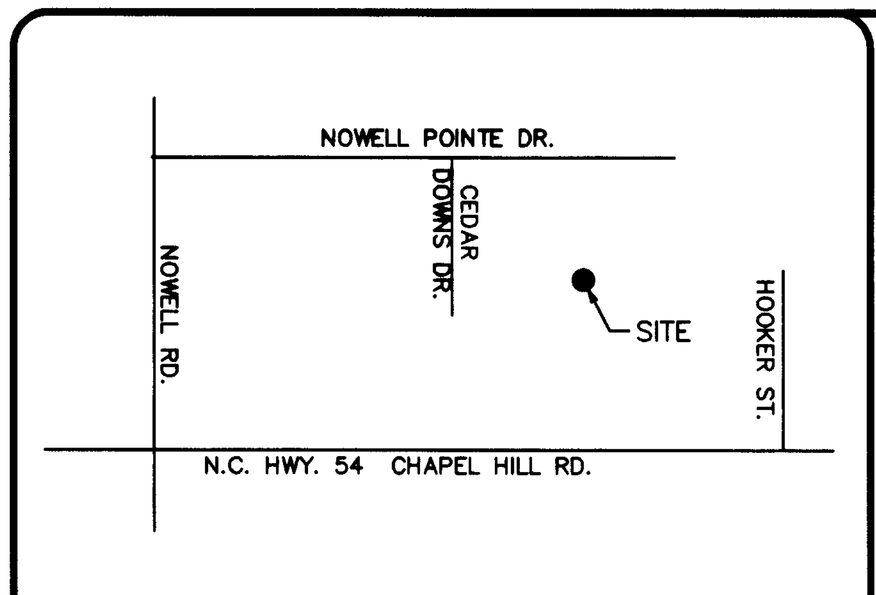


VICINITY MAP N.T.S.

LEGEND

────────	LINES SURVEYED
– – – – –	LINES NOT SURVEYED
E.I.P. ----	EXISTING IRON PIPE
I.P.S. ----	IRON PIPE SET
C.M.S. ---	CONCRETE MONUMENT SET
E.C.M. ---	EXISTING CONCRETE MONUMENT
P.K.S. ---	P.K. NAIL SET
E.P.K. ---	EXISTING P.K. NAIL
R/W ----	RIGHT OF WAY
D.B. ----	DEED BOOK
P.P. ----	POWER POLE
O.H.P. ---	OVER HEAD POWER
R.R.S. ---	RAILROAD SPIKE
[1234] --	ADDRESSES

Wake County,NC 39
Laura M Riddick, Register Of Deeds

Presented & Recorded 10/23/2000 09:09:59

Book : BM2000 Page : 01922

☒ a. This survey creates a subdivision of land within the area of a county or municapality that has an ordinance that regulates parcels of land.

○ b. This survey is located in a portion of a county or municapality that is unregulated as to an ordinance that regulates parcels of land.

○ c. Anyone of the following:
  1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
  2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
  3. That the survey is a control survey.

○ d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

○ e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

L-3156
Professional Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

FILED FOR REGISTRATION
10-23-2000
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: Deborah Callah
~~ASST~~ / DEPUTY
TIME 9:09:59

NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 8303, page 960 etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.: that this plat was prepared in accordance with the G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 18 day of OCTOBER, A.D. 2000.

10-18-2000

CERTIFICATE OF OWNERSHIP

'This certifies and warrents 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 warrent 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 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 and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easement 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).

8303 Book No.
960 Page No.
Paul T. Hofer Signature(s) of property owner(s)
Kaarin Troxler Signature(s) of property owner(s)
Signature(s) of property owner(s)

CURVE DATA

NUMBER	BEARING	RADIUS	ARC	DIST.
C-1	S 75°48'27" W	45.00	31.42	30.79
C-2	S 68°05'25" W	25.00	10.72	10.64
C-3	S 78°38'37" W	434.74	26.32	26.32
C-4	N 58°56'25" W	45.00	39.66	38.39
C-5	N 19°39'20" W	45.00	22.05	21.83
C-6	N 36°39'02" E	45.00	66.39	60.53
C-7	N 75°25'13" E	25.00	3.05	3.05
C-8	N 36°07'57" E	25.00	31.23	29.24
C-9	N 35°03'56" W	25.00	30.90	28.97
C-10	N 63°50'16" W	45.00	10.42	10.40
C-11	N 23°15'16" W	45.00	53.32	50.26
C-12	N 27°43'23" E	45.00	26.75	26.36
C-13	N 69°06'02" E	45.00	38.24	37.10
C-14	N 43°06'21" W	45.00	68.25	61.89
C-15	N 62°03'44" E	370.00	108.20	107.81
C-16	S 70°55'26" E	25.00	30.59	28.71
C-17	S 31°01'29" E	25.00	4.23	4.23
C-18	N 34°23'43" W	15.00	26.34	23.08
C-19	N 13°58'43" E	302.21	37.31	37.28
C-20	N 04°51'41" E	302.21	58.91	58.82
C-21	S 08°21'49" W	252.21	81.90	81.54
C-22	S 55°36'17" W	15.00	20.78	19.16
C-23	N 52°28'03" W	25.00	28.13	26.67
C-24	N 60°15'20" W	45.00	62.86	57.88
C-25	S 58°53'01" W	45.00	32.74	32.02
C-26	S 23°29'00" E	45.00	96.65	79.11

LINE DATA

NUMBER	BEARING	DISTANCE
L-1	S 64°11'27" W	56.56'
L-2	S 84°22'57" W	49.51'
L-3	N 89°35'48" W	59.55'
L-4	N 82°44'26" W	16.76'
L-5	N 82°44'26" W	49.04'
L-6	N 80°53'21" W	30.97'
L-7	N 80°53'21" W	23.03'
L-8	N 75°53'27" W	35.00'
L-9	N 75°53'27" W	20.94'
L-10	N 65°39'12" W	54.99'
L-11	N 89°39'32" W	6.98'
L-12	N 53°45'56" E	11.76'
L-13	S 00°20'28" W	70.10'
L-14	N 47°07'02" W	40.72'

This plat or map does not require preliminary approval, and meets all statutory requirements for recording.

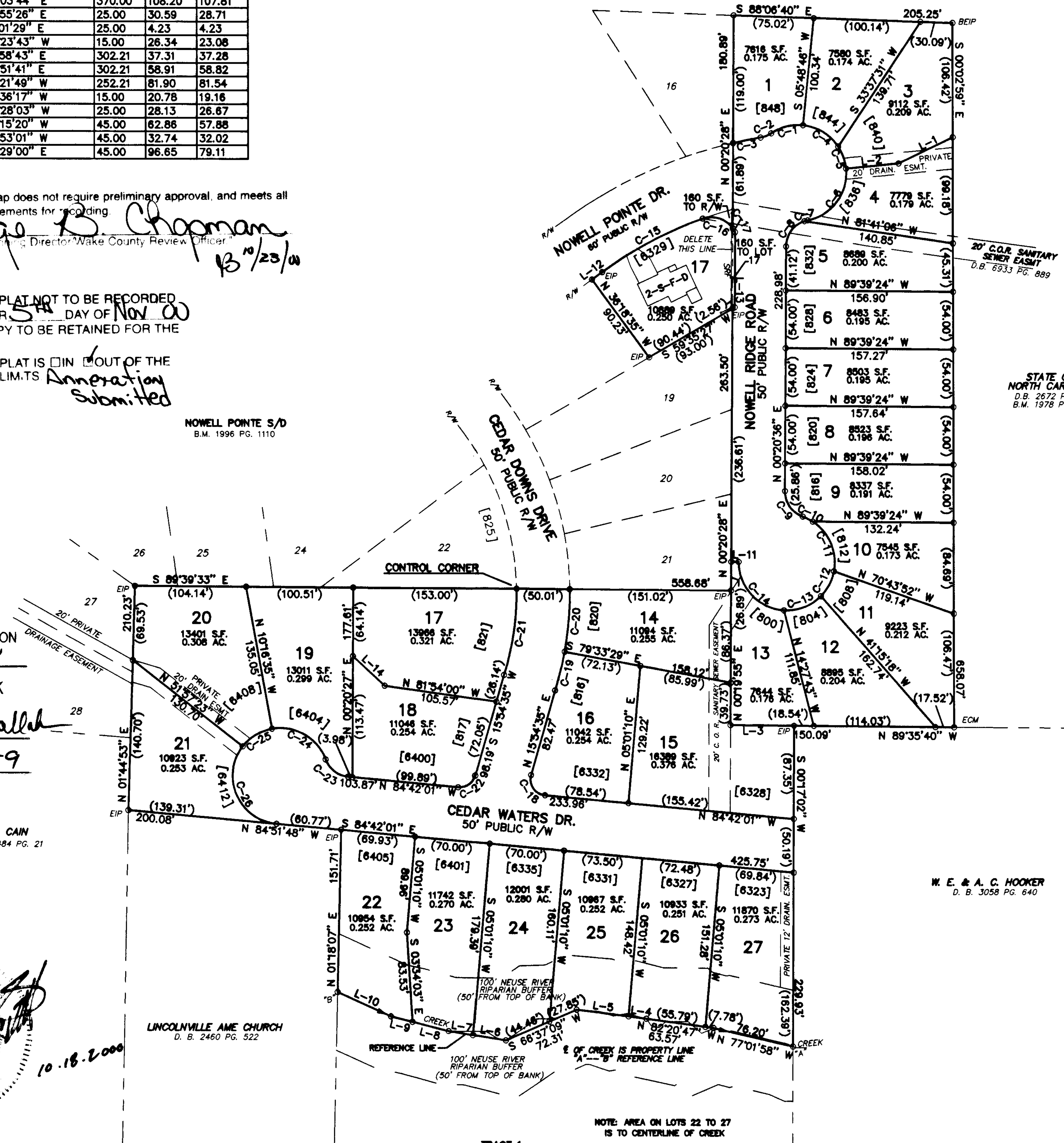
George B. Chapman
Planning Director/Wake County Review Officer."
GB 10/23/00

THIS PLAT NOT TO BE RECORDED
AFTER 5TH DAY OF Nov 00
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐ IN ☑ OUT OF THE CITY LIMITS Annexation Submitted

"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 ____ day of ________, in the year ____, 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.

____
Planning Director / Wake County Review Officer'

NORTH BOM 2000, PG. 159 W.C.R


NOWELL POINTE DR. 60' PUBLIC R/W
NOWELL RIDGE ROAD 50' PUBLIC R/W
CEDAR DOWNS DRIVE 50' PUBLIC R/W
CEDAR WATERS DR. 50' PUBLIC R/W
CONTROL CORNER
NOWELL POINTE S/D B.M. 1996 PG. 1110
STATE OF NORTH CAROLINA D.B. 2672 PG. 73 B.M. 1978 PG. 696
20' C.O.R. SANITARY SEWER EASMT D.B. 6933 PG. 889
20' PRIVATE DRAINAGE EASEMENT
20' PRIVATE DRAIN ESMT
DELETE THIS LINE
160 S.F. TO R/W
160 S.F. TO LOT
P. F. CAIN D.B. 3484 PG. 21
W. E. & A. C. HOOKER D.B. 3058 PG. 640
LINCOLNVILLE AME CHURCH D.B. 2460 PG. 522
100' NEUSE RIVER RIPARIAN BUFFER (50' FROM TOP OF BANK)
CREEK
REFERENCE LINE
℄ OF CREEK IS PROPERTY LINE "A"—"B" REFERENCE LINE
NOTE: AREA ON LOTS 22 TO 27 IS TO CENTERLINE OF CREEK
TRACT 1 BOM 2000, PG. 159
1 7616 S.F. 0.175 AC. [848]
2 7580 S.F. 0.174 AC. [844]
3 9112 S.F. 0.209 AC. [840]
4 7779 S.F. 0.179 AC. [836]
5 8683 S.F. 0.200 AC.
6 8483 S.F. 0.195 AC. [828]
7 8503 S.F. 0.195 AC. [824]
8 8523 S.F. 0.196 AC. [820]
9 8337 S.F. 0.191 AC. [816]
10 7545 S.F. 0.173 AC. [812]
11 9223 S.F. 0.212 AC. [808]
12 8886 S.F. 0.204 AC. [804]
13 7644 S.F. 0.175 AC. [800]
14 11094 S.F. 0.255 AC. [820]
15 16389 S.F. 0.376 AC. [6328]
16 11042 S.F. 0.254 AC. [6332]
17 13988 S.F. 0.321 AC. [821]
18 11046 S.F. 0.254 AC. [6400]
19 13011 S.F. 0.299 AC. [6404]
20 13401 S.F. 0.308 AC. [6408]
21 10823 S.F. 0.253 AC. [6412]
22 10954 S.F. 0.252 AC. [6405]
23 11742 S.F. 0.270 AC. [6401]
24 12001 S.F. 0.280 AC. [6335]
25 10967 S.F. 0.252 AC. [6331]
26 10933 S.F. 0.251 AC. [6327]
27 11870 S.F. 0.273 AC. [6323]
17 [6329]
S 88°06'40" E 205.25'
S 89°39'33" E 558.68'
N 84°31'48" W 200.08'
S 84°42'01" E 425.75'
N 77°01'58" W
N 89°35'40" W
N 01°44'53" E 210.23'
N 00°20'28" E
S 00°07'02" W
BEIP
EIP
ECM

OWNERS

NOWELL RIDGE SUBDIVISION
CORBAN PROPERTIES, L.L.C.
4504 LAUREL HILLS ROAD
RALEIGH, N.C. 27612

LOT 17 NOWELL POINTE
BENJAMIN J. TROXLER
KAARIN J. TROXLER
6329 NOWELL POINTE DR.
RALEIGH, N.C. 27607
(D.B. 7673, PG. 666)

NOWELL RIDGE SUBDIVISION
SUMMARY

NO. OF LOTS	27
MIN. LOT SIZE	0.173 AC.
AVG. LOT SIZE	0.236 AC.
AREA IN LOTS	6.377 AC.
AREA IN R/W	1.553 AC.
TOTAL AREA	7.930 AC.

PLAT REFERENCE

TRACT 2 AS RECORED IN
BOM 2000, PG. 159 WCR
BOM 1996, PG. 1110 W.C.R.
BOM 1978, PG. 696 W.C.R.
BOM 1959, PG. 351 W.C.R.

100' 50' 0' 100'
1" = 100'
HORIZONTAL GROUND DISTANCE
AREA COMPUTED BY COORD. GEOMETRY METHOD

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that P. T. HOFER personally appeared before me this day and acknowledged the execution of the foregoing instrument. witness my hand and official stamp or seal, this 20 day of OCTOBER 2000.

Warren L. Calloway
Notary Public
3-24-01
My commision expires

WARREN L. CALLOWAY NOTARY PUBLIC JOHNSTON COUNTY, N.C.

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that KAARIN TROXLER personally appeared before me this day and acknowledged the execution of the foregoing instrument. witness my hand and official stamp or seal, this 20 day of OCTOBER 2000.

Warren L. Calloway
Notary Public
3-24-01
My commision expires

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that BENJAMIN J. TROXLER personally appeared before me this day and acknowledged the execution of the foregoing instrument. witness my hand and official stamp or seal, this 20 day of OCTOBER 2000.

Warren L. Calloway
Notary Public
3-24-01
My commision expires

NOWELL RIDGE SUBDIVISION PREVIOUSLY RECORDED IN B.O.M. 2000, PG. 1863 W.C.R.
THE PURPOSE OF THIS MAP IS TO CORRECT ADDRESSES ON NOWELL RIDGE ROAD

35-166-00
S-60-00
S-100-99
R-193-00
RA033306

THIS PLAT RECORDED IN B.O.M. / P.B. / P.C. 2000, PG. 1922, WAKE COUNTY REGISTRY

RA033318

SUBDIVISION AND RECOMBINATION PLAT
PROPERTY OF

NOWELL RIDGE SUBDIVISION
BENJAMIN J. AND KAARIN J. TROXLER

PIN(S): 0774.16 93 5016 & 0774.16 93 6419
STATE OF NORTH CAROLINA, U.S.A.
PARCEL(S):
COUNTY: WAKE
ZONED: R-4
TAX MAP:
TOWNSHIP: MEREDITH

B. L. SCOTT & CO.
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493 - RALEIGH, NORTH CAROLINA 27605
TEL: 919/859-0464 FAX: 919/859-1660
JOB NO : 00-10-11

DATE: 10-18-00
FIELD BK:
SURVEYED BY: SLT
REVISED
DATE:
DATE: