PG. 1226

FILED FOR REGISTRATION
8-18-98
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: Sharon R. Perry
Asst. Deputy
TIME: 11:50

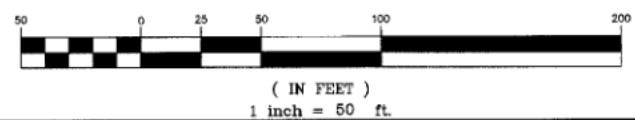
NOTE: THE PURPOSE OF RECORDING THIS PLAT IS TO CORRECT THE LOT NUMBERS FOR ALL LOTS IN BUILDINGS 4 THRU 7, AS PREVIOUSLY RECORDED IN B.M. 1998 AT PAGE 1389.

T.O.C. # SP-254-PUD-94

SUBDIVISION PLAT OF PARK PLACE TOWNHOMES, SECTION 5 BUILDINGS 4,5,6 & 7 PARKWAY P.U.D. PROPERTY OF STEVE DICKSON BUILDER, INC.

TOWN OF CARY, WAKE CO., N.C.
JUNE 22, 1998 SCALE: 1" = 50'
REV. JULY 20, 1998 REV.: AUGUST 11, 1998

GRAPHIC SCALE



PREVIOUSLY RECORDED IN B.M. 1998, PAGE 1389.
Recorded in Book of Maps 1998, Page 1503.

CA0000899

LAURA DUNCAN RD.
60' PUBLIC RIGHT OF WAY