

STATE OF NORTH CAROLINA COUNTY WAKE

I, Linwood J. Jones, a notary public of the county and state aforesaid, certify that Linwood J. Jones is a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of said county, this 12 day of June, 1996.

Witness my original signature, registration number and seal this 3 day of June, A.D., 1996.

Notary Public
My commission expires 11-2-97

STATE OF NORTH CAROLINA COUNTY WAKE

I, Mark Hall, a notary public of the county and state aforesaid, certify that Linwood J. Jones is a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of said county, this 12 day of June, 1996.

Notary Public
My commission expires 11-2-97

STATE OF NORTH CAROLINA COUNTY WAKE

I, Mark Hall, a notary public of the county and state aforesaid, certify that Linwood J. Jones is a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of said county, this 12 day of June, 1996.

Notary Public
My commission expires 11-2-97

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP 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 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 PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR THE PUBLIC USE ALL STREETS, EASEMENTS, RIGHT-OF-WAYS, PARKS AND GREENWAYS 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).

BOOK NO. _____
PAGE NO. _____

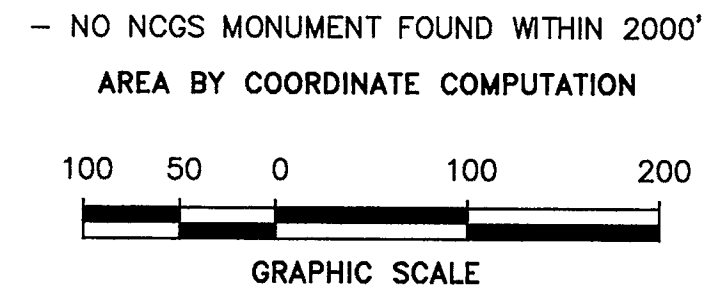
SIGNATURE(S) OF PROPERTY OWNER(S)

SIGNATURE(S) OF PROPERTY OWNER(S)

SIGNATURE OF NOTARY PUBLIC

NOTARY PUBLIC
JOHNSTON COUNTY, N.C.

LOT NO.	AREA
6	±8,260.04 S.F.
7	±10,020.28 S.F.
8	±8,962.92 S.F.
9	±8,676.76 S.F.
10	±7,710.29 S.F.
11	±8,504.44 S.F.
12	±9,404.24 S.F.
13	±10,299.89 S.F.
14	±8,803.49 S.F.
15	±7,979.48 S.F.
16	±8,601.54 S.F.
17	±7,832.41 S.F.
18	±7,933.19 S.F.
19	±8,406.70 S.F.
20	±9,096.09 S.F.
21	±18,128.56 S.F.
22	±11,767.11 S.F.
23	±11,948.43 S.F.
24	±9,631.65 S.F.
25	±8,852.82 S.F.
26	±9,670.99 S.F.
43	±7,855.64 S.F.
44	±8,215.92 S.F.
45	±7,533.81 S.F.
46	±8,305.83 S.F.
47	±7,505.50 S.F.
48	±8,755.08 S.F.
49	±7,267.23 S.F.



CURVE #	CENTRAL ANGLE	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	16°40'07"	242.98	35.61	70.72	N6°06'11"E	70.47
2	23°39'03"	252.50	52.87	104.24	N81°53'08"E	103.50
5	5°16'07"	127.50	5.87	11.73	S44°24'43"E	11.73
6	39°35'00"	127.50	45.88	88.08	S21°59'05"E	86.34
7	89°00'00"	25.00	24.57	38.83	S42°18'25"W	35.05
8	2°22'06"	322.50	6.69	13.38	N85°37'07"E	13.38
9	10°15'00"	322.50	28.93	57.71	N79°18'15"E	57.63
10	17°58'02"	277.50	43.87	87.02	N77°49'24"E	86.66
11	24°24'07"	25.00	5.41	10.65	S80°59'16"E	10.57
12	22°51'08"	25.00	5.05	9.97	S37°21'14"E	9.91
13	48°58'08"	45.00	20.50	38.46	S70°24'44"E	37.30
14	56°45'08"	45.00	24.31	44.58	N56°43'08"E	42.78
15	43°58'00"	45.00	18.17	34.53	N06°21'08"E	33.69
16	40°51'00"	45.00	16.76	32.09	N36°03'47"W	31.42
17	37°46'00"	45.00	15.39	29.66	N75°22'37"W	29.13
18	46°12'02"	45.00	19.19	36.29	S62°38'22"W	35.31
19	45°00'09"	25.00	10.36	19.64	S62°02'45"W	19.14
20	88°44'03"	25.00	24.46	38.72	N46°33'57"W	34.97
21	14°51'02"	172.50	22.48	44.71	N09°37'05"W	44.59
22	15°44'03"	172.50	23.84	47.37	N24°54'38"W	47.22
23	14°16'03"	172.50	21.59	42.96	N39°54'45"W	42.85
24	0°19'01"	297.50	0.82	1.65	N47°12'22"W	1.65
25	12°01'07"	297.50	31.33	62.43	N53°22'36"W	62.32
26	12°17'05"	297.50	32.04	63.83	N65°32'07"W	63.71
27	8°46'09"	297.50	22.83	45.56	N76°04'10"W	45.52
28	106°36'01"	25.00	33.54	46.51	N27°09'24"W	40.09
29	45°38'02"	45.00	18.93	35.84	N03°19'36"E	34.90
30	36°50'08"	45.00	14.98	28.93	N37°54'29"W	28.43
31	46°42'05"	45.00	19.43	36.68	N79°40'35"W	35.67
32	40°09'09"	45.00	16.45	31.54	S56°53'48"W	30.89
33	38°45'04"	45.00	15.83	30.44	S17°26'41"W	29.86
34	27°17'04"	45.00	10.92	21.43	S15°34'33"E	21.23
35	106°36'01"	25.00	33.54	46.51	S24°04'46"W	40.09
36	14°05'04"	297.50	36.77	73.17	S70°20'00"W	72.99
37	87°01'03"	297.50	23.73	37.97	N73°12'11"W	34.42
38	17°51'04"	250.00	39.27	77.90	N20°45'58"W	77.59
39	4°29'00"	250.00	9.79	19.57	N09°35'45"W	19.57
43	1°18'04"	252.50	2.87	5.73	S66°14'42"E	5.73
44	19°23'01"	252.50	43.14	85.46	S76°35'29"E	85.05
45	18°32'08"	252.50	41.23	81.73	S56°19'16"E	81.38
46	13°54'01"	300.00	36.57	72.78	N14°18'11"W	72.60

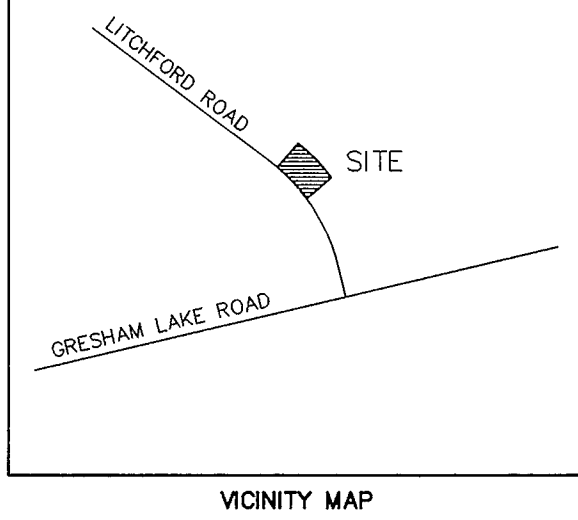
THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____, 1996
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.

FLOOD PLAIN ORDINANCE

☐ FEMA MAPPED AREA
MAP NUMBER _____

☒ OTHER SIMMS BRANCH, PERRY CREEK
BASIN STUDY

APPROV. BY Mike Johnson 7/2/96



"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, DO HEREBY CERTIFY THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 14 DAY OF February, IN THE YEAR 1992, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS, AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, 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 THE PUBLIC INTEREST TO DO SO.

Stage B. Chapman, PLANNING DIRECTOR
7-18-96

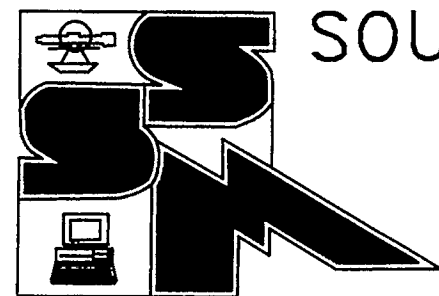
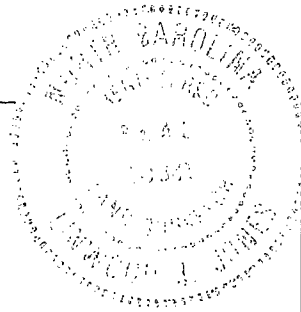
- NOTES:
- SEE CONSTRUCTION DRAWINGS FOR INTERIOR UTILITY EASEMENTS
 - UNLESS OTHERWISE NOTED DRAINAGE AND UTILITY EASEMENTS SHALL LIE 5' EACH SIDE OF LOT LINES AND 10' OFF REAR PROPERTY LINES
 - MINIMUM BUILDING SETBACK LINES FROM FRONT YARD ADJOINING ANY RESIDENTIAL SERVICE, MINOR RESIDENTIAL, OR RESIDENTIAL STREET WHEN SUCH STREET ESTABLISHES A NEW BLOCK FACE AND THE STREET IS APPROVED AFTER APPLICATION OF THIS REGULATION*.....10 feet
FRONT YARD ADJOINING ON ALL OTHER STREETS OR INTERIOR LOT LINES.....20 feet
SIDE YARD*.....5 feet
AGGREGATE SIDE YARD (OTHER THAN CORNER) 15feet
CORNER LOT SIDE YARD.....20 feet
REAR YARD.....20 feet
AGGREGATE FRONT/REAR YARD.....40 feet
 - IRON PIPES AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
 - OWNER SHALL PROVIDE LANDSCAPED SUBDIVISION ENTRANCE SIGN AND ALL OTHER STREET SIGNS AS NEEDED.
 - TOTAL ACREAGE IN TRACT 7.24 ACRES +/-
 - TOTAL NUMBER OF LOTS 27
 - MINIMUM LOT SIZE 7,267 SQUARE FEET
 - WATER AND SEWER PROVIDED BY CITY OF RALEIGH
 - PROPERTY IS ZONED R-6
 - TOTAL ACREAGE IN RIGHT-OF-WAYS=1.41 ACRES +/-.
 - LOTS 136,37,38 HAVE NO DRIVEWAY ACCESS ONTO LITCHFORD ROAD
 - PIN# = 1717.08-88-4448

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP(FIRM) PANEL No. 163 OF 810 MAP NUMBER: 37183C0163 E

THE FLOOD PLAIN BOUNDARY IS TAKEN FROM THE SIMS BRANCH TRIBUTARY FLOOD STUDY APPROVED BY THE CITY OF RALEIGH.

THE SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE.

Linwood J. Jones



SOUTHWIND SURVEYING AND MAPPING, INC.

201 GLEN ROAD
GARNER, NC 27529

TELEPHONE: (919) 773-0183
FAX: (919) 773-0148

S-10-95		PHASE II	
THE POINT AT LEMUEL SUBDIVISION			
TOWNSHIP	NEUSE	COUNTY	WAKE
SURVEYED BY	DC	DRAWN BY	THW
DATE	3 JUNE 96	SCALE	1" = 100'
		DRAWING NO.	LTCHPH2.DWG