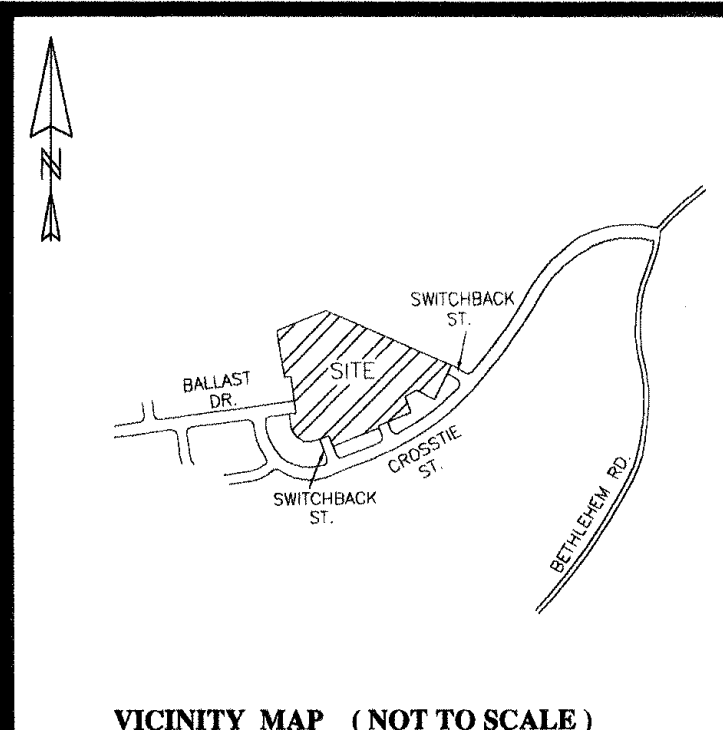




STATE OF NORTH CAROLINA
WAKE COUNTY
I, RUSSELL K. ELINGBURG, CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE BY ME (OR UNDER MY DIRECT SUPERVISION) -
(DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____);
THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES
AND DEPARTURES IS $1/10,000 \pm$; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM
INFORMATION FOUND IN BOOK _____ PAGE _____; THAT
THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
AS AMENDED.
WITNESS MY HAND AND SEAL THIS 19th DAY OF June, 2007.
Russell K. Elingburg P.L.S. 3414 (N.C.)



I, RUSSELL K. ELINGBURG, PROFESSIONAL LAND SURVEYOR NO. L-3414, CERTIFY TO ONE
OR MORE OF THE FOLLOWING AS INDICATED: **A** OR **B**
A THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN
THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND;
Russell K. Elingburg P.L.S. (L-3414)

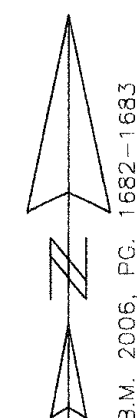
FUTURE DEVELOPMENT
PHASE TWO
9.822 ACRES REMAINDER

- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - AREAS BY COORDINATE GEOMETRY.
 - PROPERTY IS ZONED GR8.
 - SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
INUNDATED BY 100-YEAR FLOOD (FLOOD INSURANCE RATE MAP
#3720174400J AND #3720175400J - EFFECTIVE DATES 5/2/2006)
 - EACH SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL LOT SHALL
CONTAIN A MINIMUM OF ONE (1) LARGE SHADE TREE FOR EACH
TWO THOUSAND (2,000) SQUARE FEET OF LOT AREA OR FRACTION
THEREOF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION
OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY
EASEMENT AFTER DEVELOPMENT SHALL NOT BE INCLUDED AS PART
OF THE TOTAL LOT AREA. EXISTING TREES REMAINING ON THE LOT
AFTER DEVELOPMENT THAT MEET THE ABOVE REQUIREMENTS MAY BE
CREDITED TOWARD THIS REQUIREMENT. THE LOCATION OF PLANTING
TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE
ADMINISTRATOR. THE USE OF EXISTING VEGETATION TO SATISFY THIS
REQUIREMENT IS ENCOURAGED. SUPPLEMENTAL PLANTINGS MAY BE
REQUIRED IN ADDITION TO NATIVE MATERIALS. EXISTING LARGE SHADE
TREES OVER 6 INCHES IN CALIPER AS MEASURED AT DBH (DIAMETER
BREAST HEIGHT) MAY BE COUNTED TOWARDS FULFILLMENT OF THIS
REQUIREMENT. ALL OTHER TREES REQUIRED UNDER THIS CHAPTER (8)
SHALL BE PLANTED WITHIN THE PRIVATE LOT.
 - A 60' EASEMENT (M.B. 1987, PG. 1014) EXISTS TO PROVIDE ACCESS
TO FIRST AVENUE ACROSS THE EVOLUTION VII, LLC TRACT.
 - WETLAND AND NEUSE RIVER BUFFER DELINEATIONS BY SOIL &
ENVIRONMENTAL CONSULTANTS.
 - WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO
SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN,
FOLIAGE, BERMING, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF
TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB
LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING
EXISTS.
 - ALL FIRE HYDRANTS HAVE A 3'X3' PUBLIC UTILITY EASEMENT.

LEGEND:
○ = EXISTING IRON PIPE
● = NEW IRON PIPE
+ = COMPUTED POINT
— = CONCRETE MONUMENT
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
— = STREET ADDRESS

REFERENCES:

- PIN 1754.17-10-0915
- D.B. 11783, PG. 1
- D.B. 11486, PG. 440
- M.B. 1997, PG. 1014
- D.B. 7513, PG. 198 (WAIVER OF EASEMENT)
- M.B. 2006, PG. 1682-1684



B.M. 2006, PG. 1682-1683

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	00°40'53"	624.99'	7.43'	3.72'	7.43'	N 21°15'22" W
C2	89°23'02"	25.00'	39.00'	24.73'	35.16'	S 37°33'11" W
C3	87°29'54"	25.00'	38.18'	23.93'	34.58'	S 54°00'20" E
C4	03°01'34"	674.99'	35.65'	17.83'	35.65'	S 11°46'10" E
C5	07°35'27"	674.99'	89.43'	44.78'	89.36'	S 17°04'41" E
C6	05°47'45"	624.99'	63.22'	31.64'	63.19'	S 18°01'03" E
C7	05°43'47"	624.99'	62.50'	31.28'	62.48'	S 12°15'17" E
C8	02°15'04"	624.99'	24.56'	12.28'	24.55'	S 08°15'52" E

LINE	BEARING	DISTANCE
L1	N 41°58'28" W	19.65'

OWNER:
BROOKFIELD STATION DEVELOPMENT LLC
314 W. MILLBROOK RD. SUITE 13
RALEIGH, N.C. 27609-4380

SITE DATA:
TOTAL NUMBER OF LOTS: 10
ACREAGE IN LOTS: 1.714 AC.
ACREAGE IN R/W: 0.506 AC.
TOTAL ACREAGE: 2.220 AC.

MINIMUM BUILDING SETBACKS (PER TOWN OF
KNIGHTDALE PLANNING DEPARTMENT):

FRONT YARD 10'
REAR YARD 25'
SIDE YARD 20% OF LOT WIDTH

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY
SHOWN AND DESCRIBED, WHICH IS LOCATED IN THE SUBDIVISION
JURISDICTION OF THE TOWN OF KNIGHTDALE AND THAT I HEREBY
ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.
ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND
PROTECT ALL SOILS AND VEGETATION IN THE TREE PROTECTION
AREAS AS REQUIRED IN SECTION 8.5 OF THE TOWN OF KNIGHTDALE
UNIFIED DEVELOPMENT ORDINANCE, PLANT SUPPLEMENTARY OR
REPLACEMENT TREES AS REQUIRED, AND DEDICATE ALL STREETS,
ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS, TO
PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY
DEDICATE ALL SANITARY SEWER AND WATER LINES THAT ARE LOCATED
IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE CITY OF
RALEIGH, AND I HEREBY DEDICATE ALL STORM SEWER LINES THAT ARE
LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE
TOWN OF KNIGHTDALE.

DATE: 6/18/07
OWNER(S): [Signature]

I HEREBY CERTIFY THAT I AM THE PERSONAL APPEARER
BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION
OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS
DATE: 6/18/07
A.D.

NOTARY
WAKE COUNTY, N.C.
COMMISSION EXPIRES 6-12-2011.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT
ORDINANCE FOR THE TOWN OF KNIGHTDALE, NORTH CAROLINA, AND
THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF KNIGHTDALE
FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF
WAKE COUNTY.

DATE: 6/22/07
ADMINISTRATOR, TOWN OF KNIGHTDALE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF WAKE
I, [Signature], REVIEW OFFICER OF WAKE COUNTY,
CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR
RECORDING.

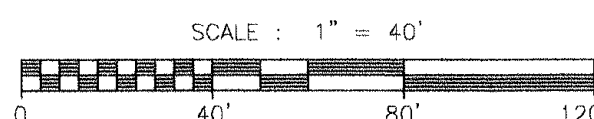
DATE: 6/22/07
REVIEW OFFICER
TOWN OF KNIGHTDALE, WAKE COUNTY

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION
OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.
I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER
REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO THE TOWN OF KNIGHTDALE'S STANDARDS,
SPECIFICATIONS, AND CONSTRUCTION DETAILS MANUAL OR THAT
GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS
IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF
KNIGHTDALE HAS BEEN RECEIVED.

DATE: TOWN ENGINEER, TOWN OF KNIGHTDALE

BOOK: BM2007 PAGE: 01434

RECORDED IN MAP BOOK 2007, PAGE 1434 WAKE COUNTY REGISTRY.



SUBDIVISION PLAT OF
BROOKFIELD STATION
A PORTION OF PHASE 2 A - LOTS 17, 72-73, 75-81
FOR
BROOKFIELD STATION DEVELOPMENT, LLC
ST. MATTHEWS TOWNSHIP - TOWN OF KNIGHTDALE
WAKE COUNTY - NORTH CAROLINA

TITLE: S-7-05
SHEET: 1 OF 1

221 NORTH SALEM STREET - SUITE 1
APEX, NORTH CAROLINA - 27502
ELINGBURG LAND SURVEY CO., P.A.
RESIDENTIAL - COMMERCIAL
PHONE (919) 303 - 5371
FAX (919) 303 - 5372