

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPE OR FENCING.
10. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 & TPP-07 CITY DETAIL BETWEEN OCTOBER 1 AND APRIL 30.
11. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS & SPECIFICATIONS.
12. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720077800K AND 3720078800K, DATED JULY 19, 2022.
13. ZONING: R-10CU (RESIDENTIAL-10-CONDITIONAL USE)
14. WHERE STREET TREES AREA TO BE PLANTED IN FRONT OF TOWNHOME LOTS, STRUCTURAL SOIL IS REQUIRED TO BE INSTALLED UNDER THE SIDEWALK.
15. PROPERTY OWNER: TRI POINTE HOMES
1400 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607

REFERENCE: BM 2022 PGS. 889-893

LOT 27 INFORMATION:

PIN: 0778977193
REFERENCE: DB. 18515 PG. 689-692
TOTAL LOT AREA = 0.076 AC = 3,324 SF
ADDRESS: 7900 BERRY CREST AVENUE
HOUSE = 1,321 SF
PORCH = 61 SF
SIDEWALK = 39 SF
DRIVEWAY = 346 SF
PATIO = 48 SF
AC PAD = 9 SF
TOTAL PROPOSED IMPERVIOUS = 1,824 SF
PERCENT IMPERVIOUS = 54.9 %
MAXIMUM IMPERVIOUS = 2,050 SF
FRONT YARD AREA = 727 SF
DW IN FRONT YARD AREA = 47.6 %

BUILDING SETBACKS:

FRONT = 10'
DRIVEWAY = 20'
SIDE YARD (INTERIOR UNITS) = 0'
SIDE YARD (EXTERIOR UNITS) = 6'
REAR YARD = 20'

Barlow - Lot 27 - 2094 (Grayson) -
Elevation H

- *End Unit - Garage Side
- *6080 Sliding Glass Door
- *43" Linear Electric Fireplace w/ Wood Mantel
- *Tile Walls at Bath 2 Tub
- *Additional Vanity Sink Secondary Bath
- *Primary Bath Upgrade 2
- *Fully Insulated Garage
- *Gourmet Kitchen w/ Appliance Hood
- *Extended Patio Per Plan
- *Oak Box Stair at 1st to 2nd Floor

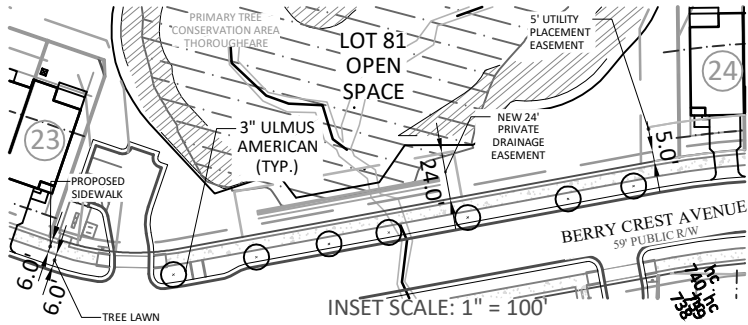
Typical Plan # 029895

Building Data:

Plan Name: 2094 - H
First Floor Footprint (Incl. Garage and Opt.): 1356 SF
Total SF of Unit with all Options: 2606 SF
Stories: 2
Basement: Slab: X Crawl:
Incl. Options:

CURVE TABLE

CURVE	LENGTH	RADIUS	CHRD BEARING	CHORD
C50	32.03'	429.50'	S34°58'41"W	32.02'



REVISIONS:

- MOVED STREET TREE, SHOW DIMENSION FROM LOT 27 TO LOT 28, REVISED DRIVEWAYS INSIDE RIGHT OF WAY. DMH 3-12-24
- ADDED INSET SCALE SHOWING ADDITIONAL STREET TREES. DMH 4-4-24
- REMOVED LOT 25 COVERED PORCH. DMH 4-11-24



Bateman Civil Survey Company

Engineers • Surveyors • Planners

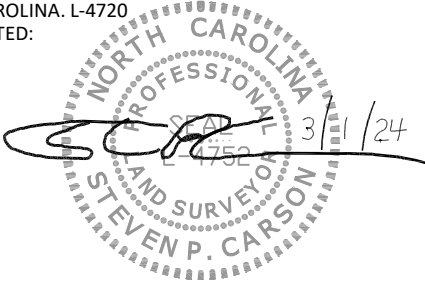
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



LEGEND

PO = PORCH
SP = SCREENED PORCH
CP = COVERED PORCH
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
⊗ = COMPUTED POINT
● = IRON PIPE FOUND
⊙ = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⊗ = SEWER MANHOLE
⊗ = ELECTRIC BOX
⊗ = CABLE BOX
⊗ = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
⊗ = LIGHT POLE
GM = GAS METER
♿ = HANDICAP PARKING
YI = YARD INLET
+ = FIRE HYDRANT
⊗ = WATER VALVE
S = CONC STOOP
+ = STREET SIGN
B.T.L. = BUILD TO LINE

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4720
DATED:



This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION,
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

FOR CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes and standards. This approval is not to be considered a guarantee of accuracy or a warranty of performance. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Laws. No construction may proceed in accordance with all Local, State and Federal Rules and Regulations.

BARLOW - LOT 27
7900 BERRY CREST AVENUE, RALEIGH, NC
LEESVILLE TOWNSHIP, WAKE COUNTY

DATE: 3/1/24

DRAWN BY: DMH

CHECKED BY: SPC

REFERENCE: BM 2022 PGS 434-438 PROJECT#: 220517 SCALE: 1" = 20'

City of Raleigh Development Approval: Justin Greenwood
City of Raleigh Review Officer

NOTES:

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2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
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7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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13. ZONING: R-10CU (RESIDENTIAL-10-CONDITIONAL USE)
14. WHERE STREET TREES ARE TO BE PLANTED IN FRONT OF TOWNHOME LOTS, STRUCTURAL SOIL IS REQUIRED TO BE INSTALLED UNDER THE SIDEWALK.
15. PROPERTY OWNER: TRI POINTE HOMES
1400 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607

REFERENCE: BM 2022 PGS. 889-893

LOT 24 INFORMATION:

PIN: 0778978230
REFERENCE: DB. 18515 PG. 689-692
TOTAL LOT AREA = 0.077 AC = 3,341 SF
ADDRESS: 7906 BERRY CREST AVENUE
HOUSE = 1,340 SF
PORCH = 30 SF
SIDEWALK = 40 SF
DRIVEWAY = 297 SF
COVERED PORCH = 105 SF
PATIO = 45 SF
AC PAD = 9 SF
TOTAL PROPOSED IMPERVIOUS = 1,866 SF
PERCENT IMPERVIOUS = 55.9 %
MAXIMUM IMPERVIOUS = 2,050 SF
FRONT YARD AREA = 665 SF
DW IN FRONT YARD AREA = 44.7 %

LOT 25 INFORMATION:

PIN: 0778978128
REFERENCE: DB. 18515 PG. 689-692
TOTAL LOT AREA = 0.057 AC = 2,503 SF
ADDRESS: 7904 BERRY CREST AVENUE
HOUSE = 1,309 SF
PORCH = 68 SF
SIDEWALK = 42 SF
DRIVEWAY = 301 SF
PATIO = 75 SF
AC PAD = 9 SF
TOTAL PROPOSED IMPERVIOUS = 1,804 SF
PERCENT IMPERVIOUS = 72.1 %
MAXIMUM IMPERVIOUS = 1,930 SF
FRONT YARD AREA = 500 SF
DW IN FRONT YARD AREA = 60.2 %

LOT 26 INFORMATION:

PIN: 0778978105
REFERENCE: DB. 18515 PG. 689-692
TOTAL LOT AREA = 0.057 AC = 2,503 SF
ADDRESS: 7902 BERRY CREST AVENUE
HOUSE = 1,260 SF
PORCH = 37 SF
SIDEWALK = 62 SF
DRIVEWAY = 346 SF
PATIO = 48 SF
AC PAD = 9 SF
TOTAL PROPOSED IMPERVIOUS = 1,762 SF
PERCENT IMPERVIOUS = 70.4 %
MAXIMUM IMPERVIOUS = 1,930 SF
FRONT YARD AREA = 474 SF
DW IN FRONT YARD AREA = 60.8 %

LOT 27 INFORMATION:

PIN: 0778977193
REFERENCE: DB. 18515 PG. 689-692
TOTAL LOT AREA = 0.076 AC = 3,324 SF
ADDRESS: 7900 BERRY CREST AVENUE
HOUSE = 1,321 SF
PORCH = 61 SF
SIDEWALK = 39 SF
DRIVEWAY = 346 SF
PATIO = 48 SF
AC PAD = 9 SF
TOTAL PROPOSED IMPERVIOUS = 1,824 SF
PERCENT IMPERVIOUS = 54.9 %
MAXIMUM IMPERVIOUS = 2,050 SF
FRONT YARD AREA = 727 SF
DW IN FRONT YARD AREA = 47.6 %

Typical Plan #

Building Data:
Plan Name: _____ SF
First Floor Footprint (Incl. Garage and Opt.): _____ SF
Total SF of Unit with all Options: _____ SF
Stories: _____
Basement: _____ Slab: _____ X Crawl: _____
Incl. Options: _____

BUILDING SETBACKS:

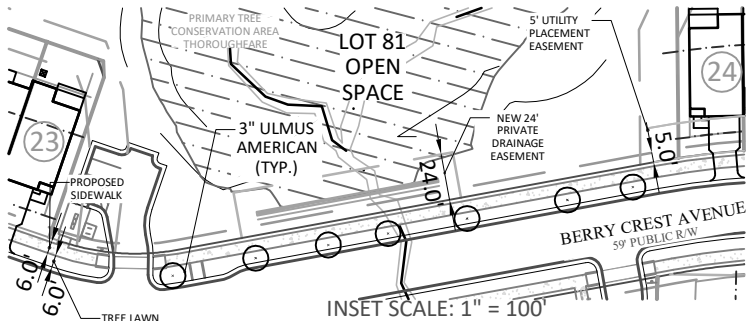
FRONT = 10'
DRIVEWAY = 20'
SIDE YARD (INTERIOR UNITS) = 0'
SIDE YARD (EXTERIOR UNITS) = 6'
REAR YARD = 20'

REVISIONS:

- MOVED STREET TREE, SHOW DIMENSION FROM LOT 27 TO LOT 28, REVISED DRIVEWAYS INSIDE RIGHT OF WAY. DMH 3-12-24
- ADDED INSET SCALE SHOWING ADDITIONAL STREET TREES. DMH 4-4-24
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CURVE TABLE

CURVE	LENGTH	RADIUS	CHRD BEARING	CHORD
C47	34.18'	429.50'	S23°37'14"W	34.17'
C48	26.02'	429.50'	S27°38'09"W	26.01'
C49	26.02'	429.50'	S31°06'23"W	26.01'
C50	32.03'	429.50'	S34°58'41"W	32.02'



PRIMARY TREE
CONSERVATION AREA
THOROUGHFARE

50' NEUSE
BUFFER

LOT 81
OPEN SPACE

NEW 20'
PRIVATE
DRAINAGE
EASEMENT

3" CAL.
ULMUS
PARVIFOLIA

BERRY CREST AVENUE
59' PUBLIC R/W

SCALE:
1" = 20 ft.

Bateman Civil Survey Company

Engineers • Surveyors • Planners

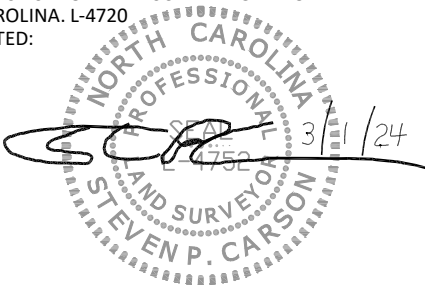
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DATED:



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BUILDER TO VERIFY HOUSE LOCATION,
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

FOR CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

TRI POINTE HOMES

Plans for the proposed use have been reviewed for general compliance with applicable codes, ordinances, and regulations. This approval is not to be considered to be a guarantee of the accuracy of the information provided for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal laws. Construction must be in accordance with all Local, State and Federal regulations.

BARLOW - LOTS 24-27

BERRY CREST AVENUE, RALEIGH, NC
LEESVILLE TOWNSHIP, WAKE COUNTY

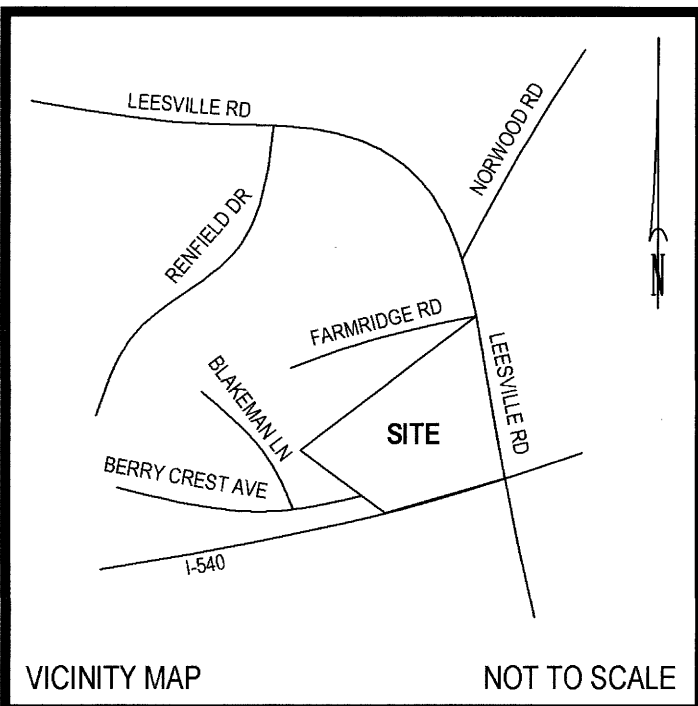
DATE: 3/1/24

DRAWN BY: DMH

CHECKED BY: SPC

REFERENCE: BM 2022 PGS 434-438 PROJECT#: 220517 SCALE: 1" = 20'

City of Raleigh Development Approval: Justin Greenwood
City of Raleigh Review Officer



INSIDE/OUT CERTIFICATE
 THIS PLAT IS NOT TO BE RECORDED
 AFTER 22nd DAY OF March 2022
 ONE (1) COPY TO BE RETAINED FOR THE CITY.
 THIS PLAT IS X IN OUT OF THE CITY LIMITS

MISCELLANEOUS/PRELIMINARY CERTIFICATE
 THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS
 ALL STATUTORY REQUIREMENTS FOR RECORDING.
Peggy T. Soodan
 PLANNING AND DEVELOPMENT OFFICER WAKE COUNTY REVIEW OFFICER

DEDICATION CERTIFICATE
 I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER 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 8th DAY OF
March IN THE YEAR 2022, 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 IN THE PUBLIC INTEREST TO DO SO.
Peggy T. Soodan
 PLANNING AND DEVELOPMENT OFFICER WAKE COUNTY REVIEW OFFICER

- GENERAL NOTES:**
1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83 (2011)
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET
UNLESS OTHERWISE NOTED.
 3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION
REFERENCED ON THE FACE OF THIS PLAT.
 5. IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 6. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING
TO FLOOD INSURANCE RATE MAP 3720077800J AND 3720078800J, DATED MAY 2, 2006.
 7. SITE IS VACANT.
 8. ZONING: R-10 CU
CONDITIONAL USE: # Z-0043-2019
OVERLAY DISTRICT: SHOD-1.
 9. TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL
OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS;
INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE,
ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR
BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF
IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.
 10. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE
MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

WAKE COUNTY, NC 271
 TAMMY L. BRUNNER
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/09/2022 10:52:45
 BOOK: 8M2022 PAGE: 00434

PROPERTY OWNER CERTIFICATE FOR DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE
 SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND
 ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE
 SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS
 OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE)
 THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE
 DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE
 AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS
 SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR
 MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR
 PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND
 GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE)
 AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL
 PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO
 USE 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 PROVIDED ANY DEDICATION
 OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED
 CITY OF RALEIGH OR PUBLIC 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.

BOOK NO.: _____

PAGE NO.: _____

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

Robert Davenport
 Division President - ~~Tri Pointe Homes~~ Holdings, Inc.

NOTARY PUBLIC
 I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY,
 EACH ACKNOWLEDGED TO

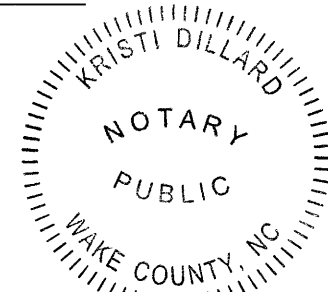
ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE
 STATED THEREIN AND IN

THE CAPACITY INDICATED: Robert Davenport Division President

DATE: February 7, 2022

PRINTED NAME: Kristi Dillard, Vicki Dillard NOTARY PUBLIC

MY COMMISSION EXPIRES: October 6, 2026



STORMWATER NOTE:

AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY
 IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE,
 EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE OR
 HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL
 IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER
 AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE
 DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) OR COMPLIANCE WITH THE RIPARIAN
 BUFFER PROTECTION RULES (15A NCAC 2B.0714). THIS COVENANT IS TO RUN WITH THE LAND,
 AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

SITE DATA TABLE:

LOTS(80) = 5.524 ACRES
 OPEN SPACE (2) = 10.900 ACRES
 PUBLIC R/W AREA = 2.839 ACRES
 TOTAL AREA = 19.263 ACRES
 PRIMARY TREE CONSERVATION AREA THOROUGHFARE:
 TOTAL PROVIDED - 0.960 ACRES
 PRIMARY TREE CONSERVATION AREA SHOD 1:
 TOTAL PROVIDED - 0.764 ACRES
 MAXIMUM IMPERVIOUS AREA PER LOT:
 INTERIOR LOTS (INTERIOR UNITS): 1,930 S.F.
 EXTERIOR LOTS (END UNITS): 2,060 S.F.
 *LOTS DENOTED WITH A ☆ SYMBOL ARE EXTERIOR LOTS

CURVE TABLE									
CURVE #	RADIUS	ARC LEN	CHORD BRG	CHORD LEN	CURVE #	RADIUS	ARC LEN	CHORD BRG	CHORD LEN
C1	370.50	45.15	N 50°12'58" E	45.12	C108	30.00	3.91	S 27°26'30" W	3.91
C2	25.00	45.84	N 05°48'07" W	39.68	C109	30.00	0.29	S 23°25'44" W	0.29
C3	20.00	31.42	S 76°40'14" W	28.28	C110	30.00	33.26	S 68°00'31" W	31.59
C4	20.00	31.42	S 13°19'46" E	28.28	C111	30.00	24.97	S 81°02'07" W	24.25
C5	25.00	40.38	N 75°24'18" E	36.13	C112	30.00	25.79	S 32°33'42" W	25.01
C6	370.50	61.84	N 24°21'28" E	61.76	C113	30.00	20.39	S 85°41'37" W	19.96
C7	179.50	91.70	N 34°12'39" E	90.70	C114	30.00	40.12	N 27°36'08" E	37.20
C8	179.50	72.42	N 34°12'39" E	71.93	C115	30.00	25.34	N 34°04'37" W	24.60
C9	179.50	19.27	N 45°48'11" E	19.26	C116	30.00	15.63	N 48°40'51" W	15.45
C10	120.50	218.68	N 03°08'23" W	189.67	C117	30.00	17.42	N 07°04'21" W	17.18
C11	120.50	23.75	N 43°11'59" E	23.71	C118	30.00	7.94	N 07°04'03" W	7.91
C12	120.50	26.19	N 31°19'41" E	26.14	C119	20.00	35.50	N 36°12'22" E	31.02
C13	120.50	36.50	N 16°25'26" E	36.36	C120	30.00	9.05	N 78°26'17" E	9.01
C14	120.50	132.23	N 23°41'22" W	125.69	C121	30.00	9.30	N 76°15'15" E	9.26
C15	25.00	39.27	S 79°52'30" W	35.36	C122	30.00	62.11	N 08°03'50" E	51.60
C16	20.00	31.42	S 10°07'30" E	28.28	C123	30.00	24.79	N 74°55'08" W	24.09
C17	20.00	9.34	S 21°30'11" W	9.25	C124	30.00	21.67	N 81°57'23" W	21.20
C18	20.00	22.08	S 23°29'49" E	20.98	C125	30.00	12.24	S 65°33'35" W	12.16
C19	20.00	31.42	N 79°52'30" E	28.28	C126	30.00	5.71	S 48°31'08" W	5.70
C20	20.00	12.67	S 73°33'35" E	12.65	C127	15.00	2.37	S 88°38'27" W	2.37
C21	20.00	18.55	N 61°26'24" E	17.89	C128	50.00	20.40	N 63°39'35" E	20.25
C22	179.50	68.05	N 45°44'08" E	67.64	C129	50.00	29.49	S 85°45'12" E	29.07
C23	179.50	19.99	N 38°03'55" E	19.98	C130	50.00	34.69	S 71°07'19" E	33.99
C24	179.50	26.48	N 45°28'55" E	26.45	C131	50.00	103.52	S 08°03'50" W	86.00
C25	179.50	21.58	N 53°09'07" E	21.57	C132	50.00	12.46	S 74°31'02" W	12.43
C26	120.50	45.68	S 45°44'08" W	45.41	C133	50.00	15.08	S 78°25'17" W	15.02
C27	120.50	19.53	S 51°57'14" W	19.51	C134	50.00	13.23	S 07°04'03" E	13.19
C28	120.50	26.16	S 41°05'36" W	26.10	C135	50.00	29.04	S 07°04'21" E	28.63
C29	25.00	39.27	S 10°07'30" E	35.36	C136	50.00	5.72	S 42°08'46" E	5.72
C30	179.50	325.73	S 03°08'23" E	282.84	C137	50.00	37.78	S 32°21'18" E	36.89
C31	179.50	23.71	S 51°20'28" E	23.69	C138	50.00	71.63	S 30°26'49" W	69.81
C32	179.50	26.09	S 09°29'25" E	26.07	C139	30.00	35.88	N 36°24'33" W	33.78
C33	179.50	26.09	S 35°03'52" E	26.07	C140	30.00	16.16	N 32°40'32" W	15.95
C34	179.50	27.02	S 26°35'16" E	27.00	C141	30.00	33.76	N 11°52'04" E	32.00
C35	179.50	27.01	S 17°57'53" E	26.98	C142	30.00	16.24	N 18°05'58" W	16.05
C36	179.50	26.09	S 09°29'25" E	26.07	C143	51.44	3.30	S 28°41'07" W	3.30
C37	179.50	26.09	S 01°09'43" E	26.07	C144	50.00	17.98	S 12°53'27" E	17.89
C38	179.50	27.01	S 07°18'44" W	26.98	C145	50.00	49.63	S 08°03'52" W	47.61
C39	179.50	27.00	S 15°55'56" W	26.98	C146	50.00	26.93	S 32°40'32" E	26.61
C40	179.50	26.09	S 24°24'22" W	26.07	C147	50.00	58.06	S 46°09'51" E	54.85
C41	179.50	26.09	S 32°44'05" W	26.07	C148	24.27	50.00	N 73°37'58" E	24.03
C42	179.50	27.35	S 41°15'49" W	27.32	C149	41.32	50.00	N 70°45'22" E	40.16
C43	179.50	27.35	S 47°14'13" W	27.30	C150	18.10	50.00	N 85°04'25" E	18.03
C44	120.50	61.56	S 34°12'39" W	60.89	C151	46.49	50.00	S 42°54'57" E	44.83
C45	429.50	255.85	S 36°38'31" W	252.05	C152	31.59	50.00	S 61°46'12" E	31.07
C46	429.50	13.22	S 20°27'31" W	13.22	C153	29.98	50.00	N 82°57'20" E	29.53
C47	429.50	34.18	S 23°37'14" W	34.17	C154	17.66	50.00	S 39°35'04" E	17.57
C48	429.50	26.02	S 27°38'09" W	26.01	C155	12.97	50.00	S 29°58'31" E	12.94
C49	429.50	26.02	S 31°06'23" W	26.01	C156	28.88	50.00	S 53°57'16" E	28.48
C50	429.50	32.03	S 34°58'41" W	32.02	C157	6.28	4.00	S 76°40'14" W	5.66
C51	429.50	33.37	S 39°20'26" W	33.36	C158	12.77	25.00	S 55°47'21" E	12.63
C52	429.50	26.05	S 43°18'17" W	26.06	C159	8.30	50.00	S 58°43'28" W	8.29
C53	429.50	26.22	S 46°47'32" W	26.22	C160	0.93	50.00	N 53°26'18" E	0.93
C54	429.50	34.70	S 50°51'20" W	34.69	C161	8.16	50.00	S 76°23'18" W	8.15
C55	429.50	4.03	S 53°26'19" W	4.03	C162	13.34	50.00	S 77°06'24" W	13.30
C56	25.00	7.58	S 89°10'48" E	7.53	C163	12.26	120.50	N 22°29'41" E	12.27
C57	25.00	6.25	S 51°10'04" E	6.23	C164	14.85	56.00	N 62°41'23" W	14.80
C58	25.00	7.25	S 38°24'57" W	7.23	C165	25.39	17.62	N 63°14'36" E	23.25
C59	370.50	22.04	N 48°25'45" E	22.04	C166	69.55	179.50	S 30°40'33" W	69.11
C60	20.00	9.91	S 44°07'41" E	9.81	C167	132.23	120.50	S 23°41'22" E	125.69
C61	120.50	32.67	N 27°20'34" E	32.57	C168	19.51	50.00	N 89°51'43" E	19.39
C62	120.50	28.89	N 41°58'38" E	28.82	C169	17.98	50.00	S 12°53'27" E	17.89
C63	120.50	9.91	S 54°14'26" W	9.91	C170	49.63	50.00	S 08°03'52" W	47.61
C64	179.50	11.22	N 40°54'11" E	11.22	C171	26.93	50.00	S 32°40'32" E	26.61
C65	120.50	7.18	N 47°08'21" E	7.18	C172	13.22	429.50	N 20°27'31" E	13.22
C66	120.50	12.57	N 00°38'37" E	12.57	C173	22.52	71.11	N 49°05'32" W	22.43
C67	120.50	5.40	N 53°50'31" W	5.40	C174	27.78	50.00	N 75°04'37" W	27.43
C68	50.00	9.68	N 28°05'30" E	9.67	C175	13.73	50.00	N 76°43'18" W	13.69
C69	50.00	17.65	N 39°38'04" W	17.57	C176	3.93	2.50	N 63°50'43" E	3.54
C70	50.00	5.05	N 71°07'01" W	5.05	C177	19.53	120.50	N 51°57'14" E	19.51
C71	50.00	29.98	S 82°57'20" W	29.53					
C72	50.00	31.59	N 61°46'12" W	31.07					
C73	50.00	46.49	N 42°54'57" W	44.83					
C74	50.00	3.40	N 76°57'52" W	3.39					
C75	50.00	18.10	S 85°04'25" W	18.00					
C76	50.00	41.32	S 70°45'22" W	40.16					
C77	50.00	24.27	S 73°37'58" W	24.03					
C78	30.00	0.79	N 45°29'04" E	0.79					
C79	30.00	14.56	N 73°37'58" E	14.42					
C80	30.00	30.34	N 76°02'58" E	29.06					
C81	30.00	16.44	N 79°44'30" E	16.24					
C82	30.00	17.16	S 80°44'44" E	16.93					
C83	30.00	32.59	S 47°24'11" E	31.01					
C84	30.00	23.65	S 57°16'57" E	23.05					
C85	30.00	27.22	N 74°08'21" E	26.29					
C86	30.00	21.12	S 70°45'09" E	20.68					
C87	30.00	16.16	S 27°59'25" E	15.96					
C88	50.00	2.56	N 81°48'19" E	2.56					
C89	50.00	23.92	N 43°29'14" E	23.70					
C90	50.00	41.61	N 81°02'07" E	40.42					
C91	50.00	32.59	N 61°52'31" E	32.02					
C92	50.00	0.48	N 23°24'34" E	0.48					
C93	50.00	6.52	S 12°7'23'02" W	6.52					
C94	50.00	49.81	N 50°27'59" E	47.79					
C95	50.00	75.64	S 75°49'58" E	68.63					
C96	50.00	79.56	S 13°05'22" W	71.43					
C97	50.00	6.14	S 29°19'58" W	6.13					
C98	50.00	1.65	S 23°41'01" W	1.65					
C99	50.00	34.04	S 43°05'14" E	33.39					
C100	50.00	37.22	S 78°38'10" E	36.36					
C101	30.00	22.33	N 78°38'10" W	21.82					
C102	30.00	40.86	N 62°24'27" W	37.62					
C103	30.00	0.99	N 23°40'11" E	0.99					
C104	30.00	0.68	N 23°16'38" E	0.68					
C105	30.00	47.73	N 13°05'22" E	42.86					
C106	30.00	45.38	N 75°49'58" W	41.18					
C107	30.00	22.89	S 50°27'59" W	28.67					

WAKE COUNTY, NC 72
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/09/2022 10:52:45
BOOK:BM2022 PAGE:00435

OVERALL LAYOUT ONLY

N.C. GRID NORTH MD 83 (2011)

BAILEY FOREFRONT, LLC
D.B. 1874, PG. 2667
UNNUMBERED LOT
(FAMILY CEMETERY)
FARMRIDGE SUBDIVISION
B.M. 1978, PG. 595
P.I.N. 0778-98-0459

FARMRIDGE ROAD

BAILEY FOREFRONT, LLC
D.B. 1874, PG. 2667
LOT 1
FARMRIDGE SUBDIVISION
B.M. 1978, PG. 595
P.I.N. 0778-98-0459

ANN ELIZABETH PANARO
D.B. 17263, PG. 2714
LOT 2
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-98-7104

IKEDA FOUNDATION TRUST
D.B. 17471, PG. 924
LOT 1
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-98-5073

PAUL ADRIAN HART
D.B. 5118, PG. 196
LOT 1
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-97-4880

JACOB A. GAINOR
CHRISTINA GAINOR
D.B. 18346, PG. 167
LOT 5
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-97-3161

EDWARD P. GAINOR
DEBORAH E. GAINOR
D.B. 2005, PG. 223
LOT 6
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-97-2854

JACOB NEL DEW
ANNETTE H. DEW
D.B. 7102, PG. 349
LOT 7
FARMRIDGE
B.M. 1978, PG. 595
P.I.N. 0778-97-487

WILLIAM J. GREENE
SUSAN M. GREENE
D.B. 1874, PG. 1874
LOT 12
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-1285

CURTIS MATTHEW GERBART
STEPHANIE GERBART
D.B. 15228, PG. 2265
LOT 141
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-2232

DONALD C. EDSON
PATRICIA W. EDSON
D.B. 12866, PG. 692
LOT 142
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-2183

ANDREW J. GAMBLE
ELEANORE H. GAMBLE
D.B. 13430, PG. 2168
LOT 138
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-3145

EUGENIE LOUIS WASZLY, JR.
KATHLEEN WASZLY
D.B. 2005, PG. 2469-2461
LOT 139
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-3162

DAVID N. WALKER
D.B. 17700, PG. 1877
LOT 140
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-98-6887

TRI-POINTE HOMES HOLDINGS, INC.
ESTATE BOOK 1107, PAGE 000
D.B. 18616, PG. 686
P.I.N. 0778-97-4817

ASST. S. WALSH
D.B. 18021, PG. 1508
LOT 135
HARRINGTON POINTE
B.M. 2005, PG. 2469-2461
P.I.N. 0778-97-3162

GRAPHIC SCALE
0 50 100 200'
1 INCH = 100 FEET

2-7-22
NORTH CAROLINA
PROFESSIONAL
SEAL
L-4390
BENJAMIN E. DAYTON
SURVEYOR

- LEGEND
- 1234 ADDRESS
 - GIS CONTROL IRON SET
 - IPF-IRON PIPE FOUND
 - RBF-REBAR FOUND
 - RWM-RIGHT OF WAY MONUMENT FOUND
 - (T.O.B.) TOP OF CREEK BANK
 - BOUNDARY LINE NOT SURVEYED
 - BOUNDARY LINE
 - NEUTRAL BUFFER
 - RIGHT OF WAY
 - SCM
 - TREE CONSERVATION AREA
 - WETLAND AREA

RCMP-0279-2021; SFR-0023-2021; SUB-0018-2020

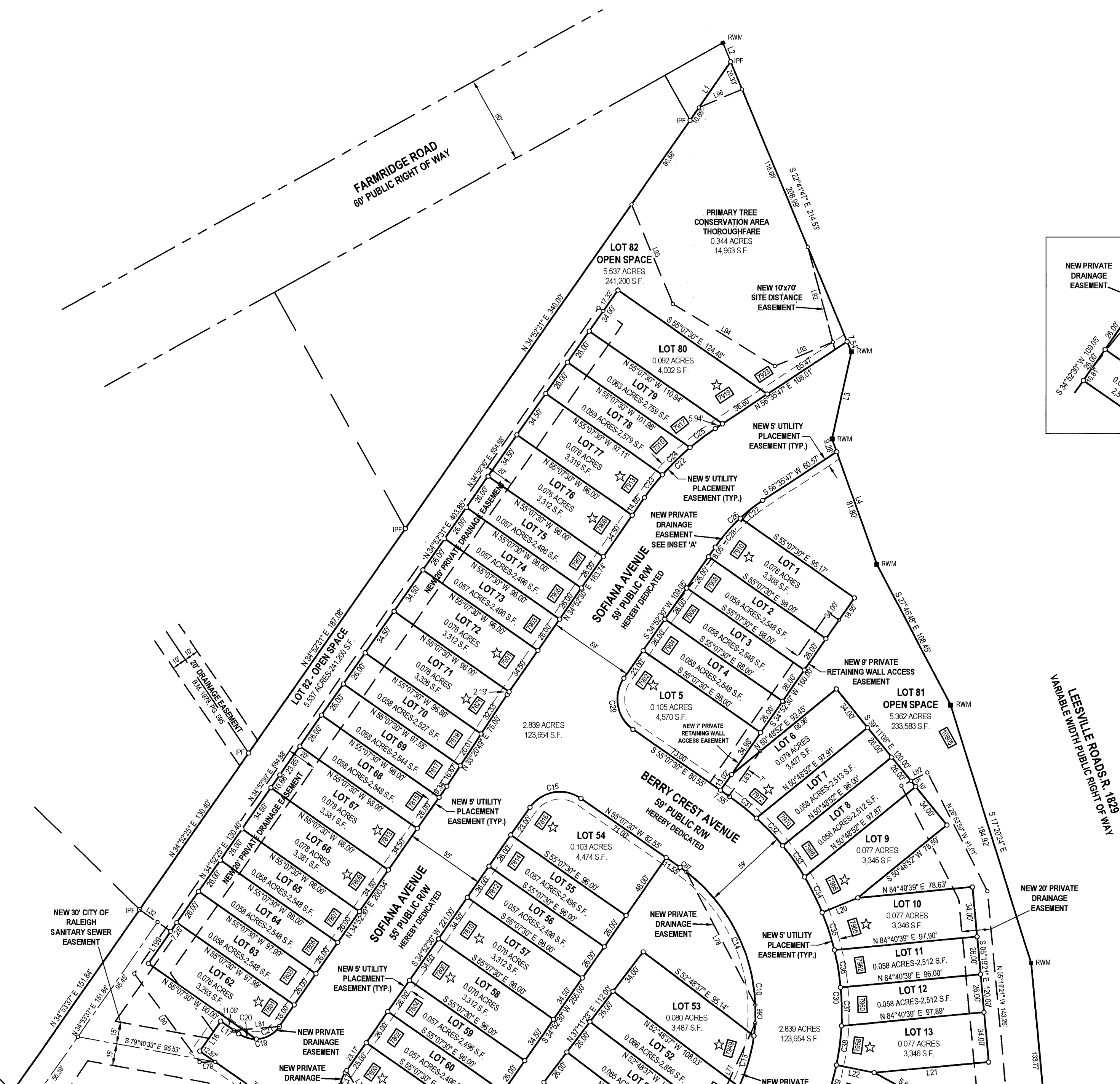
SUBDIVISION, RIGHT OF WAY, EASEMENTS AND TREE CONSERVATION AREA PLAT OF			
BARLOW			
OWNER: TRI-POINTE HOMES HOLDINGS, INC., 1330 SUNDAY DRIVE, STE 101, RALEIGH, NC 27607			
DATE: 4-20-2021	SURVEYED BY: BG	TOWNSHIP: LEESVILLE	COUNTY: WAKE
SCALE: 1"=100'	DRAWN BY: MJB	STATE: NORTH CAROLINA	ZONING: R-10 CU (SHOD-1)
CHECK & CLOSURE BY: BED	CAD FILE: TFSUB.dwg	PIN: 0778-97-8517	SHEET: 2 OF 5
PROJECT NO: 02190423.00			

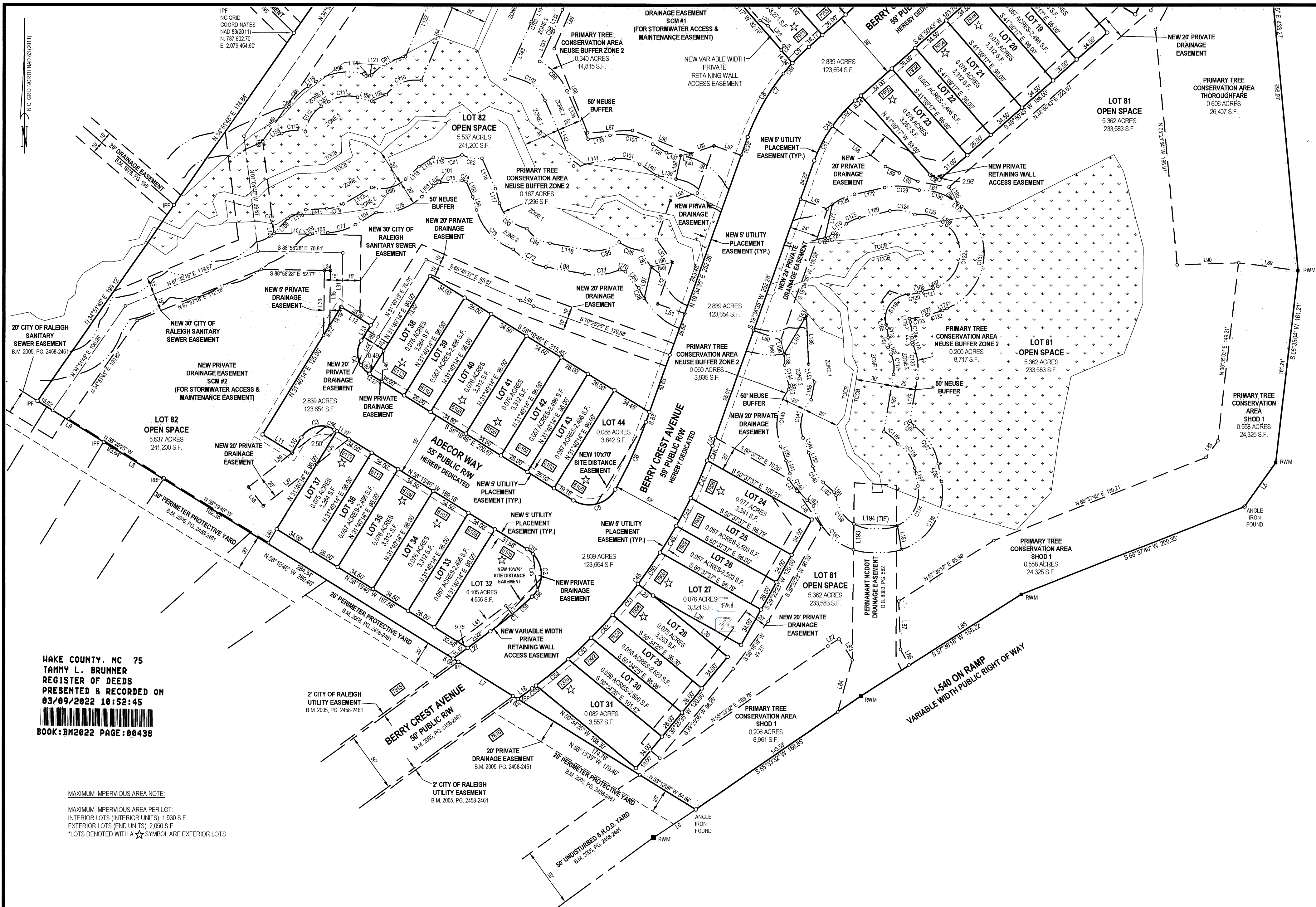
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511
t 919.469.3340 | license #: C-0832 | www.withersravenel.com

WAKE COUNTY, NC 73
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/09/2022 10:52:45
BOOK:BM2022 PAGE:00436



BOOK:BM2022 PAGE:00436





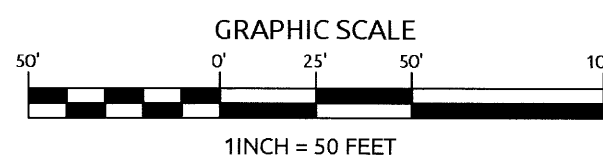
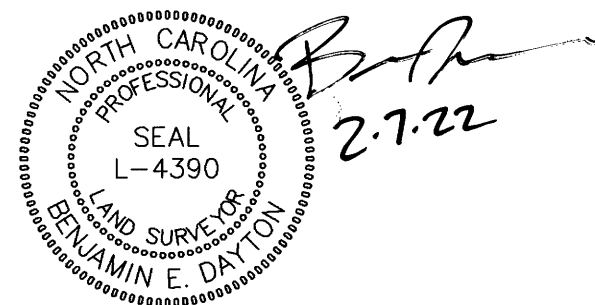
WAKE COUNTY, NC 75
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/09/2022 10:52:45



BOOK: BM2022 PAGE: 00438

MAXIMUM IMPERVIOUS AREA NOTE:

MAXIMUM IMPERVIOUS AREA PER LOT:
INTERIOR LOTS (INTERIOR UNITS): 1,930 S.F.
EXTERIOR LOTS (END UNITS): 2,050 S.F.
*LOTS DENOTED WITH A ☆ SYMBOL ARE EXTERIOR LOTS



DATE: 4-20-2021
SCALE: 1"=50'
SURVEYED BY: BG
DRAWN BY: BED & MJB
CHECK & CLOSURE BY: BED
CAD FILE: TPSSUB.dwg
PROJECT NO: 02190423.00

SUBDIVISION, RIGHT OF WAY, EASEMENTS AND TREE CONSERVATION AREA PLAT OF		
BARLOW		
OWNER: TRI POINTE HOMES HOLDINGS, INC., 1330 SUNDAY DR., STE 101, RALEIGH, NC 27607		
TOWNSHIP LEESVILLE:	COUNTY: WAKE	STATE: NORTH CAROLINA
PIN: 0778-97-8517	ZONING: R-10 CU(SHOD-1)	SHEET: 5 OF 5