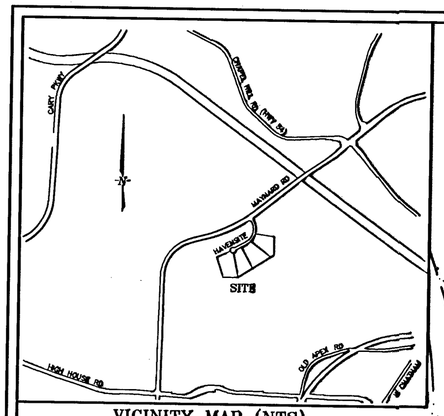
SEE SHEET 2 OF 2 FOR CERTIFICATES, LINE & CURVE TABLES AND OTHER PERTINENT DATA.

SEE BOOK OF MAPS 2010, PG 295 AS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS FOR METES AND BOUNDS DESCRIPTION OF ALL EASEMENTS NOTED HEREON

BPD 10/4/2011
CARY REVIEW OFFICER

VICINITY MAP (NTS)



LEGEND:
- IPS IRON PIPE SET
- IPF IRON PIPE FOUND
- CC *COMPUTED POINT
- *NO POINT SET OR FOUND
- 101 STREET ADDRESS

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS IS MAP ENTITLED "WEATHERFIELD INDUSTRIAL PARK" AS RECORDED IN BOOK 1998, PAGE 1379 OF THE WAKE COUNTY REGISTRY.
3. IRON PIPES AT ALL CORNERS UNLESS NOTED OTHERWISE.
4. DASHED LINES NOT SURVEYED.
5. THIS PROPERTY IS IN A F.E.M.A. FLOOD HAZARD AREA AS SHOWN ON FLOOD MAP 3720075400 J, WITH EFFECTIVE DATE 5-6-06
6. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. The 2009 NC state building code requires that any construction including decks located less than three (3) feet from a property line shall have not less than a one-hour fire-resistive rating with exposure from both sides. The code requirements in effect at the time of building permit issue will superceed this note..

REFERENCES:

DEED BOOK 11753, PAGE 2184
BOOK OF MAPS 1998, PAGE 1379
BOOK OF MAPS 2010, PAGE 295
BOOK OF MAPS 2008 PG 1079

APPROVED SITE PLANS PREPARED BY THIS FIRM.

STATUS OF SURVEY

___A. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

___B. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

___C. This survey is one of the followings

___1. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;

___2. This survey is of an existing building or other structure, or natural feature, such as a watercourse; or

___3. This survey is a control survey.

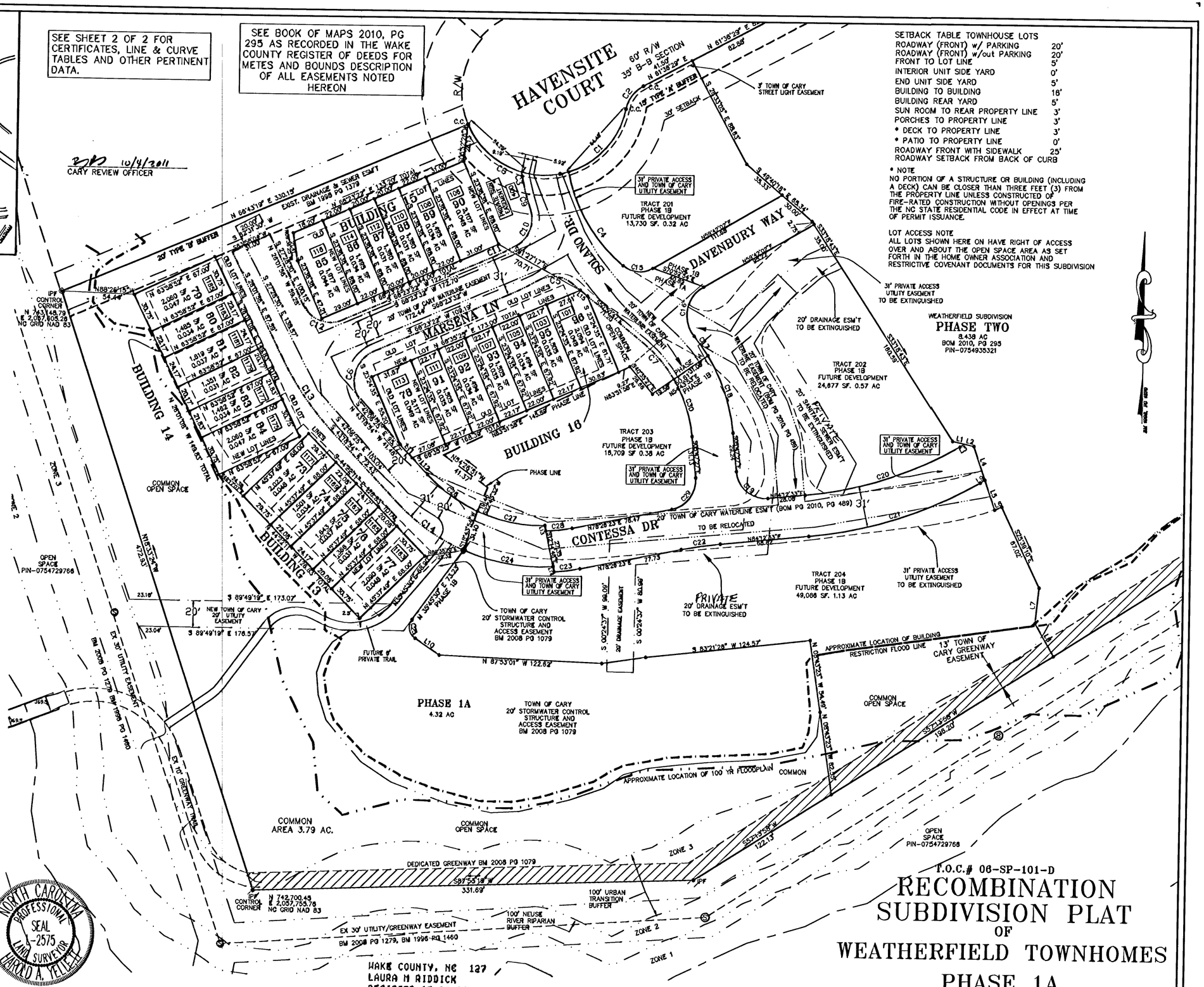
X D. This survey is another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision;

___E. From the information available to the surveyor, it 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.

I, Harold A. Yelle II, PLS L-2575, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 11753, page 2184, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book of Maps 2010, page 295; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21 day of SEPTEMBER, 2011.

Harold A. Yelle II

NORTH CAROLINA PROFESSIONAL SEAL L-2575 LAND SURVEYOR HAROLD A. YELLE II



SETBACK TABLE TOWNHOUSE LOTS

ROADWAY (FRONT) w/ PARKING	20'
ROADWAY (FRONT) w/out PARKING	20'
FRONT TO LOT LINE	5'
INTERIOR UNIT SIDE YARD	0'
END UNIT SIDE YARD	5'
BUILDING TO BUILDING	16'
BUILDING REAR YARD	5'
SUN ROOM TO REAR PROPERTY LINE	3'
PORCHES TO PROPERTY LINE	3'
* DECK TO PROPERTY LINE	3'
* PATIO TO PROPERTY LINE	0'
ROADWAY FRONT WITH SIDEWALK	25'
ROADWAY SETBACK FROM BACK OF CURB	

* NOTE
NO PORTION OF A STRUCTURE OR BUILDING (INCLUDING A DECK) CAN BE CLOSER THAN THREE FEET (3) FROM THE PROPERTY LINE UNLESS CONSTRUCTED OF FIRE-RATED CONSTRUCTION WITHOUT OPENINGS PER THE NC STATE RESIDENTIAL CODE IN EFFECT AT TIME OF PERMIT ISSUANCE.

LOT ACCESS NOTE
ALL LOTS SHOWN HERE ON HAVE RIGHT OF ACCESS OVER AND ABOUT THE OPEN SPACE AREA AS SET FORTH IN THE HOME OWNER ASSOCIATION AND RESTRICTIVE COVENANT DOCUMENTS FOR THIS SUBDIVISION

WAKE COUNTY, NC 127
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/07/2011 AT 11:08:13

BOOK:BM2011 PAGE:00964

BAR GRAPH 1 inch = 50 ft.

T.O.C.# 06-SP-101-D

RECOMBINATION SUBDIVISION PLAT OF WEATHERFIELD TOWNHOMES PHASE 1A

PROPERTY OF
WEATHERFIELD, LLC

TOWN OF CARY, WAKE CO., NC
SEPTEMBER 8, 2011 SCALE 1"=50'
revised 9-21-11

AYES
Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27609
Ph: (919) 877-9992 Fx: (919) 877-9979
ayes@bellsouth.net

Recorded in Book of Maps 2011, Page 964.