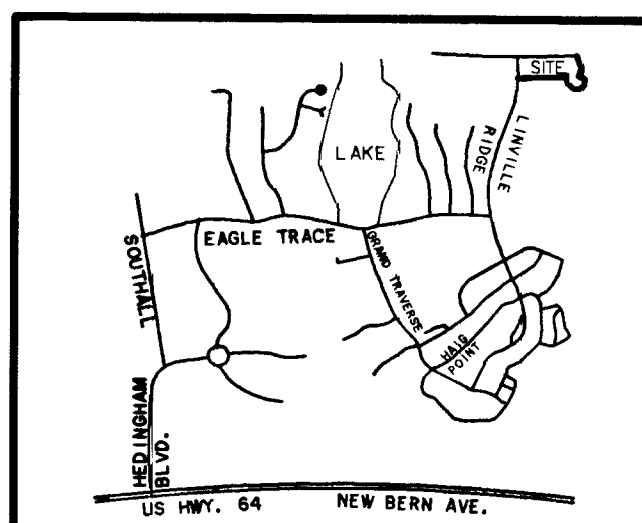




VICINITY MAP (N.T.S.)

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1:250,000, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page 300, that this map was prepared in accordance with G.S. 47-30 as amended.

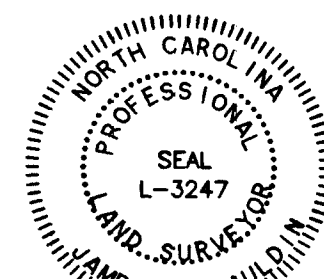
Witness my hand and seal this 28 day of May 2002.

SIGNATURE *James W. Mauldin*

Licensed Number L-3247

FILED FOR
REGISTRATIONDATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTYBY
Asst./Deputy

TIME



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	720.00'	74.57'	74.53'	N 10°51'52"W
C2	25.00'	40.05'	35.90'	N 37°59'41"E
C3	2646.19'	29.47'	29.47'	N 83°34'05"E
C4	2646.19'	43.01'	43.01'	N 82°47'00"E
C5	2646.19'	43.00'	43.00'	N 81°51'07"E
C6	2646.19'	41.89'	41.89'	N 80°55'59"E
C7	2646.19'	41.89'	41.89'	N 80°01'33"E
C8	2646.19'	41.89'	41.89'	N 79°07'08"E
C9	2646.19'	41.89'	41.89'	N 78°12'42"E
C10	2646.19'	41.90'	41.89'	N 77°18'16"E
C11	2646.19'	41.90'	41.90'	N 76°23'51"E
C12	2646.19'	41.90'	41.90'	N 75°29'25"E
C13	2646.19'	41.90'	41.90'	N 74°34'59"E
C14	2646.19'	41.90'	41.90'	N 73°40'33"E
C15	2646.19'	41.90'	41.90'	N 72°46'08"E
C16	2646.19'	41.90'	41.90'	N 71°51'42"E
C17	2646.19'	41.90'	41.90'	N 70°57'16"E
C18	2646.19'	41.90'	41.90'	N 70°02'50"E
C19	2646.19'	41.01'	41.01'	N 69°08'59"E
C20	2646.19'	43.00'	43.00'	N 68°14'24"E
C21	2646.19'	43.00'	43.00'	N 67°18'32"E
C22	2646.19'	58.71'	58.71'	N 66°12'28"E
C23	2646.19'	85.34'	85.34'	N 64°38'53"E
C24	170.00'	2.90'	2.90'	N 35°37'33"E
C25	780.00'	209.23'	208.60'	N 19°02'03"W
C26	720.00'	68.64'	68.61'	N 23°59'15"W
C27	25.00'	41.07'	36.03'	N 22°48'23"E
C28	175.00'	26.05'	26.03'	N 81°11'05"E
C29	175.00'	19.27'	19.26'	N 61°11'05"E
C30	130.00'	27.15'	27.10'	N 64°00'51"E
C31	130.00'	27.05'	27.00'	N 75°57'32"E
C32	2781.48'	29.53'	29.53'	N 81°36'58"E
C33	2781.48'	42.72'	42.72'	N 80°52'19"E
C34	2781.48'	42.72'	42.72'	N 79°59'31"E
C35	2781.48'	42.72'	42.72'	N 79°06'43"E
C36	2781.48'	42.72'	42.72'	N 78°13'55"E
C37	2781.48'	42.72'	42.72'	N 77°21'06"E
C38	2781.48'	42.72'	42.72'	N 76°28'18"E
C39	2781.48'	42.72'	42.72'	N 75°35'30"E
C40	2781.48'	42.72'	42.72'	N 74°42'42"E
C41	2781.48'	42.72'	42.72'	N 73°49'53"E

I, James W. Mauldin, Professional Land Surveyor No. L-3247, certify to you or more of the following as indicated that:

☒ That this plat is of a survey that creates a subdivision of land within the limits of a county or municipality that has an ordinance that requires parcels of land to be surveyed and recorded.

☐ That this plat is of a survey that is located in each portion of a county or municipality that is unincorporated or is an ordinance that requires parcels of land to be surveyed and recorded.

☐ That this plat is of a survey of an existing parcel or parcels of land.

☐ That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of a subdivision as defined in G.S. 47-30(a).

☐ That the information available to this surveyor is such that I am unable to make a determination as to the best use of professional ability as to the provisions contained in G.S. 47-30(a).

James W. Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247

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 approved by its City Code, on the 14th day of July 2002, 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.

George B. Chapman
Planning Director Wake County Review Officer

THIS PLAT NOT TO BE RECORDED AFTER 14 DAY OF July 02

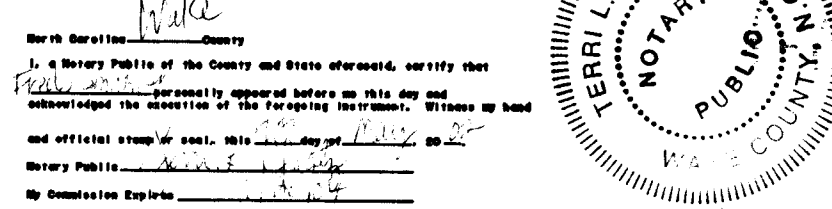
I COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN OUT OF THE CITY LIMITS.

(SKYCREST DRIVE)
RALEIGH BOULEVARD
150' PUBLIC R/W
TO BE DEDICATED PER M-1-95
CONSTRUCTED BY OTHERS

SAPPHIRE VALLEY DRIVE
(40' PUBLIC R/W)

SAPPHIRE VALLEY
PHASE 1 AT
HEDINGHAM ON THE NEUSE
(B.O.M.2001 PG.2145)



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 on such, has (have) the right to convey the property in fee simple by, and that the deed(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless accepted herein and that by substitution of this map or plat for approval (used) do dedicate to the City of Raleigh for public use all streets, easements, rights of way, parks and other interests (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 parcels 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 1970-76 as the same may be from time to time amended).

Book No. _____
Page No. _____
Frederick Development Company
Signature(s) of property owner(s)

Wake County, NC 1734
Laura M. Riddick, Register of Deeds
Presented & Recorded 06/28/2002 16:37:57

Book : BH2002 Page : 01120

60 0 60 120 180
GRAPHIC SCALE - FEET

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C42	2781.48'	42.72'	42.72'	N 72°57'05"E
C43	2781.48'	42.72'	42.72'	N 72°04'17"E
C44	2781.48'	42.72'	42.72'	N 71°11'29"E
C45	2781.48'	42.72'	42.72'	N 70°18'41"E
C46	2781.48'	42.72'	42.72'	N 69°25'52"E
C47	2781.48'	42.72'	42.72'	N 68°33'04"E
C48	2781.48'	14.24'	14.24'	N 67°57'52"E
C49	130.00'	8.89'	8.89'	N 69°46'36"E
C50	45.00'	81.98'	71.10'	S 56°04'26"E
C51	130.00'	60.85'	60.30'	S 09°31'37"W
C52	130.00'	27.68'	27.63'	S 29°02'15"W
C53	170.00'	39.10'	39.01'	N 29°31'32"E
C54	170.00'	26.17'	26.17'	N 18°31'20"E
C55	170.00'	39.23'	39.14'	N 07°29'48"E
C56	170.00'	36.93'	36.86'	N 05°20'20"W
C57	25.00'	6.40'	6.38'	N 04°13'46"W
C58	25.00'	11.85'	11.74'	N 16°40'41"E
C59	45.00'	32.78'	32.06'	N 09°23'02"E
C60	45.00'	34.80'	33.94'	N 33°38'11"W
C61	45.00'	33.81'	33.02'	N 77°18'34"W
C62	45.00'	34.63'	33.78'	S 50°21'17"W
C63	25.00'	6.10'	6.08'	S 44°03'30"W
C64	25.00'	12.26'	12.14'	S 65°05'41"W
C65	170.00'	31.08'	31.04'	S 73°54'31"W
C66	170.00'	2.53'	2.53'	S 68°14'40"W
C67	2741.48'	40.47'	40.47'	S 68°14'27"W
C68	2741.48'	43.28'	43.28'	S 69°06'57"W
C69	2741.48'	43.28'	43.28'	S 70°01'14"W
C70	2741.48'	43.28'	43.28'	S 70°55'31"W
C71	2741.48'	43.28'	43.28'	S 71°49'47"W
C72	2741.48'	43.28'	43.28'	S 72°44'04"W
C73	2741.48'	43.28'	43.28'	S 73°38'21"W
C74	2741.48'	43.28'	43.28'	S 74°32'37"W
C75	2741.48'	43.28'	43.28'	S 75°26'54"W
C76	2741.48'	43.28'	43.28'	S 76°21'11"W
C77	2741.48'	43.28'	43.28'	S 77°15'27"W
C78	2741.48'	43.28'	43.28'	S 78°08'44"W
C79	2741.48'	43.28'	43.28'	S 79°04'00"W

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C80	2741.48'	43.28'	43.28'	S 79°58'17"W
C81	2741.48'	43.28'	43.28'	S 80°52'34"W
C82	2741.48'	28.33'	28.33'	S 81°37'28"W
C83	170.00'	14.69'	14.68'	S 79°28'44"W
C84	170.00'	44.05'	43.93'	S 69°32'52"W
C85	170.00'	12.15'	12.15'	S 69°04'40"W
C86	135.00'	33.09'	33.09'	S 65°03'06"W
C87	135.00'	1.88'	1.88'	S 72°28'15"W
C88	25.00'	40.71'	36.36'	N 60°28'52"W
C89	750.00'	120.50'	120.37'	N 22°06'57"W
C90	750.00'	102.11'	102.03'	N 13°36'45"W
C91	155.00'	40.14'	40.03'	N 65°27'00"W
C92	150.00'	62.54'	62.09'	N 69°58'32"E
C93	2761.48'	679.70'	677.98'	N 74°52'09"E
C94	150.00'	64.55'	64.06'	N 80°08'47"E
C95	150.00'	128.86'	124.94'	S 01°40'25"E
C96	150.00'	31.94'	31.88'	S 29°02'15"W
C97	170.00'	36.20'	36.13'	N 29°02'15"E
C98	720.00'	1.20'	1.20'	N 26°40'22"W
C99	720.00'	67.44'	67.42'	N 23°56'22"W
C100	2646.19'	931.21'	926.41'	N 73°48'20"E
C101	25.00'	37.41'	34.02'	S 48°13'21"E
C102	3050.00'	83.58'	83.57'	N 82°07'10"E
C103	720.00'	51.07'	51.05'	N 11°47'59"W
C104	720.00'	23.50'	23.50'	N 08°49'04"E
C105	3050.00'	53.57'	53.57'	N 82°24'04"E
C106	3050.00'	30.01'	30.01'	N 81°36'50"E

48 LOTS
TOTAL AREA IN PHASE 2 = 6.034 ACRES
AREA IN R/W = 1.394 ACRES
TOTAL AREA IN LOTS = 4.640 ACRES
AREA REMAINING IN PARCEL "HH" = 0.00 ACRES

N.C. GRID COORDINATES, NAD 83

N = 752,397.771
E = 2,136,400.882

CITY OF RALEIGH
GREENWAY & OPEN SPACE
(B.O.M.2001 PG.323)

100 YR. FLOOD
(TAKEN FROM
F.E.N.A. MAP
37183C0370 E)

CITY OF RALEIGH
GREENWAY & OPEN SPACE
(B.O.M.2001 PG.323)

REFERENCES:
D.B.8723 PG.1866-1871
B.O.M.2001 PG.2145
B.O.M.2001 PG.323
B.O.M.2000 PG.1956

BUILDING SETBACKS:
AGGREGATE FRONT & REAR SETBACK LINES FOR SINGLE FAMILY DETACHED DWELLINGS SHALL BE 20'. THERE SHALL BE NO MINIMUM REAR YARD SETBACKS. THERE SHALL BE NO MINIMUM SIDE YARD SETBACKS, BUT A 10' MINIMUM BUILDING SEPARATION SHALL BE MAINTAINED AT ALL TIMES. HEDINGHAM ON THE NEUSE, PDD, M.P.-1-95, Z-26-95, APRIL 14, 1995.

NOTES:
1.) THERE IS A 3' CITY OF RALEIGH UTILITY ESMNT ALONG THE RIGHT-OF-WAY AT THE FRONT OF EACH LOT.
2.) ALL EASEMENTS CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
3.) ALL LOTS SUBJECT TO RESTRICTIVE COVENANTS.
4.) 100 YR. FLOOD LINE TAKEN FROM INFO. SUPPLIED BY DIEHL & PHILLIPS, P.A. (FS356)

LEGEND:
● Existing Iron Pipe (Control Point)
○ Iron Pipe Set (unless otherwise noted)
■ Existing Concrete Monument (Control Point)
□ Concrete Monument Set
X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: R-6 Pin: A PORTION OF 1735.04-62-4107

0000 - DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2002 PAGE 1120

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 54°51'44"W	20.00'	L22	S 77°38'20"W	15.27'
L2	N 54°51'44"W	20.00'	L23	S 78°03'37"W	26.82'
L3	S 69°25'52"W	43.95'	L24	S 78°30'01"W	17.13'
L4	S 69°53'11"W	1.51'	L25	S 78°55'18"W	24.96'
L5	S 70°19'22"W	42.09'	L26	S 79°21'42"W	19.00'
L6	S 70°44'52"W	0.35'	L27	S 79°46'59"W	23.09'
L7	S 71°10'09"W	41.73'	L28	S 80°13'23"W	20.86'
L8	S 71°36'33"W	2.22'	L29	S 80°38'40"W	21.23'
L9	S 72°01'50"W	39.87'	L30	S 80°59'58"W	14.20'
L10	S 72°28'14"W	4.08'	L31	S 80°09'51"W	8.53'
L11	S 72°53'31"W	38.01'	L32	S 75°46'51"W	29.71'
L12	S 73°19'55"W	5.95'	L33	S 71°10'16"W	10.50'
L13	S 73°45'12"W	36.14'	L34	S 66°37'29"W	29.16'
L14	S 74°11'36"W	7.81'	L35	N 72°52'09"E	17.08'
L15	S 74°36'53"W	34.28'	L36	N 72°52'09"E	17.06'
L16	S 75°03'17"W	9.67'	L37	S 22°56'14"W	14.45'
L17	S 75°28'34"W	32.41'	L38	N 22°56'14"E	14.31'
L18	S 75°54'58"W	11.54'	L39	N 22°56'14"E	14.31'
L19	S 76°20'15"W	30.55'	L40	S 72°52'09"W	34.78'
L20	S 76°46'39"W	13.40'	L41	S 87°31'30"E	12.67'
L21	S 77°11'56"W	28.69'	L42	S 26°17'03"E	8.84'
			L43	S 21°19'32"E	10.58'
			L44	S 22°56'14"W	14.45'

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

SAPPHIRE VALLEY PHASE TWO AT HEDINGHAM ON THE NEUSE

SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 60' MARCH 14, 2002

OWNER/DEVELOPER:
FSA DEVELOPMENT CO.
400 RIVERWOOD DRIVE
CLAYTON, N.C. 27520

FILED FOR REGISTRATION
June 28, 2002
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: *James W. Mauldin*
Asst./Deputy
TIME: 16:37:57pm

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326

JOB # 1450
CF: 1450RMNG PF: 1450SV2P

S-145-00

RA034416