BKBM2004PG01249

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS
111 Mackenon Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 fax: 919-467-6008

CEDAR GROVE PHASE 1 @ WAKEFIELD PLANTATION

OWNER:SANDLER @ WAKEFIELD LLC

WAKE COUNTY NORTH CAROLINA

CITY OF RALEIGH

SUBDIVISION & RECOMBINATION PLAT

WAKE COUNTY, NC 170
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/09/2004 AT 10:46:29
BOOK:BM2004 PAGE:01249

DETAIL D
NOT TO SCALE

CONSERVATION EASEMENT DB 9224 PG 2450

50' AVERAGE WIDTH NATURAL PROTECTIVE YARD

BACK WATER EASEMENT PER THE CITY OF RALEIGH APPROVED CONSTURCTION PLANS

* = MINIMUM FINISHED FLOOR GRADE
LOT # 105 =314.00
LOT # 104 =314.00

FUTURE HWY 98 BYPASS

HATCHED AREA 50' AVERAGE WIDTH NATURAL PROTECTIVE YARD SEE TABLE ON SHEET3 OF3

TEMPORARY CONSTRUCTION EASEMENT SEE NOTE# 11

254 COMMON OPENSPACE 97,372 SF 2.24 AC

253 COMMON OPENSPACE 8,318 SF 0.19 AC

252 COMMON OPENSPACE 2,135 SF 0.05 AC

251 COMMON OPENSPACE 19,329 SF 0.44 AC

250 COMMON OPENSPACE 12,195 SF 0.28 AC

255 COMMON OPENSPACE 7,888 SF 0.18 AC

SLOPE EASEMENT SEE NOTE# 11

PERMANENT DRAINAGE EASEMENT SEE NOTE# 11

POINT OF BEGINNING 50' AVERAGE WIDTH NATURAL PROTECTIVE YARD SEE TABLE ON SHEET 3 OF 3

CONTROL CORNER

BASKETWEAVE DRIVE 50' PUBLIC R/W

BLESSING HOUSE STREET

COTTON PRESS STREET 50' PUBLIC R/W

COLDCROFT STREET 45' PUBLIC R/W

CATHEDRAL BELL ROAD 50' PUBLIC R/W

HONEYCHURCH STREET 50' PUBLIC R/W

WAKEFIELD PLANTATION DRIVE BM 2000 PG 871-872 (80' R/W MIN.)

SEE NOTES

LOT 135
AREA
OLD 1,186,931 S.F. 27.248 AC.
NEW 686,488 SF 15.76 AC.
PIN NUM: 1830.01-17-6873

TOURNAMENT PLAYERS CLUB OF RALEIGH LLC C/O PGA TOUR GOLF COURSE PROP INC
DB.9349 PG.0015
PIN NUM: 1830.01-17-6338
NEW AREA OF GOLF HOLE 1
323,382 SF
7.42 AC

TOURNAMENT PLAYERS CLUB OF RALEIGH LLC C/O PGA TOUR GOLF COURSE PROP INC
DB.9349 PG.0015
PIN NUM: 1830.01-17-6338
NEW AREA OF GOLF HOLE 2&3
593,617 SF
13.63 AC

LOT 132
AREA
OLD 1,923,001 S.F. 44.146 AC.
NEW 1,197,675 SF 27.49 AC.
PIN NUM: 1830.01-17-2019

TOURNAMENT PLAYERS CLUB OF RALEIGH LLC C/O PGA TOUR GOLF COURSE PROP INC
DB.9349 PG.0015

A PORTION OF LOT 132

20' GOLF CART & MAINTENANCE EASEMENT BM 2002 PG 113 (TO BE ABANDONED)

20' PRIVATE WATER LINE EASEMENT

WETLANDS (TYP.)

100 YEAR FLOOD LINE ESTABLISHED BY WITHERS & RAVENEL. SEE WAKEFIELD FLOOD STUDY, "NORTHERN SEWER INTERCEPTOR", FILE #489.

CITY OF RALEIGH SANITARY SEWER EASEMENT BM 1999 PG 999

SPRINT EASEMENT DB 9385 PG 2315

N/F
SANDLER AT WAKEFIELD LLC
DB 8363 PG 1444
BM 2000 PG 2220
BM 2001 PG 1695
PIN# 1830.01-26-2067

SEE SHEET 1 OF 3 FOR NOTES AND CERTIFICATES.
SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE CALLS.

SCALE: 1" = 100'

NORTH CAROLINA PROFESSIONAL SEAL L-2710 LAND SURVEYOR JIMMY E BASS
5-12-04

NO.	DATE	DESCRIPTION	BY

DATE: 3-11-04	SCALE: 1" = 100'
DRAWN: RDM	CHECKED:
SHEET: 2 OF 3	
CAD FILE: BD_04055	
PROJECT NO: 203218	

S-97-2003
RA033653
WAKE COUNTY

RECORDED IN BOOK OF MAPS 2004, PAGE 1249,