

VICINITY MAP (NTS)

FILED FOR REGISTRATION
7/27/01
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY _____
ASST. /DEPUTY
TIME 13:45:19 pm

This certifies and warrants 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 by, 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 map or plat 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, 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).

Signature(s) of property owner(s)

MICHEAL C. WHITE - MANAGING MEMBER

North Carolina
Wake County

I, a Notary Public of the County and State aforesaid, certify that Michael C. White, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and seal, this 11th day of June, 2001

L. Paige Crawford
Notary Public

My commission expires 12/28/02

I, Charles R. Piratzky, certify that this plat was drawn under my supervision from an actual survey made under my supervision of the parcel of land which description is recorded in Deed Book * page _____; that boundaries not surveyed are clearly indicated as drawn from information found in Plat Book *, page _____; that the ratio of precision as calculated is 1 part in 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 7 day of JUNE, 2001.

SEAL L-2813 LAND SURVEYOR CHARLES R. PIRATZKY

Charles R. Piratzky, P.L.S.
Registration Number L-2813

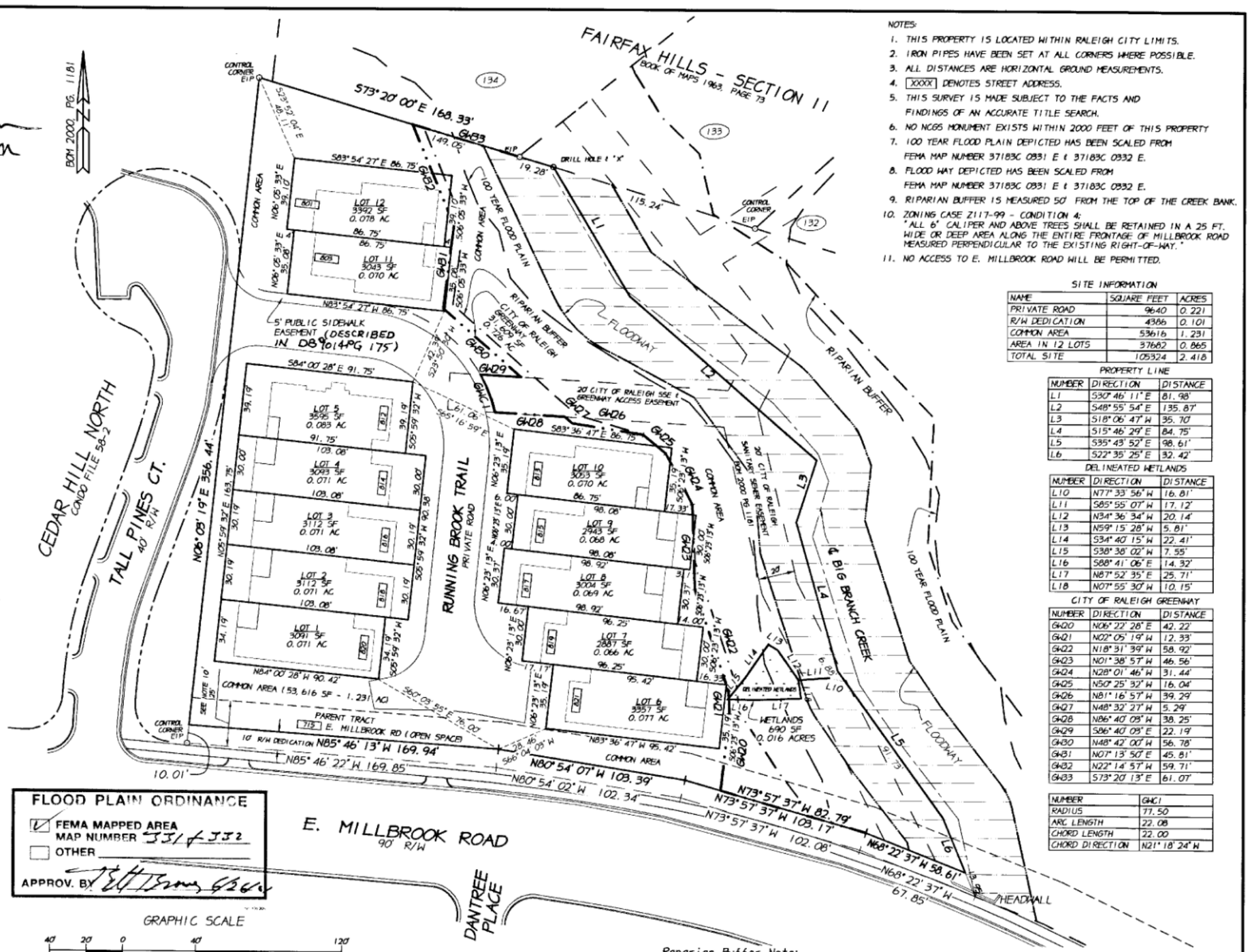
I, further hereby certify that this survey creates a subdivision of land within the area of jurisdiction of a municipality that has an ordinance regulating parcels of land.

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 statutory requirements for recording, and that the City of Raleigh, as provided by the City Code, on the 20 day of December in the year 2001, approved this plat or map and the accompanying sheets and accept 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 decretion and opinion of the governing body of the City Raleigh it is in the public interest to do so.

Planning Director / Wake County Review Officer 6/27/01

Wake County, NC 517
Laura M Riddick, Register Of Deeds
Presented & Recorded 07/27/2001 13:45:19
Book : BM2001 Page : 01367

RECORDED IN BOOK OF MAPS 2001 PAGE 1367



NOTES:

1. THIS PROPERTY IS LOCATED WITHIN RALEIGH CITY LIMITS.
2. IRON PIPES HAVE BEEN SET AT ALL CORNERS WHERE POSSIBLE.
3. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. [XXXX] DENOTES STREET ADDRESS.
5. THIS SURVEY IS MADE SUBJECT TO THE FACTS AND FINDINGS OF AN ACCURATE TITLE SEARCH.
6. NO NGS MONUMENT EXISTS WITHIN 2000 FEET OF THIS PROPERTY
7. 100 YEAR FLOOD PLAIN DEPICTED HAS BEEN SCALED FROM FEMA MAP NUMBER 3718 3C 0331 E & 3718 3C 0332 E.
8. FLOOD WAY DEPICTED HAS BEEN SCALED FROM FEMA MAP NUMBER 3718 3C 0331 E & 3718 3C 0332 E.
9. RIPARIAN BUFFER IS MEASURED 50' FROM THE TOP OF THE CREEK BANK.
10. ZONING CASE Z-117-99 - CONDITION 4: "ALL 6" CALIPER AND ABOVE TREES SHALL BE RETAINED IN A 25 FT. WIDE OR DEEP AREA ALONG THE ENTIRE FRONTAGE OF MILLBROOK ROAD MEASURED PERPENDICULAR TO THE EXISTING RIGHT-OF-WAY."
11. NO ACCESS TO E. MILLBROOK ROAD WILL BE PERMITTED.

SITE INFORMATION

NAME	SQUARE FEET	ACRES
PRIVATE ROAD	9640	0.221
R/W DEDICATION	4386	0.101
COMMON AREA	53616	1.231
AREA IN 12 LOTS	37662	0.865
TOTAL SITE	105324	2.418

PROPERTY LINE

NUMBER	DIRECTION	DISTANCE
L1	S30°46'11"E	81.98'
L2	S48°55'54"E	135.87'
L3	S18°06'47"W	35.70'
L4	S15°46'29"E	84.75'
L5	S35°43'52"E	98.61'
L6	S22°35'25"E	32.42'

DELINEATED WETLANDS

NUMBER	DIRECTION	DISTANCE
L10	N77°33'56"W	16.81'
L11	S85°55'07"W	17.12'
L12	N34°36'34"W	20.14'
L13	N59°15'28"W	5.81'
L14	S34°40'15"W	22.41'
L15	S38°38'02"W	7.55'
L16	S88°41'06"E	14.32'
L17	N87°52'35"E	25.71'
L18	N07°55'30"W	10.15'

CITY OF RALEIGH GREENWAY

NUMBER	DIRECTION	DISTANCE
GH20	N06°22'26"E	42.22'
GH21	N02°05'19"W	12.33'
GH22	N18°31'39"W	58.92'
GH23	N01°38'57"W	46.56'
GH24	N28°01'46"W	31.44'
GH25	N50°25'32"W	16.04'
GH26	N81°16'57"W	39.29'
GH27	N48°32'27"W	5.29'
GH28	N86°40'09"W	38.25'
GH29	S86°40'09"E	22.19'
GH30	N48°42'00"W	56.78'
GH31	N07°13'50"E	45.81'
GH32	N22°14'57"W	59.71'
GH33	S73°20'13"E	61.07'

NUMBER	GHC1
RADIUS	77.50
ARC LENGTH	22.08
CHORD LENGTH	22.00
CHORD DIRECTION	N21°18'24"W

FLOOD PLAIN ORDINANCE

☑ FEMA MAPPED AREA
MAP NUMBER 3371 & 3372
☐ OTHER _____

APPROV. BY _____

GRAPHIC SCALE

40' 20' 0 40' 120'

SCALE: 1" = 40'

* REFERENCES

BOOK OF MAPS 2000 PAGE 1181
DEED BOOK 8332 PAGE 2397
DEED BOOK 8332 PAGE 2400

LEGEND

EIP	EXISTING IRON PIPE
SIP	SET IRON PIPE
()	FIELD MEASUREMENT
—x—	FENCE
UP	UTILITY POLE
SSE	SANITARY SEWER EASEMENT

THIS PLAT NOT TO BE RECORDED AFTER 11th DAY OF 6/26/01
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☑ IN ☐ OUT OF THE CITY LIMITS

OWNER'S ADDRESS
VAN DYKE PARTNERS, LLC
P.O. BOX 19605
RALEIGH, N.C. 27619

Raparian Buffer Note:

The areas shown on the recorded plat as Riparian Buffer Protection Areas 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 or add any additional impervious surfaces, nor allow animal grading or watering or any other agricultural use on such protected areas without written authorization from the Division of Water Quality (DWQ) or compliance with Riparian Buffer Protection Rules (15A NCAC 2B.0233 OR .0259). This covenant is intended to ensure continued compliance with authorizations issued by the State of North Carolina, Division of Water Quality, and therefore may be enforced by the State of North Carolina. This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it.

S-74-00

REVISIONS
MAY 24, 2001
JUNE 6, 2001

ASSOCIATED FILES

SUBDIVISION MAP

THE VILLAS AT MILLBROOK

PROPERTY OF
VAN DYKE PARTNERS, LLC
RALEIGH, WAKE COUNTY, NORTH CAROLINA

PIN # 1716.09 15 3268 | ZONED R-6 CUD (Z-117-99)

COMBINED SURVEYING RESOURCES
PROFESSIONAL LAND SURVEYORS
3701 NATIONAL DRIVE SUITE 110
RALEIGH, NORTH CAROLINA 27612
(919) 787-0900

DATE: 04-20-01 | DRAWN BY: RAM
SCALE: 1"=40' | DWG NAME: Millbrook Villas
FIELD DATE: 02-05-01 | 1 OF 1

RA033753