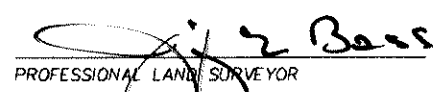
**MAP/DEED REFERENCES:**

SOURCE OF TITLE DB 8363 PG. 444

DB 1656 PG 207 MB 1998 PG 1292
 DB 2835 PG 426 MB 1998 PG 1294
 MB 1998 PG 2145
 DB 8209 PG 1497 MB 1998 PG 2279
 DB 9349 PG 22 MB 1999 PG 570
 MB 1999 PG 1719
 MB 2000 PG 808
 MB 2000 PG 809
 MB 2003 PG 1750
 MB 2004 PG 104

SURVEY CERTIFICATE

I, JIMMY E. BASS, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 10-25-03, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITH MY ORIGINAL SIGNATURE AND SEAL THIS 18th DAY OF March A.D., 2004


 PROFESSIONAL LAND SURVEYOR
L-2710
 REGISTRATION NUMBER

**TYPE OF PLAT**

I, JIMMY E. BASS, PROFESSIONAL LAND SURVEYOR No. L-2710, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

 L-2710
 JIMMY E. BASS, PROFESSIONAL LAND SURVEYOR No. L-2710

NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83
- THIS PROPERTY IS NOT LOCATED IN A FLOOD AREA PER FIRM COMMUNITY PANEL NUMBER 3718CD160 E, AS LAST PUBLISHED AND REVISED 03/03/92.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 20' PRIVATE DRAINAGE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING DRAINAGE STRUCTURES AS SHOWN HEREON.
- RESTRICTIVE COVENANTS MAY REQUIRE DIFFERENT SETBACK DISTANCES. TO THE EXTENT THAT APPLICABLE RESTRICTIVE COVENANTS REQUIRE GREATER SETBACK DISTANCES THAN SHOWN HEREON, THE RESTRICTIVE COVENANTS CONTROL.
- THIS TRACT IS ZONED R-6 CUD. Cluster
- 20' CITY OF RALEIGH SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER LINES, AS SHOWN ON PLAT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- WAKE COUNTY PIN NUMBER 1830-03-03-0519
- THE CITY OF RALEIGH WATER EASEMENT EXCHANGE IS RESOLUTION #2004 (962), DATED 2-3-2004, AND THE SEWER EASEMENT EXCHANGE IS RESOLUTION #2004 (963), DATED 2-3-2004.
- THIS 20' PRIVATE DRAINAGE EASEMENT SUPERSEDES THE ONE PREVIOUSLY RECORDED IN BM 1998 PG 1294.

MINIMUM SETBACKS

FRONT YARD 20 FT.*
 AGGREGATE FRONT & REAR YAP* 40 FT.
 SIDE YARD 5 FT.
 AGGREGATE SIDE YARD 15 FT.
 CORNER LOT SIDE YARD 20 FT.*
 REAR YARD 20 FT.
 * Minimum front yards and corner lot yard setbacks on lots fronting on a residential service, minor residential, or residential streets may be reduced to 10 feet.

AREA SUMMARY

TOTAL NUMBER OF LOTS 50
 TOTAL AREA OF LOTS 1,318,887 SF/30.277A.
 TOTAL AREA OF PUBLIC RIGHT-OF-WAY 250,445 SF/5.749 AC
 TOTAL AREA 1,569,332 SF/36.027 AC
 DJS 59ac

CITY OF RALEIGH CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 18th DAY OF April IN THE YEAR 2004, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.


 PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

NORTH CAROLINA - WAKE COUNTY

THE FOREGOING CERTIFICATE _____ OF _____
 NOTAR (Y) (IES) (ARE) CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M.

KENNETH C. WILKINS, REGISTER OF DEEDS
 BY _____ DEPUTY REGISTER OF DEEDS

THIS PLAT NOT TO BE RECORDED AFTER 18th DAY OF May 2004
 1 COPY TO BE RETAINED FOR THE CITY.
 THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.

S-106-02
 RA035499

RECORDED IN BOOK OF MAPS 2004, PAGE 00674, WAKE COUNTY

WAKE COUNTY, NC 1351
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 04/21/2004 AT 15:46:47

BOOK:BN2004 PAGE:00674

OWNER CERTIFICATE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS HOWSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

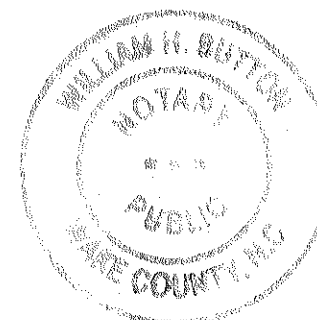
 P.O.A. SIGNATURE(S) OF PROPERTY OWNER(S)

NOTARY PUBLIC

I HEREBY CERTIFY THAT John P. Myers PROPERTY OWNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS THE 23rd DAY OF March, 2004

NOTARY PUBLIC 

MY COMMISSION EXPIRES 12-29-07

**OWNER CERTIFICATE**

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS HOWSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

 SIGNATURE(S) OF PROPERTY OWNER(S)

NOTARY PUBLIC

I HEREBY CERTIFY THAT James C. Triola PROPERTY OWNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS THE 30th DAY OF March, 2004

NOTARY PUBLIC 

MY COMMISSION EXPIRES 12-11-06



WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

111 Macklemon Drive Cary, North Carolina 27511 www.withersravenel.com
 tel: 919-469-3340 fax: 919-467-6008

WAKEFIELD PLANTATION
 FAIRVIEW PHASE II

OWNER: SANDLER AT WAKEFIELD, LLC & TOURNAMENT PLAYERS CLUB OF RALEIGH, LLC
 WAKE
 RALEIGH

SUBDIVISION & RECOMBINATION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 10/25/03 SCALE: 1" = 80'
 DRAWN: CHS, JR CHECKED: JEB

SHEET: 1 OF 3

CAD FILE: BD_03143

PROJECT I/O: 201069