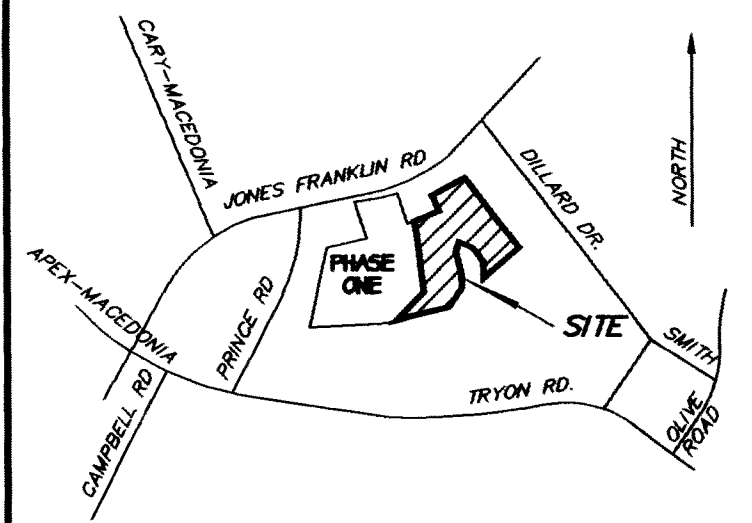


Book of MAPS 1998 A-2074



VICINITY MAP

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 WHOSEVER 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, 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 PARCELS SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION ONE AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

E. Scott Batchelor Div Pres Centex Homes

BOOK NO. PAGE NO. OWNER

NORTH CAROLINA WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT E. Scott Batchelor PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF OCTOBER 1998

N. P. Walls
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/18/03

NORMAN P. WALLS
NOTARY PUBLIC
WAKE COUNTY, NC

NORTH CAROLINA WAKE COUNTY

I, JANE E. NOTLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION REFERRING DESCRIPTIONS RECORDED
DEED BOOK 8080 PAGE 745
MAP BOOK 1998 PAGE 11-14
BOOK PAGE
BOOK PAGE

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN THAT THE RATIO OF PRECISION BEFORE ANY ADJUSTMENTS AS CALCULATED IS 1 : 30000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23RD DAY OF OCTOBER, A.D., 1998.

Jane E. Notle
SURVEYOR
REGISTRATION NUMBER L-2462



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD

CONSTRUCTION STANDARDS CERTIFICATION

APPROVED R.R. Murphy, S. LWA

DISTRICT ENGINEER

DATE 10-27-98

Only North Carolina Department Of Transportation approved structures are to be constructed on public right of way.

FOR RECORDING PURPOSES ONLY
ANNEXATION PETITION SUBMITTED

THIS PLAT NOT TO BE RECORDED AFTER
24th DAY OF NOV 98, ONE COPY
TO BE RETAINED FOR THE CITY.

THIS PLAT IS ☐ IN ☐ OUT OF THE CITY LIMITS
Annexation Submitted

FILED FOR
REGISTRATION

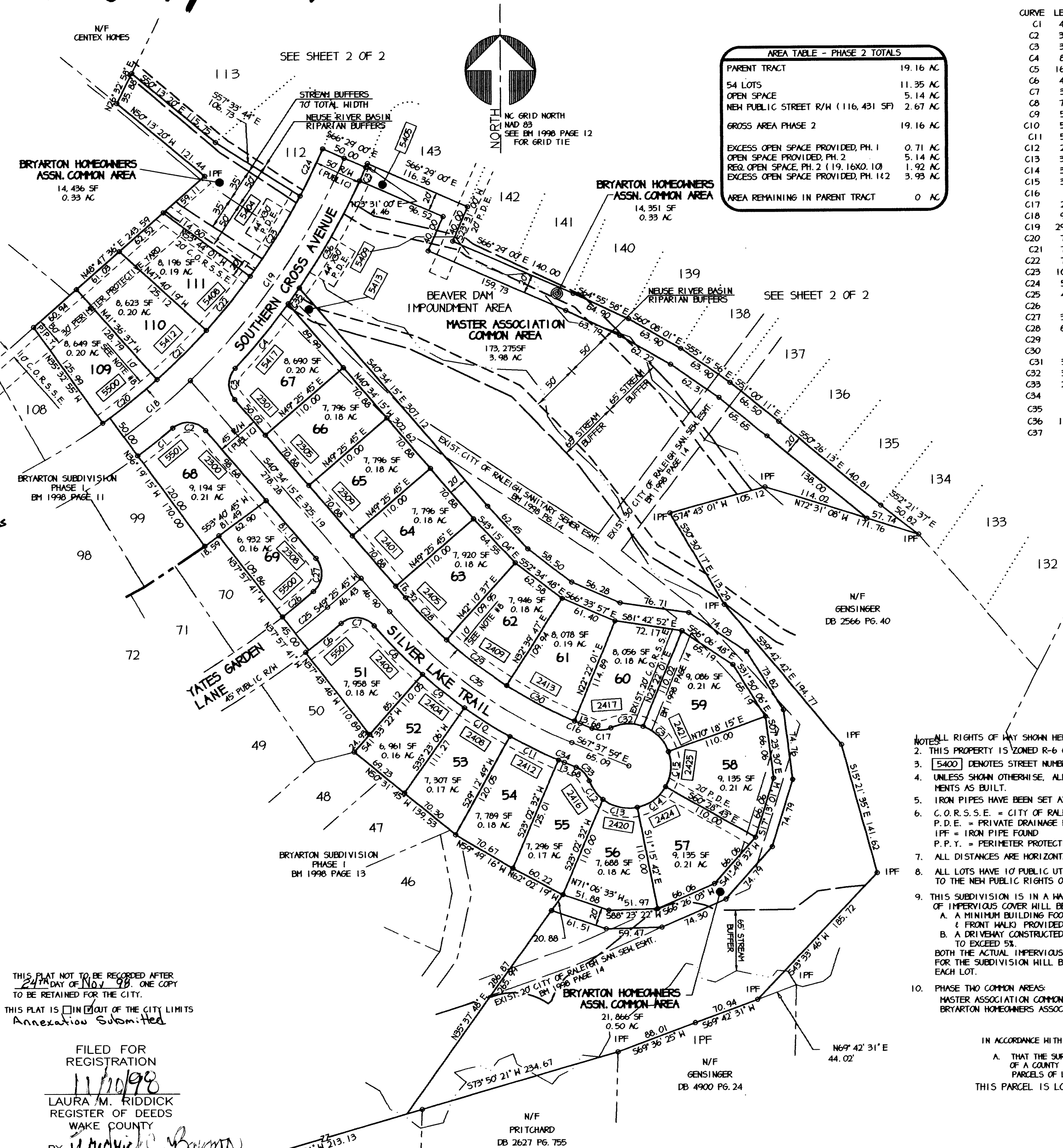
11/10/98
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY George B. Chapman
ASST./DEPUTY
TIME 3:50 PM

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 ITS CITY CODE ON THE 26th DAY OF November, IN THE YEAR 1996 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.

George B. Chapman
PLANNING DIRECTOR / WAKE CO. REVIEW OFFICER
10/10/98

RECORDED IN BOOK OF MAPS 1998 PG. 2074



AREA TABLE - PHASE 2 TOTALS	
PARENT TRACT	19.16 AC
54 LOTS	11.35 AC
OPEN SPACE	5.14 AC
NEH PUBLIC STREET R/W (116, 431 SF)	2.67 AC
GROSS AREA PHASE 2	19.16 AC
EXCESS OPEN SPACE PROVIDED, PH. 1	0.71 AC
OPEN SPACE PROVIDED, PH. 2	5.14 AC
REG. OPEN SPACE, PH. 2 (119, 16X0.10)	1.92 AC
EXCESS OPEN SPACE PROVIDED, PH. 1&2	3.93 AC
AREA REMAINING IN PARENT TRACT	0 AC

CURVE TABLE		CHORD BEG		CHORD	
CURVE	LENGTH	RADIUS	DELTA		
C1	47.70	753.05	03°37'45"	N51°51'53"E	47.69
C2	39.00	25.00	89°22'45"	N85°15'37"W	35.16
C3	36.48	25.00	83°36'43"	S01°14'07"W	33.33
C4	89.13	753.05	06°46'53"	N89°39'02"E	89.08
C5	167.49	753.05	12°44'35"	N29°53'18"E	167.14
C6	48.80	990.50	02°49'23"	N50°54'05"E	48.80
C7	39.22	25.00	89°52'42"	N85°34'16"W	35.32
C8	73.10	534.50	07°50'08"	S44°32'59"E	73.04
C9	57.33	534.50	06°08'44"	S51°32'25"E	57.30
C10	57.33	534.50	06°08'44"	S57°41'09"E	57.30
C11	57.33	534.50	06°08'45"	S63°49'53"E	57.31
C12	24.84	45.00	31°37'25"	S36°10'37"E	24.52
C13	38.70	45.00	49°16'22"	S76°37'31"E	37.52
C14	38.66	45.00	49°13'02"	N54°07'47"E	37.48
C15	38.66	45.00	49°13'02"	N04°54'46"E	37.48
C16	6.58	489.50	00°46'13"	S67°14'53"E	6.58
C17	20.62	25.00	47°16'04"	N88°43'59"E	20.04
C18	93.09	728.05	07°19'34"	N50°00'58"E	93.03
C19	290.18	728.05	22°50'12"	N34°56'06"E	288.26
C20	74.38	703.05	06°03'42"	N51°25'14"E	74.34
C21	74.38	703.05	06°03'42"	N45°21'32"E	74.34
C22	74.38	703.05	06°03'42"	N39°17'50"E	74.34
C23	100.88	703.05	08°13'17"	N32°09'21"E	100.79
C24	55.57	703.05	04°31'42"	N25°46'51"E	55.55
C25	44.84	968.00	02°39'15"	N50°45'23"E	44.84
C26	42.71	945.00	02°35'18"	N50°47'25"E	42.71
C27	39.30	25.00	90°04'01"	N04°27'46"E	35.38
C28	62.20	489.50	07°16'52"	S44°12'40"E	62.16
C29	80.91	489.50	09°28'14"	S52°35'13"E	80.82
C30	81.51	489.50	09°32'26"	S62°05'33"E	81.42
C31	39.33	45.00	50°04'15"	N44°43'52"W	38.09
C32	35.45	45.00	45°08'04"	S87°39'58"W	34.54
C33	20.62	25.00	47°16'04"	N43°59'57"W	20.04
C34	6.80	534.50	00°43'44"	S67°16'07"E	6.80
C35	20.61	753.05	01°34'05"	N35°28'33"E	20.61
C36	131.34	753.05	09°59'09"	N29°41'43"E	131.17
C37	15.54	753.05	01°10'56"	N24°06'28"E	15.54

MINIMUM ZONING SETBACKS:
FRONT - SOUTHERN CROSS AVE. 15'
FRONT - YATES GARDEN LANE 10'
FRONT - SILVER LAKE TRAIL 10'
REAR 20'
AGGREGATE FRONT & REAR 40'
SIDE 5'
AGGREGATE SIDE (EXCEPT CORNER) 15'
CORNER LOT SIDE - SAME AS FRONTS

- NOTES:
- ALL RIGHTS OF WAY SHOWN HEREON ARE PUBLIC.
 - THIS PROPERTY IS ZONED R-6 CUD
 - [5400] DENOTES STREET NUMBER
 - UNLESS SHOWN OTHERWISE, ALL UTILITY EASEMENTS ARE CENTERED ON IMPROVEMENTS AS BUILT.
 - IRON PIPES HAVE BEEN SET AT ALL CORNERS.
 - C.O.R.S.S.E. = CITY OF RALEIGH SANITARY SEWER EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
I.P.F. = IRON PIPE FOUND
P.P.Y. = PERIMETER PROTECTIVE YARD
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - ALL LOTS HAVE 10' PUBLIC UTILITY EASEMENTS ALONG AND CONTIGUOUS TO THE NEH PUBLIC RIGHTS OF WAY.
 - THIS SUBDIVISION IS IN A WATERSHED PROTECTION AREA. A MINIMUM 1000 SF OF IMPERVIOUS COVER WILL BE ASSIGNED TO EACH LOT. THIS NUMBER IS BASED ON:
A. A MINIMUM BUILDING FOOTPRINT (INCLUDING A/C PADS, FRONT STEPS, DECK & FRONT WALK) PROVIDED BY CENTEX HOMES
B. A DRIVEWAY CONSTRUCTED WITH PERVIOUS CONCRETE WITH A SLOPE NOT TO EXCEED 5%
BOTH THE ACTUAL IMPERVIOUS COVER ON EACH LOT AND THE TOTAL-TO-DATE FOR THE SUBDIVISION WILL BE LISTED ON THE AS-BUILT SURVEYS FOR EACH LOT.
 - PHASE TWO COMMON AREAS:
MASTER ASSOCIATION COMMON AREA 3.98 AC
BRYARTON HOMEOWNERS ASSOCIATION COMMON AREA 1.16 AC

IN ACCORDANCE WITH G.S. 47-30 (f) (1) CLASSIFICATIONS, I CERTIFY:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
THIS PARCEL IS LOCATED IN THE RALEIGH PLANNING JURISDICTION.

Jane E. Notle
REGISTERED LAND SURVEYOR L-2462

RD031982 5-102-96

REVISIONS
10/27/98 REVIEW COMMENTS

SUBDIVISION PLAT BRYARTON SUBDIVISION PHASE 2, SHEET 1 OF 2

TOWNSHIP: SHIFT CREEK COUNTY: WAKE STATE: NC
OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP SCALE: 1" = 80'

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS PLANNERS/LANDSCAPE ARCHITECTS/SURVEYORS/ENGINEERS
3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300

SURVEYED BY: [] DRAWN BY: JEH CHECK & CLOSURE BY: JEH
SURVEY DATE(S): OCTOBER 1998 BTRY2-1.DWG

COUNTY P.I.N.(S): 0782.05-08-0543 0782.05-07-3851
DRAWING NO. 9803-1