BKBM2006PG00022

N\F
C.K.PROPERTIES, LLC
DB 9652\PG 2649
BM 1988\PG 45
PIN# 0777.02-56-1450

N\F
MICHEAL R. AND HILDA S. UPCHURCH
DB 9652\PG 2709
BM 1986\PG 1971
PIN# 0777.02-56-6045

N\F
HINTON LOTS, LLC
DB 9540\PG 1663
BM 1986\PG 231
PIN# 0777.02-56-9052

N86°16'44"W
CONTROL CORNER
20' PERIMETER YARD
325.25' (TOTAL)
N87°04'14"W
108.68' (TOTAL)
N88°18'16"W
135.21' (TOTAL)
OLD PROPERTY LINE HEREBY REOMVED
CELL TOWER FALL ZONE (105' RADIUS FROM CL TOWER)
N01°06'19"E 88.66'
N72°15'01"W 65.30'
20' PERIMETER YARD
N69°43'18"W 142.47'
CYPRESS GROVE RUN (OPEN SPACE)

CYPRESS GROVE RUN
(VARIABLE WIDTH PRIVATE ACCESS)

CYPRESS GROVE RUN
(VARIABLE WIDTH PRIVATE ACCESS)

30' NEUSE RIVER BUFFER
50' NEUSE RIVER BUFFER

LOT 189
COMMON OPEN SPACE
221,369 S.F.
5.082 AC.

ZONED:
THOROUGHFARE DISTRICT
WITH METRO-PARK
OVERLAY DISTRICT

COMMON OPEN SPACE
8848 ORCHARD GROVE WAY

ZONED:
THOROUGHFARE DISTRICT

LOT 74
COMMON OPEN SPACE
16,335 S.F.
0.375 AC.

LOT 188
COMMON OPEN SPACE
364.37 S.F.
0.837 AC.

BEECHTREE RIDGE TRAIL
(VARIABLE WIDTH PRIVATE ACCESS)

LOT 189
COMMON OPEN SPACE
221,369 S.F.
5.082 AC.

ZONING LINE

METRO PARK OVERLAY DISTRICT WATERCOURSE BUFFER

GOLDENRAIN WAY
(VARIABLE WIDTH R\W)

SYCAMORE HILL LANE
(26' PRIVATE ACCESS)

OLD PROPERTY LINE HEREBY REOMVED

EBENEZER CHURCH ROAD
(80' PUBLIC R\W)

50' STREET PROTECTIVE YARD

15' STREET YARD

RWL11
RWC6
C79
C78

RWL17
30' VOLUNTARY SETBACK
RWC9
OLD PROPERTY LINE HEREBY REOMVED
RWL253
RWL10
SIGHT TRIANGLE
C20
RWC5
C16
RWL9
TIE LINE S85°30'20"W 56.50'
C12
RWC4
TIE LINE S 21°03'36" W 55.07'
SCOTCH CASTLE DRIVE
(50' PUBLIC R\W)
OLD PROPERTY LINE HEREBY REOMVED
RWC10
RWL371
RWC11
C3

S87°47'56"E 225.01'

N\F
BERTOLD & HELGA BERRANG
DB 4614\PG 364
BM 1981\PG 377
PIN# 0777.02-55-4293

S26°37'24"E 162.20'

N\F
ROBERT G. AND DENISE T. JOHNSON, III
DB 3218\PG 142
BM 1981\PG 377
PIN# 0777.02-55-3197

8717
185
28,137 SF
0.646 AC
ZONED: R-2

N00°02'23"E 96.48'

30' VOLUNTARY SETBACK
S83°01'14"W 82.85'
N83°01'14"E 92.01'
N12°57'16"W 55.80'

8711
186
20,836 SF
0.478 AC
ZONED: R-2

30' FRONT YARD SETBACK (TYP.)
10' SIDE YARD SETBACK (TYP.)
115.88'
N02°33'28"E
30' REAR YARD SETBACK (TYP.)
50' STREET PROTECTIVE YARD (TYP.)
8705
187
18,156 SF
0.417 AC
ZONED: R-2

N86°40'03"W 121.85'
N86°38'03"W 144.57'

N\F
MARK E. MINTER
AND MERIBETH HOWLETT
DB 6129\PG 534
BM 1995\PG 899
PIN# 0777.02-56-6006

N\F
MARK E. MINTER
AND MERIBETH HOWLETT
DB 6514\PG 540
BM 1995\PG 899
PIN# 0777.02-56-7132

N\F
JOHNNY P. AND PEGGY C. BLAKE
DB 1964\PG 259
PIN# 0777.02-55-8246

NORTH CAROLINA PROFESSIONAL SEAL L-3597 LAND SURVEYOR CHARLES R. BROWN

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY

RA036526

WAKE COUNTY, NC 245
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/05/2006 AT 12:24:20

BOOK:BM2006 PAGE:00022

BS-1-06

S-27-2002

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NAD 83

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 fax: 919-467-6008

TOWNES AT UMSTEAD
SUBDIVISION AND RECOMBINATION SURVEY
OWNER: EBENEZER CHURCH ROAD LLC
NORTH CAROLINA
WAKE COUNTY
HOUSE CREEK TOWNSHIP
SUBDIVISION & RECOMBINATION

NO.	DATE	DESCRIPTION	BY
1	8/30/05	PER COR COMMENTS	CRB
		PER ATTORNEY COMMENTS	CRB
2	11/10/05	PER FINAL ATTORNEY COMMENTS	CRB
3	12/28/05	ADD LOT ACREAGE AND SQUARE FOOTAGE	CRB

DATE: 05/30/05
SCALE: 1" = 50'
DRAWN: CRB
CHECKED: CRB
SHEET: 2 OF 6
CAD FILE: BD_05089
PROJECT NO: 201313.1