

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD.
C58	205.00	109.63	30°38'23"	N85°59'11"W	108.33
C59	205.00	11.53	03°13'24"	S77°04'56"W	11.53
C60	205.00	202.53	56°36'17"	S47°10'05"W	194.39
C61	205.00	33.02	09°13'44"	S14°15'05"W	32.98
C62	425.00	119.47	16°06'24"	S01°35'01"W	119.08
C63	475.00	80.00	09°39'00"	S03°54'50"W	79.91
C64	475.00	7.45	00°53'53"	S09°11'16"W	7.45
C65	25.00	37.56	86°05'20"	N33°24'27"W	34.13
C66	325.00	70.34	12°24'03"	S70°15'06"E	70.21
C67	275.00	70.92	14°46'34"	S69°03'51"E	70.72
C68	25.00	40.98	93°54'40"	N56°35'33"E	36.54
C69	255.00	113.25	25°26'44"	S22°21'35"W	112.32
C70	255.00	73.11	16°25'35"	S43°17'44"W	72.86
C71	255.00	73.11	16°25'35"	S59°43'19"W	72.86
C72	255.00	33.54	07°32'07"	S71°42'10"W	33.51
C73	255.00	52.11	11°42'33"	S81°19'30"W	52.02
C74	25.00	35.55	81°28'59"	N46°26'17"E	32.63
C75	205.00	75.20	21°01'04"	N04°48'45"W	74.78
C76	255.00	93.54	21°01'04"	N04°48'45"W	93.02
C77	25.00	34.01	77°56'02"	S33°16'14"E	31.44
C78	255.00	6.99	01°34'15"	N71°27'07"W	6.99

N.C.G.S. "PATCH"
N = 692,601.7414
E = 2,101,075.8044
CGF = 0.9998824
(NAD 83)

MINIMUM BUILDING SETBACKS

- FRONT = 15' (SEE NOTE)
 - SIDE = 5' (SEE NOTE)
 - REAR = 15' (SEE NOTE)
- NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

ERB (CONTROL CORNER)
N.C. GRID COORDINATES
N = 689,979.5984
E = 2,103,598.0964
(NAD 83)

RAND MEADOWS
PHASE I
B.M. 2000, PGS. 1963-1965

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S09°38'13"W	18.85
L13	S05°41'47"W	13.12
L14	N15°19'17"W	53.65
L15	N15°19'17"W	44.42
L16	S05°41'47"W	16.22

RAND MEADOWS
PHASE I
B.M. 2000, PGS. 1963-1965

HATCH AREA DENOTES FLOOD HAZARD SOIL
AS PER WAKE COUNTY SOIL SURVEY

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "H", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

REFERENCES

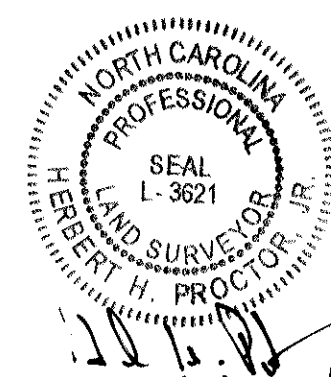
1. B.M. 2000, PG. 41
2. B.M. 2000, PGS. 1963-1965
3. B.M. 1994, PG. 849
4. B.M. 1991, PG. 638
5. B.M. 1987, PG. 2
6. B.M. 1986, PG. 2270
7. B.M. 1982, PG. 376
8. B.M. 1998, PG. 1995
9. D.B. 8177, PG. 582
10. D.B. 2410, PG. 376
11. D.B. 9869, PG. 1928
12. ALL DEEDS AND MAPS SHOWN WITH ADJOINERS.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK 10927, PAGE 1453
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
8. IRON PIPES SET AT ALL NEW LOT CORNERS.
9. LOTS TO BE SERVED BY COMMUNITY WELL AND INDIVIDUAL SEPTIC SYSTEM.
10. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.

NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- = IRON PIPE SET
- ERB = EXISTING REBAR
- ⊕ PP = POWER POLE
- N/F = NOW OR FORMERLY
- OHE = OVERHEAD ELECTRIC
- R/W = RIGHT-OF-WAY
- [0000] = WAKE COUNTY ADDRESS
- [0000 SF] = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT.
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

OWNER/DEVELOPER:
PERRY DEVELOPMENT
5600 ROCK SERVICE STATION ROAD
RALEIGH, N.C. 27603

NOTE: SEE SHEET 1 FOR DISCLOSURE STATEMENT, SOIL SCIENTIST CERTIFICATION, WAKE COUNTY CERTIFICATION, N.C.D.O.T. CERTIFICATION, VARIOUS NOTES AND OTHER PERTINENT INFORMATION.

WAKE COUNTY, NC 484
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/19/2004 AT 15:22:59

BOOK: BH2004 PAGE: 01302

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

SP

DATE: 04/20/04	SURVEYED BY	JOB PB-RAND2
SCALE 1"=100'	DRAWN BY	DWG. NO.
REVISIONS	PB-RAND2-PLT3	

RAND MEADOWS
PHASE II
(A CLUSTER SUBDIVISION)
LOTS 8 thru 19 and LOTS 42 thru 50

PANTHER BRANCH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED R-30	P.I.N. 1608.01-49-2267