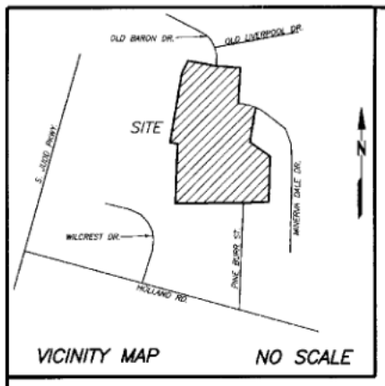


VICINITY MAP NO SCALE

REFERENCES:
1. MUNGO HOMES OF NORTH CAROLINA, INC. D.B. 15710, PG. 771 LOTS 72-77 & 127-132 B.M. 2014, PG. 803-804
2. MUNGO HOMES OF NORTH CAROLINA, INC. D.B. 15804, PG. 2472 LOTS 69-71, 78-80 & 122-125 B.M. 2014, PG. 803-804
3. MUNGO HOMES OF NORTH CAROLINA, INC. D.B. 15840, PG. 1862 LOTS 121 & 126 B.M. 2014, PG. 803-804

PHASE 5

ZONING- R15
NUMBER OF SINGLE FAMILY LOTS- 24
AVERAGE LOT SIZE- 7,670 S.F.

4.226 ACRES	(PH 5 AREA IN LOTS)
0.369 ACRES	(PH 5 AREA IN OPEN SPACE)
+ 1.364 ACRES	(PH 5 AREA IN R/W)
5.959 ACRES	(TOTAL AREA)

SETBACKS
FRONT 20'
SIDE-8'
CORNER SIDE-18'
REAR 20'

LEGEND
(IPF)-IRON PIPE FOUND
(STE)-SIGHT TRIANGLE EASEMENT
(DE)-DRAINAGE EASEMENT
(PDE)-PRIVATE DRAINAGE EASEMENT
(CMS)-CONCRETE MONUMENT SET
XXX -ADDRESS
(NPS)-NO POINT SET

N.C. GRID NORTH, NAD 27, TAKEN FROM B.M. 2007, PG. 1033-1034

OLD BARON DRIVE (50' PUBLIC R/W) B.M. 1998, PG. 1737

MINERVA DALE DRIVE (50' PUBLIC R/W)

20' WATERLINE EASEMENT

20' SANITARY SEWER EASEMENT B.M. 2005, PG. 1475-1477

OPEN SPACE 2 0.079 ACRES 3,437 S.F. PIN 0666.04-54-3949

4' UTILITY AND SIDEWALK EASEMENT

20'DE

JULIANNA M. DOMBROWSKI D.B. 15376, PG. 1960 LOT 112 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.02-55-5076

LOT 132 0.165 ACRES 7,225 S.F. PIN 0666.04-54-3944
LOT 131 0.166 ACRES 7,225 S.F. PIN 0666.04-54-3848
LOT 130 0.164 ACRES 7,150 S.F. PIN 0666.04-54-3832
LOT 129 0.166 ACRES 7,225 S.F. PIN 0666.04-54-3736
LOT 128 0.164 ACRES 7,150 S.F. PIN 0666.04-54-3730
LOT 127 0.170 ACRES 7,419 S.F. PIN 0666.04-54-3624
LOT 121 0.167 ACRES 7,265 S.F. PIN 0666.04-54-5913
LOT 122 0.164 ACRES 7,143 S.F. PIN 0666.04-54-5817
LOT 123 0.166 ACRES 7,230 S.F. PIN 0666.04-54-5801
LOT 124 0.164 ACRES 7,142 S.F. PIN 0666.04-54-5705
LOT 125 0.166 ACRES 7,230 S.F. PIN 0666.04-54-5609
LOT 126 0.164 ACRES 7,142 S.F. PIN 0666.04-54-4693

S 86°49'37" E 120.00' NEW LOT LINE

FUTURE DEVELOPMENT
408 PINE BURR STREET

20' SANITARY SEWER EASEMENT B.M. 2005, PG. 1475-1477

20'x20' DE

5' PDE

S.T.E.

BERM WITH TREES

MARGARET G. REYNAUD D.B. 13654, PG. 1478 LOT 1 AVALON SPRINGS PHASE 4 B.M. 2010, PG. 130 PIN 0666.04-54-6806

CALVIN J. KING D.B. 13990, PG. 67 LOT 2 AVALON SPRINGS PHASE 4 B.M. 2010, PG. 130 PIN 0666.04-54-6950

TONY MARIE JUNGE D.B. 14148, PG. 2312 LOT 66 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-7706

ROBERT A. RUBIN D.B. 13967, PG. 123 LOT 65 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-7752

GRANT K. GOUTT D.B. 13749, PG. 1742 LOT 64 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-7689

STEVEN S. HESS D.B. 13853, PG. 1606 LOT 63 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-8645

LOT 69 0.233 ACRES 10,175 S.F. PIN 0666.04-54-5698
LOT 70 0.203 ACRES 8,832 S.F. PIN 0666.04-54-6654
LOT 71 0.208 ACRES 9,044 S.F. PIN 0666.04-54-7610
LOT 72 0.217 ACRES 9,456 S.F. PIN 0666.04-54-7555
LOT 73 0.175 ACRES 7,604 S.F. PIN 0666.04-54-7458
LOT 74 0.164 ACRES 7,143 S.F. PIN 0666.04-54-7451

10' PDE

DONALD W. VANATER D.B. 15166, PG. 1227 LOT 62 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-8670

CHRISTOPHER PRUITT D.B. 13120, PG. 295 LOT 61 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-8563

PETER P. GRABOWSKI D.B. 13759, PG. 698 LOT 60 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-8467

ROBERT M. DIXON D.B. 13287, PG. 798 LOT 59 AVALON SPRINGS PHASE 4 B.M. 2007, PG. 1033-1034 PIN 0666.04-54-8480

FRANCES LOUISE PRICE D.B. 13162, PG. 426 LOT 58 AVALON SPRINGS PHASE 3 B.M. 2007, PG. 208-210 PIN 0666.04-54-8314

BERM WITH TREES

PINE BURR STREET (50' PUBLIC R/W)

OPEN SPACE 4 0.012 ACRES 546 S.F.

OPEN SPACE 3 0.012 ACRES 545 S.F. PIN 0666.04-54-3621

10' PRIVATE UTILITY EASEMENT

CONTROL CORNER CMS

S 86°42'42" E 113.20'
N 86°42'42" W 310.42'
S 86°42'42" E 222.92'
S 86°42'42" E 419.50'
N 86°42'42" W 682.46'

20' SANITARY SEWER EASEMENT

(R/W 1.364 AC.)

LOT 80 0.175 ACRES 7,609 S.F. PIN 0666.04-54-3300
LOT 79 0.175 ACRES 7,820 S.F. PIN 0666.04-54-3469
LOT 78 0.175 ACRES 7,601 S.F. PIN 0666.04-54-4429
LOT 77 0.175 ACRES 7,618 S.F. PIN 0666.04-54-4459
LOT 76 0.171 ACRES 7,447 S.F. PIN 0666.04-54-5448
LOT 75 0.169 ACRES 7,384 S.F. PIN 0666.04-54-6407

FUTURE DEVELOPMENT

20' CONSERVATION EASEMENT

OPEN SPACE 1 0.266 ACRES 11,586 S.F. PIN 0666.04-54-4461

BETSY M. BROWN D.B. 1777, PG. 136 LOTS 12 AND 13 PINE BURR ACRES B.M. 1965, PG. 46 PIN 0666.04-54-1283

MICHAEL W. MINOR, et al D.B. 13638, PG. 1450 LOTS 10 AND 11 PINE BURR ACRES B.M. 1965, PG. 46 PIN 0666.04-54-5204

AVALON SPRINGS, L.L.C. TRACT 2 D.B. 10815, PG. 841 OPEN SPACE AVALON SPRINGS PHASE 3 B.M. 2007, PG. 208-210 PIN 0666.04-54-7011

NAIL AT DISTURBED IPF

PINE BURR DRIVE (60' PUBLIC R/W) B.M. 1965, PG. 46

WAKE COUNTY, NC 41
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/03/2014 09:25:56

BOOK:BM2014 PAGE:01656

THIS MAP WAS PREVIOUSLY RECORDED IN B.M. 2014, PG. 803-804. THE PURPOSE OF THIS MAP IS TO SHOW OPEN SPACE 4 AND CORRECT THE LOT WIDTHS.

☐ 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 OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Stuart E. Plante III 11/21/14
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
WAKE COUNTY

I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 197,698 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21st DAY OF NOVEMBER, 2014 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE

RECORDED IN BOOK OF MAPS 2014 PAGE 1656.

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY.
3. PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720086800J PANAL 0686, EFFECTIVE DATE MAY 2, 2006.
4. METAL STAKES SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
5. RESTRICTIVE COVENANTS MAY REQUIRE DIFFERENT SETBACK DISTANCES TO THE EXTENT THAT APPLICABLE RESTRICTIVE COVENANTS REQUIRE GREATER SETBACK DISTANCES THAN SHOWN HEREON, THE RESTRICTIVE COVENANTS CONTROL.
6. DRAINAGE EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR CERTIFICATES, LINE TABLE, AND CURVE TABLE.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60' 120' 180'
SCALE IN FEET

OWNER:
MUNGO HOMES OF NORTH CAROLINA, INC.
441 WESTERN LANE
IRMO, SC 29063
PHONE # (919) 303-8525

REVISIONS	CORRECTION AND RECOMBINATION MAP AVALON SPRINGS PHASE 5		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1320 SE MAYNARD ROAD, SUITE 102 CARY NC, 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
	TOWNSHIP: MIDDLE CREEK	COUNTY: WAKE	SURVEY DATE: 1-16-14	SURVEYED BY: KM
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW/WGJ
	ZONE: R-15	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE: ASPHASE5R1 SHEET: 1 OF 2